KELLER ASSOCIATES

[address redacted]
[address redacted]
[phone redacted]

April 21, 2026

Jade Krueger, AICP
Jay Mazalewski, P.E.
City of Driggs
[address redacted]
[address redacted]

Re: Corona Valley Subdivision
Updated TIS Cost Allocations

Dear Jade and Jay,

Keller Associates (Keller) updated the proportionate share traffic volumes and cost allocations for the Corona Valley Subdivision. At the applicant's request, the development was fully modeled rather than preparing an addendum to the October 2022 Traffic Impact Study (TIS). The updated modeling accounts for changes that have occurred since the original TIS and reflects current project conditions. The analysis was completed using the City's travel demand model developed as part of the 2025 Transportation Master Plan (TMP). Project assumptions were revised to be consistent with the TMP, including the completion of planned projects, and unit costs were updated to reflect 2026 market conditions.

Notable updates include the following:

- **Main Street / LeGrande Pierre:** A traffic signal is still assumed at this location per the TMP. Proportionate shares and unit costs were updated.
- **Main Street / Ross, Harper, Howard, and 1st Street / Little Avenue:** Traffic signals are no longer proposed at these locations and have been removed from the cost estimates. Turn lanes only are assumed per the TMP. Proportionate shares and unit costs were updated accordingly.
- **Main Street / Little Avenue and 5th Street / LeGrande Pierre:** These projects were removed, as turn lanes have been completed by the City.
- **5th Street / Little Avenue:** The project was revised from a traffic signal to a roundabout per the TMP, and the proportionate-share amount was updated.
- **5th Street / Ross Avenue:** A roundabout is still assumed at this location per the TMP. Proportionate shares and unit costs were updated.

Attached to this letter are the following backup documentation:

- **Attachment A:** Proportionate share analysis
- **Attachment B:** Preliminary-level opinions of probable cost for proposed improvements, including 1) Traffic signal, 2) Roundabout, and 3) Turn lanes.

Please note that cost estimates or opinions of most probable cost herein are based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs

currently and is subject to change as the project design matures. Keller has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented herein.

Please feel free to contact us if you have any questions.

Sincerely,

KELLER ASSOCIATES, INC.



Ben Davis, P.E.
Project Manager

Enclosures: Attachments A and B

ATTACHMENT A - PROPORTIONATE SHARE ANALYSIS

Location	Project Changes from CIP	Original Cost	Updated Cost	Old PM Volumes			New PM Volumes			Other Growth	Old proportionate Share	Old Cost	Proportionate Share	New Cost
				2022	2042	Development	2025	2045	Development					
Main/LeGrande Pierre	None	$ 1,423,000.00	$ 1,604,000.00	914	1738	27	1107	2061	21	933	1.6%	$ 22,106.44	1.0%	$ 16,343.52
Main/Ross	No signal proposed. Turn lanes only.	$ 1,423,000.00	$ 362,000.00	895	1705	27	1092	1964	15	857	1.6%	$ 22,534.31	0.8%	$ 2,764.77
Main/Harper	No signal proposed. Turn lanes only.	$ 1,423,000.00	$ 362,000.00	916	1668	0	1095	1930	9	826	0.0%	$ -	0.5%	$ 1,688.08
Main/Howard	No signal proposed. Turn lanes only.	$ 1,423,000.00	$ 362,000.00	1002	1823	0	1143	1968	9	816	0.0%	$ -	0.5%	$ 1,655.49
Main/Little	Added turn lanes. Project complete.	$ -	$ -	1507	2846	41	1720	2755	20	1015	1.4%	$ -	0.7%	$ -
1st/Little	No signal proposed. Turn lanes only.	$ 1,423,000.00	$ 362,000.00	640	1248	41	569	906	14	323	3.3%	$ 46,749.20	1.5%	$ 5,593.82
5th/Little	Roundabout instead of signal.	$ 1,423,000.00	$ 1,355,000.00	557	1069	41	574	1167	39	554	3.8%	$ 54,577.17	3.3%	$ 45,282.78
5th/LeGrande Pierre	Turn lanes completed.	$ 278,000.00	$ -	343	703	8	90	367	11	266	1.1%	$ 3,163.58	3.0%	$ -
5th/Ross	None	$ 954,000.00	$ 1,355,000.00	459	989	35	201	553	81	271	3.5%	$ 33,761.38	14.6%	$ 198,471.97
												$ 182,892.09		**$ 271,800.43**

ATTACHMENT B - COST OPINIONS

Driggs Impact Fee Support Cost Estimate
Signalized Intersection
Keller Associates Project No. 223024

April 15, 2025

Opinion of Probable Cost

Opinion of Probable Cost (Major Items)

Item Description	Unit	Approx. Quantity	Unit Price	Bid Price
Survey Monument Preservation	CA	1	$ 3,000.00	$ 3,000
Removal of Signs	EACH	4	$ 300.00	$ 1,200
Earthwork	CY	1,924	$ 30.00	$ 57,711
Fiber Wattle	FT	240	$ 5.00	$ 1,200
Stabilized Construction Entrance	EACH	2	$ 3,000.00	$ 6,000
Granular Subbase	TON	2,003	$ 45.00	$ 90,153
3/4" Aggregate Type B for Base	TON	1,039	$ 55.00	$ 57,134
CSS-1 Dil Emul Asph for Tack Coat	GAL	264	$ 6.00	$ 1,583
Pavement (HMA)	TON	549	$ 175.00	$ 96,089
Sidewalk	SY	377.78	$ 110.00	$ 41,556
Curb and Gutter	FT	680.00	$ 40.00	$ 27,200
Curb Ramps	EACH	8.00	$ 3,000.00	$ 24,000
Traffic Signal	LS	1.00	$ 400,000.00	$ 400,000
Pavement Markings - Special	SF	0	$ 10.00	$ -
Traffic Control Items	LS	1	$ 20,000.00	$ 20,000
Survey	LS	1	$ 15,000.00	$ 15,000
Contingency Amount, Misc. Work	CA	1	$ 5,000.00	$ 5,000
Contingency for Unknowns	%	15%	$ 846,825.60	$ 127,024
SUBTOTAL *(Rounded up to the nearest $1,000)*				$ 974,000
Mobilization	%	10%	$ 97,400	$ 98,000
Admin., Incentives, Change Orders, CE&I	%	30%	$ 321,600	$ 322,000
CONSTRUCTION SUBTOTAL *(Rounded up to the nearest $1,000)*				$ 1,394,000
Preliminary Development	%	15%	$ 209,100	$ 210,000
Right-of-Way	LS	1	$ -	$ -
TOTAL *(Rounded up to the nearest $1,000)*				$ 1,604,000

Driggs Impact Fee Support Cost Estimate
Single Lane Roundabout
Keller Associates Project No. 223024

April 15, 2025

Opinion of Probable Cost

Opinion of Probable Cost (Major Items)

Item Description	Unit	Approx. Quantity	Unit Price	Bid Price
Survey Monument Preservation	CA	1	$ 3,000.00	$ 3,000
Earthwork	CY	1,587	$ 30.00	$ 47,600
Fiber Wattle	FT	240	$ 5.00	$ 1,200
Stabilized Construction Entrance	EACH	2	$ 3,000.00	$ 6,000
Granular Subbase	TON	1,652	$ 45.00	$ 74,358
3/4" Aggregate Type B for Base	TON	857	$ 55.00	$ 47,124
CSS-1 Dil Emul Asph for Tack Coat	GAL	218	$ 6.00	$ 1,306
Pavement (HMA)	TON	453	$ 175.00	$ 79,254
Sidewalk	SY	378	$ 110.00	$ 41,556
Curb and Gutter	FT	2,720	$ 40.00	$ 108,800
Curb Ramps	EACH	8	$ 3,000.00	$ 24,000
Center/Splitter Islands	SY	685	$ 150.00	$ 102,800
Signing	EACH	8	$ 1,000.00	$ 8,000
Traffic Control Items	LS	1	$ 20,000.00	$ 20,000
Survey	LS	1	$ 15,000.00	$ 15,000
Contingency Amount, Misc. Work	CA	1	$ 5,000.00	$ 5,000
RRFB	EACH	8	$ 6,000.00	$ 48,000
Contingency for Unknowns	%	15%	$ 632,997.16	$ 94,950
SUBTOTAL *(Rounded up to the nearest $1,000)*				$ 728,000
Mobilization	%	10%	$ 72,800	$ 73,000
Admin., Incentives, Change Orders, CE&I	%	30%	$ 240,300	$ 241,000
CONSTRUCTION SUBTOTAL *(Rounded up to the nearest $1,000)*				$ 1,042,000
Preliminary Development	%	30%	$ 312,600	$ 313,000
Right-of-Way	LS	1	$ 50,000	$ -
TOTAL *(Rounded up to the nearest $1,000)*				$ 1,355,000

Driggs Impact Fee Support Cost Estimate
Lane Addition
Keller Associates Project No. 223024

April 15, 2025

Opinion of Probable Cost

Opinion of Probable Cost (Major Items)

Item Description	Unit	Approx. Quantity	Unit Price	Bid Price
Survey Monument Preservation	CA	1	$ 3,000.00	$ 3,000
Excavation	CY	1,037	$ 30.00	$ 31,111
Granular Subbase	TON	1,080	$ 45.00	$ 48,600
3/4" Aggregate Type B for Base	TON	560	$ 55.00	$ 30,800
Pavement (HMA)	TON	296	$ 175.00	$ 51,800
Traffic Control Items	LS	1	$ 10,000.00	$ 10,000
Survey	LS	1	$ 10,000.00	$ 10,000
Contingency Amount, Misc. Work	CA	1	$ 5,000.00	$ 5,000
Contingency for Unknowns	%	15%	$ 190,311.11	$ 28,547
SUBTOTAL *(Rounded up to the nearest $1,000)*				$ 219,000
Mobilization	%	10%	$ 21,900	$ 22,000
Admin., Incentives, Change Orders, CE&I	%	30%	$ 72,300	$ 73,000
CONSTRUCTION SUBTOTAL *(Rounded up to the nearest $1,000)*				$ 314,000
Preliminary Development	%	15%	$ 47,100	$ 48,000
Right-of-Way	LS	1	$ -	$ -
TOTAL *(Rounded up to the nearest $1,000)*				$ 362,000