



NFPS



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September 29, 2026

Clay Martin
Attorney, City of Lake City

Re: Lift Station Construction and Design, Cornerstone at 47 Development, Lake City, FL

Mr. Martin,

North Florida Professional Services, Inc. provided professional services in connection with the above-referenced project and prepared the attached Opinion of Probable Cost in the amount of \$1,122,000 dated May 29, 2025.

C.A. Boone Construction was hired by the Owner to complete the construction. The Owner provided the project construction ledger in the amount of \$1,152,858.40. The final construction costs are generally consistent with the anticipated costs identified in the Opinion of Probable Cost, subject to the normal variations that may occur during the course of construction.

If you have questions or need additional information, please do not hesitate to contact the project manager, Tori Humphries, or myself.

Respectfully,

A handwritten signature in blue ink, which appears to read "Gregory G. Bailey".

Gregory G. Bailey, PE

CORNERSTONE LIFT STATION & FORCE MAIN IMPROVEMENTS
OPINION OF PROBABLE COSTS
NFPS Project No. L250226COR

Item	Description	Qty	Unit	Unit Cost	Total Cost
1	Mobilization	1	LS	\$88,700	\$89,000
2	Erosion Control	1	LS	\$2,000	\$2,000
3	Site Clearing & Grading	1	LS	\$10,000	\$10,000
4	8" C900 (DR18) Force Main	300	LF	\$70	\$21,000
5	8" Fittings & Appurtenances - Wastewater	1	LS	\$1,050	\$2,000
6	8" Gate Valve	2	EA	\$3,500	\$7,000
7	8" PVC (DR 18) Water Main	300	LF	\$70	\$21,000
8	8" Fittings & Appurtenances - Water	1	LS	\$1,050	\$2,000
9	8" Reduced Pressure Backflow Preventer	1	EA	\$10,000	\$10,000
10	8" x 1.5" Service Saddle with Corp Stop	1	EA	\$1,000	\$1,000
11	1.5" PVC (Sch 80) Water Service	40	LF	\$20	\$1,000
12	1.5" Reduced Pressure Backflow Preventer	1	EA	\$1,500	\$2,000
13	1.5" Washdown Station	1	LS	\$1,000	\$1,000
14	Package Lift Station with Controls	1	EA	\$300,000	\$300,000
15	Propane Generator with ATS	1	EA	\$130,000	\$130,000
16	Site Electrical for Lift Station	1	LS	\$60,000	\$60,000
17	8' Chain Link Security Fence with Gate	220	LF	\$80	\$18,000
18	Asphalt Access Drive	1,212	SY	\$230	\$279,000
19	Restoration & Grassing	1	LS	\$20,000	\$20,000
CONSTRUCTION SUBTOTAL					\$976,000
Construction Contingency (15%)					\$146,000
Construction Total					\$1,122,000
Engineering/Permitting					\$66,000
CONSTRUCTION TOTAL					\$1,122,000

Engineer's Opinion of Probable Construction Cost is made on the basis of Engineer's experience and qualifications; and represents Engineer's best judgment as an experienced and qualified professional generally familiar with the construction industry. However, since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Construction Cost prepared by Engineer.



Date Prepared: 5/29/2025

Cornerstone Crossing Summary of Lift Station Construction Expenses Paid by Owner

Budget Category payable name	Contractor scope	Amount
C A Boone		\$ 1,056,382.33
North Florida Professional Services		\$ 58,041.33
Clay Electric service connections		\$ 10,634.74
Florida Fill and Grading		\$ 12,800.00
Permitting/ survey		\$ 15,000.00
Total Paid Lift Station Costs		\$ 1,152,858.40