NOWAK AND FRAUS ENGINEERS

48680 Van Dyke, Shelby Township, MI 48317
(586) 739-0939

PROJECT: Lake Orion Lumber PRELIMINARY ESTIMATE OF COST — DATE: 8/25/2026
PROJECT NO: M917-01 — PREPARED BY: DMT
REVIEWED BY: CT

ESTIMATE OF COST SUMMARY

DEMOLITION	$41,676.33
PAVEMENT	$405,782.00
SANITARY SEWER	$85,235.00
WATERMAIN	$159,835.00
STORM SEWER	$146,985.00
EROSION CONTROL	$17,995.00
MISCELLANEOUS	$34,290.00
SUBTOTAL SITE IMPROVEMENTS	$891,798.33
15% CONTINGENCY	$133,769.75
TOTAL SITE IMPROVEMENTS	**$1,025,568.08**

THE ABOVE IS AN ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS FOR THE SITE. NO GUARANTEE IS EXPRESSED OR IMPLIED CONCERNING THEIR ACCURACY OR COMPLETENESS. FINAL/ACTUAL CONSTRUCTION COSTS WILL VARY FROM THE NUMBERS PRESENTED HEREIN SINCE ACTUAL CONSTRUCTION COSTS WILL BE DETERMINED BY CONTRACTORS THROUGH A BIDDING PROCESS OR OTHER OWNER SELECTION PROCESS.

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NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	
	DEMOLITION					
1	REMOVE CONCRETE PAVEMENT	6,953	SF	$2.00	$13,906.00	
2	HAUL AWAY EXCESS MILLINGS	372	CY	$10.00	$3,723.33	
3	REMOVE ASPHALT PAVEMENT	8,162	SF	$2.50	$20,405.00	
4	REMOVE CONCRETE CURB AND GUTTER	57	LF	$5.00	$285.00	
5	REMOVE FENCE	1,119	LF	$3.00	$3,357.00	
				DEMOLITION TOTAL =		$41,676.33
	PAVEMENT					
6	6" CONCRETE WITH 6" 21AA AGG. BASE	410	SY	$30.00	$12,300.00	
7	9" CONC. PAVT. W/ INTEGRAL CURB	140	SY	$50.00	$7,000.00	
8	4" ASPHALT PAVEMENT on 8" 21AA BASE	4,935	SY	$50.00	$246,750.00	
9	8" 22A AGGREGATE	3,080	SY	$16.00	$49,280.00	
10	4" CONCRETE SIDEWALK WITH 4" SAND BASE	3,760	SF	$8.50	$31,960.00	
11	6" CONCRETE SIDEWALK WITH 4" SAND BASE	310	SF	$12.00	$3,720.00	
12	18" CONCRETE CURB AND GUTTER	1,170	LF	$30.00	$35,100.00	
13	8" REINFORCED CONCRETE DUMPSTER PAD	1,480	SF	$10.00	$14,800.00	
14	6" ASPHALT PAVEMENT (PATH)	406	SF	$12.00	$4,872.00	
				PAVEMENT TOTAL =		$405,782.00
	SANITARY SEWER					
15	6" SANITARY SEWER, PVC SDR 23.5	274	LF	$35.00	$9,590.00	
16	8" SANITARY SEWER, PVC SDR 26	440	LF	$50.00	$22,000.00	
17	CLEANOUT WITH BOX	7	EA	$1,235.00	$8,645.00	
18	4' DIAMETER MANHOLE	4	EA	$4,500.00	$18,000.00	
19	1000 GALLON GREASE TRAP	2	LS	$10,000.00	$20,000.00	
20	TAP/CONNNECTION	2	EA	$3,500.00	$7,000.00	
				SANITARY SEWER TOTAL =		$85,235.00
	WATERMAIN					
21	1" COPPER 'K'-DOMESTIC SERVICE	428	LF	$30.00	$12,840.00	
22	6" DUCTILE IRON WATER MAIN, CLASS 54	77	LF	$75.00	$5,775.00	
23	8" DUCTILE IRON WATER MAIN, CLASS 54	708	LF	$90.00	$63,720.00	
24	8" GATE VALVE IN WELL	4	EA	$8,000.00	$32,000.00	
25	12"X8" TSV & WELL	3	EA	$9,500.00	$28,500.00	
26	STANDARD HYDRANT ASSEMBLY	2	EA	$8,500.00	$17,000.00	
				WATERMAIN TOTAL =		$159,835.00

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	STORM SEWER					
27	6" PVC SCH. 40 STORM SEWER	260	LF	$22.00	$5,720.00	
28	8" PVC SCH. 40 STORM SEWER	11	LF	$24.00	$264.00	
29	12" STORM SEWER, RCP C-76 CLASS IV	291	LF	$40.00	$11,640.00	
30	15" STORM SEWER, RCP C-76 CLASS IV	407	LF	$48.00	$19,536.00	
31	18" STORM SEWER, RCP C-76 CLASS IV	45	LF	$55.00	$2,475.00	
32	24" STORM SEWER, RCP C-76 CLASS IV	193	LF	$70.00	$13,510.00	
33	4' DIA. CATCH BASIN W/ 2' SUMP	12	EA	$1,900.00	$22,800.00	
34	4' DIA. MANHOLE	2	EA	$1,900.00	$3,800.00	
35	6' DIA. OUTLET CONTROL UNIT	1	EA	$5,000.00	$5,000.00	
36	WATER QUALITY UNIT	1	EA	$25,000.00	$25,000.00	
37	24" CONCRETE END SECTION	2	EA	$850.00	$1,700.00	
38	6" UNDERDRAIN	1,777	LF	$20.00	$35,540.00	
				STORM SEWER TOTAL =		$146,985.00
	EROSION CONTROL					
39	INLET FILTERS	12	EA	$170.00	$2,040.00	
40	SILT FENCE	1,862	LF	$2.50	$4,655.00	
41	SEED AND MULCH	3,100	SY	$3.00	$9,300.00	
42	GRAVEL MUD MAT	1	EA	$2,000.00	$2,000.00	
				EROSION CONTROL TOTAL =		$17,995.00
	MISCELLANEOUS					
43	TIMBER RETAINING WALL	170	SF	$32.00	$5,440.00	
44	PAVEMENT MARKINGS	1	LS	$2,800.00	$2,800.00	
45	CHAIN LINK MANGATE	2	EA	$525.00	$1,050.00	
46	EARTHWORK	1	LS	$25,000.00	$25,000.00	
				MISCELLANEOUS TOTAL =		$34,290.00
				SITE IMPROVEMENT TOTAL =		**$891,798.33**

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