

SCOUT & CO

February 26, 2026

Mr. Michael Ambrose
Town of Landis
PO Box 8165
Landis, NC 28088

RE: **Armstrong Street Public Infrastructure Engineers Cost Estimate**

Dear Michael:

At your request, I have completed a review of the attached contractor cost estimate. In my professional opinion, the quantities noted in the estimate are consistent with the approved plan, and the unit costs provided are consistent with our project experience.

To summarize, the construction costs are as follows:

Strom Water Infrastructure	\$223,571.00
Roadway Improvements	\$200,237.37
Sidewalk Improvements	\$24,355.11
Utility Infrastructure	\$79,950.00
<u>Contingency (25%)</u>	<u>\$132,028.37</u>
Total	\$660,141.86

Using the previously disclosed information for other public infrastructure on Landis Ridge, the Maintenance Bond will be 5% of the cost of the work. Based upon the above estimate that includes 25% contingency, the bond amount would be **\$33,007.10**.

If you have any questions or require additional information, please let me know.

Sincerely,



SCOUT & CO

Armstrong Street Public Road Estimate

Description	QTY	UNIT	UNIT PRICE	AMOUNT
Storm Water				
Medium Inlet	8	EA	\$7,500.00	\$60,000.00
Rip Rap	20	TONS	\$80.00	\$1,700.00
Fabric	50	SF	\$9.12	\$200.00
RCP Pipe				
15" RCP	61	LF	\$100.00	\$10,530.00
30" RCP	593	LF	\$155.00	\$88,650.00
36" RCP	254	LF	\$250	\$62,491.00
Site Improvements				
Hardscapes				
Sidewalk (ADA Ramps Included)	2,561	SF	\$9.51	\$24,355.20
Asphalt Paving (8" ABC - 2.5" Base - 3" Surface)	3,336	SY	\$52.38	\$166,384.88
30" Concrete Curb & Gutter	1,263	LF	\$20.20	\$33,852.50
Utilities				
Tap to Existing	1	EA	\$7,500.00	\$7,500
6" Waterline	853	LF	\$48.36	\$41,250
Fire Hydrant	4	EA	\$6,000.00	\$24,000
6" Bends/Tees	9	EA	\$800.00	\$7,200
Contingency	1	LS	25%	\$132,028.37
Total Construction Cost:				\$660,141.86

