


20067A						
Opinion of Probable Cost - Phase 1						
August 19, 2024						
Pay Item	Qty	Units	Unit Cost	Unit Total	Subtotal	Notes
ON SITE IMPROVEMENTS						
Mobilization	1.00	Ls		\$35,000.00	\$35,000.00	
Site Preparation and SESC					\$13,210.00	
Temporary						
Stone Mud Tracking Mat	1	Ea	\$3,500.00	\$3,600.00		
Silt Fence	1080	Ft	\$4.50	\$4,860.00		
Inlet Filter	5	Ea	\$150.00	\$750.00		
Traffic Control and Maintenance	1	Ls	\$4,000.00	\$4,000.00		
Removals					\$70,693.22	
Sidewalk Removal	7	Syd	\$8.00	\$56.00		
Concrete Pavement Removal	738	Syd	\$10.00	\$7,383.33		
Bituminous Pavement Removal	6710	Syd	\$5.00	\$33,548.89		
Utility Structure Removal	2	Ea	\$350.00	\$700.00		
Sewer Removal	237	Ft	\$30.00	\$7,110.00		
Hydrant Removal	1	Ea	\$1,500.00	\$1,500.00		
Fence Removal	518	Ft	\$15.00	\$7,770.00		
Wall Removal	40	Ft	\$25.00	\$1,000.00		
Existing Franchise Utilities Removal	1	Ls	\$11,625.00	\$11,625.00		775 ft Overhead
Earthwork					\$75,200.00	
Strip Topsoil (3" average)	1020	Cyd	\$10.00	\$10,200.00		
Mass Grading, Onsite Earth Moving	3000	Cyd	\$15.00	\$45,000.00		
Final Grading	40000	Sft	\$0.50	\$20,000.00		
Paving					\$162,038.73	
Aggregate Base, (8) inch, (gradation, type)	1966	Syd	\$9.00	\$17,691.00		
Aggregate Base, (4) inch, (gradation, type)	340	Syd	\$7.00	\$2,383.11		
Curb and Gutter	926	Ft	\$22.00	\$20,372.00		
Bituminous Pavement, (HMA)	450	Ton	\$140.00	\$63,000.00		
Concrete Pavement, (6) inch	2437	SF	\$10.00	\$24,370.00		
Concrete Pavement, (7) inch	627	SF	\$12.00	\$7,524.00		
Sidewalk Base, CIP, Sand, (4) inch	34	Cyd	\$20.00	\$670.62		
Sidewalk, Conc, (4) inch	2716	SF	\$8.00	\$21,728.00		
Integral Curb and Sidewalk, Conc	215	Ft	\$20.00	\$4,300.00		
Site Utilities					\$339,880.00	
Water Main, (12) inch dia, (DIP)	559	Ft	\$200.00	\$111,800.00		
Water Main, (6) inch dia, (DIP)	117	Ft	\$120.00	\$14,040.00		
Fire Hydrant Assembly	2	Ea	\$10,000.00	\$20,000.00		
Valve in Box, (12) inch, (type) valve	7	Ea	\$6,000.00	\$42,000.00		
Valve in Box, (6) inch, (type) valve	2	Ea	\$4,000.00	\$8,000.00		
Water Service, (1) inch, (material)	226	Ft	\$20.00	\$4,520.00		
Water Service, (2) inch, (material)	23	Ft	\$25.00	\$575.00		
Water Main, Tapping Sleeve, (12) inch x (12) inch	2	Ea	\$3,500.00	\$7,000.00		No valve or structure
Curb Stop and Box	8	Ea	\$1,500.00	\$12,000.00		
Storm Sewer, (6) inch, (HDPE)	185	Ft	\$40.00	\$7,400.00		
Storm Sewer, (8) inch, (HDPE)	75	Ft	\$50.00	\$3,750.00		
Storm Sewer, (12) inch, (HDPE)	677	Ft	\$55.00	\$37,235.00		
Storm Sewer, (18) inch, (HDPE)	50	Ft	\$70.00	\$3,500.00		
Catch Basin, (48) inch dia	3	Ea	\$2,000.00	\$6,000.00		
Catch Basin, (72) inch dia	1	Ea	\$3,000.00	\$3,000.00		Includes frame & cover
Storm Manhole, (48) inch dia	8	Ea	\$2,000.00	\$16,000.00		Includes frame & cover
Storm Structure Tap, (12) inch diam	1	Ea	\$800.00	\$800.00		
Tench Drain	22	Ft	\$80.00	\$1,760.00		
Sanitary Sewer, (1.5) inch, (material)	146	Ft	\$50.00	\$7,300.00		
Sanitary Sewer, (6) inch, (material)	12	Ft	\$90.00	\$1,080.00		
Sanitary Sewer, (12) inch, (material)	154	Ft	\$100.00	\$15,400.00		
Sanitary Manhole, (48) inch dia	2	Ea	\$3,000.00	\$6,000.00		Includes frame & cover
Sanitary Service Lead, (1.5) inch dia.	75	Ft	\$40.00	\$3,000.00		
Sanitary Service Lead, (4) inch dia.	12	Ft	\$60.00	\$720.00		
Lighting Pole/Base/Fixture	2	Ea	\$3,500.00	\$7,000.00		
Electric Tranformer	3	Ea	\$3,500.00	\$10,500.00		
Stormwater System					\$73,500.00	
Outlet Structure, (6) ft. dia., (concrete)	1	Ea	\$5,500.00	\$5,500.00		
Underground basin, installation, chamber system	1100	Cft	\$30.00	\$33,000.00		Excavation, Labor, Material, Backfill
Water Quality Structural Unit	1	Ea	\$35,000.00	\$35,000.00		Hydrodynamic Separator, Settling Tank, Etc.
Landscaping					\$32,000.00	
Restoration	8000	Sft	\$4.00	\$32,000.00		
Site Furnishings					\$101,240.00	
Paint Striping	600	Ft	\$4.00	\$2,400.00		approx.
Regulatory Signs	1	Ls	\$5,000.00	\$5,000.00		Barrier Free, Fire Lane, FDC, No Parking
Dumpster Enclosure	1	Ea	\$4,000.00	\$4,000.00		
Retaining Wall, (material), (height)	996	Sft	\$40.00	\$39,840.00		approx. height/sf
Public Amenities	1	Ls	\$50,000.00	\$50,000.00		
				SUBTOTAL	\$902,761.95	
				CONTINGENCY 15%	\$135,414.29	
				PHASE 1 TOTAL	\$1,038,176.24	
*Budgets for Construction Survey, Construction Observation, Materials Testing, As-Built Drawings, and Franchise Utilities to be provided by developer.						

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Opinion of Probable Cost - Future Phases						
Pay Item	Qty	Units	Unit Cost	Unit Total	Subtotal	Notes
ON SITE IMPROVEMENTS						
Mobilization	1.00	Ls		\$10,000.00	\$10,000.00	
Site Preparation and SESC					\$1,500.00	
Traffic Control and Maintenance	1	Ls	\$1,500.00	\$1,500.00		
Removals					\$0.00	
Earthwork					\$15,000.00	
Mass Grading, Onsite Earth Moving	500	Cyd	\$15.00	\$7,500.00		
Final Grading	15000	Cyd	\$0.50	\$7,500.00		
Paving					\$53,261.02	
Aggregate Base, (8) inch, (gradation, type)	428	Syd	\$9.00	\$3,855.00		
Bituminous Pavement, (HMA)	90	Ton	\$140.00	\$12,600.00		
Sidewalk Base, CIP, Sand, (4) inch	54	Cyd	\$20.00	\$1,078.02		
Sidewalk, Conc, (4) inch	4366	SF	\$8.00	\$34,928.00		
Integral Curb and Sidewalk, Conc	40	Ft	\$20.00	\$800.00		
Paver Pathway	700	SF	\$20.00	\$14,000.00		
Site Utilities					\$89,025.00	
Water Service, (1) inch, (material)	1011	Ft	\$15.00	\$15,165.00		Fire or Domestic Service
Curb Stop and Box, (1) inch	18	Ea	\$1,500.00	\$27,000.00		
Sanitary Sewer, (1.25) inch, (material)	136	Ft	\$50.00	\$6,800.00		
Sanitary Sewer, (4) inch, (material)	180	Ft	\$70.00	\$12,600.00		
Sanitary Service Lead, (4) inch dia.	341	Ft	\$60.00	\$20,460.00		
Lighting Pole/Base/Fixture	2	Ea	\$3,500.00	\$7,000.00		
Stormwater System					\$0.00	
Landscaping					\$0.00	
Site Furnishings					\$432.00	
Paint Striping	108	Ft	\$4.00	\$432.00		approx.
				SUBTOTAL	\$169,218.02	
				CONTINGENCY 15%	\$25,382.70	
				FURTURE PHASES TOTAL	\$194,600.73	
*Budgets for Construction Survey, Construction Observation, Materials Testing, As-Built Drawings, and Franchise Utilities to be provided by developer.						