

Engineer's Opinion of Probable Cost
M&3rd Multifamily
Does not include M Street sidewalk

Prepared by: Crabtree Group, Inc.

Owner: Chaffee Housing Trust

Date: June 2, 2020

Phase 1				Phase 3	
Item	Qty	Unit	Description	Unit Cost	Total Cost
Streets					
1	800	CY	Import fill, grade and compact per plans	\$ 14.00	\$ 11,200.00
2	280	LF	Sawcut Asphalt To Provide Clean Edge For Paving	\$ 4.00	\$ 1,120.00
3	33	SY	Remove & Dispose of Existing (Sawcut) Asphalt	\$ 4.00	\$ 132.00
4	200	LF	Furnish & Install 18" "Catch" Curb & Gutter	\$ 31.00	\$ 6,200.00
5	156	SY	Furnish & Install 4" Thick Concrete Sidewalk Over 4" Class 6 Agg Base	\$ 70.00	\$ 10,920.00
6	324	SY	Furnish & Install 6" Class 6 Compacted Aggregate Base Parking	\$ 10.00	\$ 3,240.00
7	186	SY	Furnish and install asphalt patch	\$ 43.00	\$ 7,998.00
			Subtotal	\$	40,810.00
Sewer					
8	1	EA	Core connection to existing manhole	\$ 2,000.00	\$ 2,000.00
9	2	EA	Furnish & Install 48" Diameter Manhole	\$ 4,500.00	\$ 9,000.00
10	194	LF	Furnish & Install 8" Diameter PVC Sewer Main	\$ 65.00	\$ 12,610.00
11	4	EA	Furnish & Install 4" Diameter PVC Sewer Service Tap at 2%	\$ 1,200.00	\$ 4,800.00
			Subtotal	\$	28,410.00
Water					
12	2	EA	Furnish & Install 3/4" Water Service Tap Assembly	\$ 1,500.00	\$ 3,000.00
13	2	EA	Furnish & Install Duplex Water Service Tap Assembly	\$ 2,500.00	\$ 5,000.00
			Subtotal	\$	8,000.00
Miscellaneous					
14	1	LS	Stormwater BMP installation, maintenance, permitting	\$ 1,500.00	\$ 1,500.00
15	1	LS	Construction Survey	\$ 2,000.00	\$ 2,000.00
16	1	LS	Traffic Control	\$ 1,000.00	\$ 1,000.00
			Subtotal	\$	4,500.00
Dry Utilities					
17	200	LF	Gas Main Extension	\$ 25.00	
18	5	EA	Gas Service to Unit	\$ 1,200.00	
19	5	EA	Phone Service to Unit	\$ 500.00	\$ 2,500.00
20	5	EA	Electric Service to unit	\$ 1,220.00	\$ 6,100.00
			Subtotal	\$	8,600.00
				Construction Total	\$ 90,320.00
				Contingency (25%)	\$ 22,580.00
				Total with Contingency	\$ 112,900.00

Not included: foundation/building, city and county administrative/utility fees

Limitations of Liability:

1. The Crabtree Group, Inc. (CGI) is providing this Engineer's Opinion of Probable Cost (EOPC) at the request of the "Client" with the understanding that CGI is not responsible for project, financing or construction costs as related to this EOPC.
2. The unit costs contained in this EOPC are based on recent labor and material costs that may change and vary widely due to economic, site and other conditions.
3. The "Client" should obtain more accurate project costs by project specific bids for all project, financing and construction decisions.