

RETREAT AT BAILEY FARMS, SECOND PLAT

ENGINEER'S OPINION OF PROBABLE COST

August 1, 2025

SANITARY SEWER CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	8" PVC SDR-26	1,221	L.F.	75.00	\$91,575.00
2	4" PVC SDR-26	1,942	L.F.	60.00	\$116,520.00
3	8"x4" WYES	52	EA.	500.00	\$26,000.00
4	STD. 4' Diameter Manhole	3	EA.	5,800.00	\$17,400.00
5	Connect to Existing Manhole	4	EA.	2,000.00	\$8,000.00
6	Tracer Wire and Boxes	52	EA.	300.00	\$15,600.00
7	Extra Depth in Manhole	12	V.F.	125.00	\$1,500.00
8	Rock Excavation (Estimated)	250	C.Y.	100.00	\$25,000.00
9	Manhole Ring Adjustment	4	EA.	750.00	\$3,000.00
10	Erosion Control	1	LS	10,000.00	\$10,000.00
11	Bonds (4%)	1	LS	12,183.80	\$12,183.80
12	Compaction Testing	1	LS	10,000.00	\$10,000.00

SUBTOTAL	\$336,778.80
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STORM SEWERS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
13	6'x4' Curb Inlet	11	EA.	6,500.00	\$71,500.00
14	4'x4' Area Inlet	4	EA.	6,501.00	\$26,004.00
15	6'x6' Junction Box	1	EA.	6,502.00	\$6,502.00
16	15" HDPE	1,082	L.F.	55.00	\$59,510.00
17	18" HDPE	162	L.F.	65.00	\$10,530.00
18	24" HDPE	485	L.F.	80.00	\$38,800.00

SUBTOTAL	\$174,046.00
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CORNERSTONE AT BAILEY FARMS, SECOND PLAT
ENGINEER'S OPINION OF PROBABLE COST

STREET CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
19	Clearing and Grubbing	1	LS	\$25,000.00	\$25,000.00
20	Grading	1	LS.	\$80,000.00	\$80,000.00
21	8" Asphalt (Local-Residential Streets)	3,955	S.Y.	\$30.00	\$118,650.00
22	Compacted Aggregate Base, Cement, or Lime Stabilization	4,985	S.Y.	\$8.00	\$39,880.00
23	Type CG-2 Curb and Gutter (Inlet Transitions Not Included)	2,760	L.F.	\$22.00	\$60,720.00
24	Erosion Control	1	L.S.	\$10,000.00	\$10,000.00
25	Seeding and Mulching/Final Restoration	1	L.S.	\$10,800.00	\$10,800.00
26	Signage	1	L.S.	\$800.00	\$800.00
27	Bonds (4%)	1	L.S.	\$13,834.00	\$13,834.00
				SUBTOTAL	\$359,684.00

WATER MAIN EXTENSION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
28	Connect to Existing Water Line	4	EA.	\$2,200.00	\$8,800.00
29	Fire Hydrant Assembly	5	EA.	\$6,500.00	\$32,500.00
30	8" C-900 PVC	1,520	LF.	\$65.00	\$98,800.00
31	8" - 11.25° PVC Bend	11	EA.	\$750.00	\$8,250.00
				SUBTOTAL	\$148,350.00

SANITARY SEWER CONSTRUCTION	\$336,778.80
STORM SEWERS	\$174,046.00
STREET CONSTRUCTION	\$359,684.00
WATER MAIN EXTENSION	\$148,350.00

TOTAL **\$1,018,858.80**