



Hook Farms Third Plat
 Project No.: C19-40610
 February 11, 2026
 For: Hunt Midwest Real Estate Development, Inc.

Opinion of Probable Cost Public Infrastructure Based on Final Plans

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
GRADING				
Common Excavation	1435.00	C.Y.	\$3.50	\$5,022.50
Embankment	9821.00	C.Y.	\$1.90	\$18,659.90
8" Chemical Subgrade Stabilization	7665.00	S.Y.	\$4.55	\$34,875.75
			Subtotal	\$58,558.15
PAVEMENT				
2" Mill and Overlay	13.33	S.Y.	\$20.00	\$266.60
2" Surface Course Asphalt	6244.00	S.Y.	\$7.00	\$43,708.00
4" Base Course Asphalt	6244.00	S.Y.	\$14.00	\$87,416.00
6" Aggregate Base	7665.00	S.Y.	\$6.00	\$45,990.00
			Subtotal	\$177,380.60
PAVEMENT MARKING AND SIGNAGE				
Stop Signs	1.00	Ea.	\$310.00	\$310.00
Street Signs	8.00	Ea.	\$310.00	\$2,480.00
24" Solid White Striping (Thermoplastic)	30.00	L.F.	\$15.00	\$450.00
			Subtotal	\$3,240.00
CURBS, SIDEWALKS & DRIVES				
Curb and Gutter				
Curb & Gutter (Type CG-2)	4262.00	L.F.	\$15.00	\$63,930.00
Concrete Sidewalks (5' Wide)	192.00	L.F.	\$21.00	\$4,032.00
Curb Ramps with Detectable Warning	4.00	Ea.	\$1,200.00	\$4,800.00
			Subtotal	\$72,762.00
STORM SEWERS				
High Density Polyethylene Pipe				
12" HDPE	139.66	L.F.	\$35.00	\$4,888.10
15" HDPE	1496.57	L.F.	\$40.00	\$59,862.80
18" HDPE	158.28	L.F.	\$45.00	\$7,122.60
30" HDPE	234.11	L.F.	\$60.00	\$14,046.60
High Performance Polypropylene				
60" HP	172.15	L.F.	\$125.00	\$21,518.75
End Sections				
12" End Section (CMP)	1.00	Ea.	\$550.00	\$550.00
30" End Section (CMP)	1.00	Ea.	\$1,000.00	\$1,000.00
15" End Section (RCP)	1.00	Ea.	\$1,000.00	\$1,000.00
60" End Section (RCP)	2.00	Ea.	\$3,000.00	\$6,000.00
Headwalls, Channel Lining				
Riprap	365.73	S.Y.	\$65.00	\$23,772.45
Structures				
Curb Inlets				
Std. 5' x 3' Inside	11.00	Ea.	\$3,200.00	\$35,200.00
Std. 5' x 4' Inside	2.00	Ea.	\$5,750.00	\$11,500.00
Field Inlets				
Std. 4' x 4' Inside	3.00	Ea.	\$3,100.00	\$9,300.00
Outlet Structures				
Water Quality Outlet Structure	1.00	Ea.	\$1,000.00	\$1,000.00
Miscellaneous				
Turf Reinforcement Mat	115.22	S.Y.	\$3.50	\$403.27
			Subtotal	\$197,164.57

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
SANITARY SEWERS				
Mains				
8" PVC (SDR-26)	1956.93	L.F.	\$35.00	\$68,492.55
Laterals				
4" Pipe	1877.18	L.F.	\$30.00	\$56,315.40
Service Line Connections				
8" Mains	42.00	Ea.	\$125.00	\$5,250.00
Manholes				
4' dia.	10.00	Ea.	\$3,750.00	\$37,500.00
Connect to Main	1.00	Ea.	\$2,000.00	\$2,000.00
Subtotal				\$169,557.95
WATER LINES				
Mains				
8" C900 PVC	2424.55	L.F.	\$44.00	\$106,680.20
Bends				
8" Mains	35.00	Ea.	\$278.00	\$9,730.00
Tees / Crosses				
8" Mains	1.00	Ea.	\$430.00	\$430.00
Gate Valves				
8" Mains	3.00	Ea.	\$1,250.00	\$3,750.00
Miscellaneous				
Fire Hydrant Assemblies	6.00	Ea.	\$4,400.00	\$26,400.00
Chlorination and Connection to Existing	1.00	Ea.	\$3,000.00	\$3,000.00
Subtotal				\$149,990.20
EROSION CONTROL				
Vehicle Tracking Device	1.00	Ea.	\$2,300.00	\$2,300.00
Sediment Trap (Rock and Gravel)	2.00	Ea.	\$2,350.00	\$4,700.00
Inlet Protection	19.00	Ea.	\$125.00	\$2,375.00
Rock Check Dams	8.00	Ea.	\$430.00	\$3,440.00
Diversion Berm	2727.00	L.F.	\$2.00	\$5,454.00
Silt Fence	4408.00	L.F.	\$2.00	\$8,816.00
Soil Stabilization Blanket and Matting	2166.00	S.Y.	\$2.15	\$4,656.90
Subtotal				\$31,741.90
MISCELLANEOUS				
Clearing (no burning)	0.78	Ac.	\$9,850.00	\$7,683.00
Subtotal				\$7,683.00
Estimate Information				
Dwg. name: (type drawing name)	Survey/GIS info: (Olsson topo, flown, etc.)			
Weather delays included	Environmental reports available			
Geotechnical information available	Site visit conducted			
Rock excavation included	Private utility information available			
Storm drainage study available	Import/Export locations available			
TOTAL OF CONSTRUCTION COSTS				\$868,078.37
GRAND TOTAL				\$868,078.37

Final construction costs may be impacted by input from local, state, and federal regulatory authorities. Estimate does not include state or federal regulatory permit fees or potential mitigation cost for stream and wetland impacts.

Construction costs are subject to unit cost increases due to inflation and market factors beyond control of or unknown to consultant at time of estimate.

We do not guarantee that our opinions will not differ materially from negotiated prices or bids. If assurances as to probable construction costs are desired, an independent estimator or contractor should be employed.

