

RESIDENCES AT BLACKWELL
FINAL DEVELOPMENT PLAN
ENGINEER'S OPINION OF PROBABLE COST

January 23, 2023



ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
SITE					
1	COMMON EXCAVATION	87,591	CY	\$ 4.00	\$ 350,364.00
2	EMBANKMENT	26,953	CY	\$ 3.00	\$ 80,859.00
3	INSTALL 6" AGGREGATE BASE	22,556	SY	\$ 7.00	\$ 157,892.00
4	INSTALL 4" AGGREGATE BASE	3,350	SY	\$ 5.00	\$ 16,750.00
5	INSTALL 9" SUBGRADE STABILIZATION	22,556	SY	\$ 5.00	\$ 112,780.00
SUBTOTAL:					\$ 605,865.00
ASPHALT					
6	INSTALL ACC SURFACE	2,271	TONS	\$ 90.00	\$ 204,373.13
7	INSTALL ACC BASE	3,918	TONS	\$ 85.00	\$ 333,002.38
SUBTOTAL:					\$ 537,375.50
CONCRETE					
8	INSTALL CURB & GUTTER	7,235	LF	\$ 22.00	\$ 159,170.00
9	INSTALL 7" PCC TRASH PAD	230	SY	\$ 70.00	\$ 16,100.00
SUBTOTAL:					\$ 175,270.00
STORM DRAINAGE					
10	INSTALL 6' x 5' CURB INLET	1	EA	\$ 5,800.00	\$ 5,800.00
11	INSTALL 6' x 4' CURB INLET	14	EA	\$ 5,200.00	\$ 72,800.00
12	INSTALL 4' x 4' AREA INLET	1	EA	\$ 5,800.00	\$ 5,800.00
13	INSTALL 5' x 5' JUNCTION BOX	2	EA	\$ 6,000.00	\$ 12,000.00
14	INSTALL 4' DIA. JUNCTION BOX	2	EA	\$ 5,500.00	\$ 11,000.00
15	INSTALL 3' x 3' GRATE INLET	1	EA	\$ 4,000.00	\$ 4,000.00
16	INSTALL 5' x 5' EWDB OUTLET STRUCTURE	1	EA	\$ 6,000.00	\$ 6,000.00
17	INSTALL 36" HDPE	95	LF	\$ 100.00	\$ 9,500.00
18	INSTALL 30" RCP	73	LF	\$ 100.00	\$ 7,300.00
19	INSTALL 30" HDPE	404	LF	\$ 85.00	\$ 34,340.00
20	INSTALL 24" HDPE	903	LF	\$ 70.00	\$ 63,210.00
21	INSTALL 18" HDPE	166	LF	\$ 50.00	\$ 8,300.00
22	INSTALL 15" HDPE	713	LF	\$ 45.00	\$ 32,085.00
23	INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL	1	EA	\$ 1,500.00	\$ 1,500.00
24	INSTALL 30" RCP FLARED END SECTION W/ TOEWALL	1	EA	\$ 1,500.00	\$ 1,500.00
25	INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL	1	EA	\$ 1,100.00	\$ 1,100.00
26	INSTALL 24" HDPE FLARED END SECTION W/ TOEWALL	1	EA	\$ 800.00	\$ 800.00
27	INSTALL STONE RIP-RAP	35	CY	\$ 95.00	\$ 3,325.00
SUBTOTAL:					\$ 280,360.00

WATER MAIN					
28	INSTALL 8" PVC C900 DR18	60	LF	\$ 100.00	\$ 6,000.00
29	INSTALL 4" PVC C900 DR18	35	LF	\$ 70.00	\$ 2,450.00
30	INSTALL 8" GATE VALVE	6	EA	\$ 1,800.00	\$ 10,800.00
31	INSTALL BACKFLOW PREVENTER VAULT	2	EA	\$ 10,000.00	\$ 20,000.00
32	INSTALL FIRE HYDRANT ASSEMBLY	6	EA	\$ 5,400.00	\$ 32,400.00
SUBTOTAL:					\$ 71,650.00
SANITARY SEWER					
33	INSTALL 4' DIA. MANHOLE	8	EA	\$ 4,000.00	\$ 32,000.00
34	EXTRA DEPTH IN MANHOLE	26	VF	\$ 150.00	\$ 3,900.00
35	INSTALL 8" PVC SDR-26	1545	LF	\$ 50.00	\$ 77,250.00
36	INSTALL 6" PVC SDR-26	202	LF	\$ 40.00	\$ 8,080.00
SUBTOTAL:					\$ 121,230.00
LANDSCAPING					
37	INSTALL HYDROSEED	2.20	AC	\$ 3,000.00	\$ 6,600.00
SUBTOTAL:					\$ 6,600.00
EROSION CONTROL WORK					
38	SILT FENCE	5,450	LF	\$ 3.50	\$ 19,075.00
39	INLET PROTECTION (SILT FENCE)	18	EA	\$ 100.00	\$ 1,800.00
40	INLET PROTECTION (GRAVEL FILTER BAGS)	15	EA	\$ 100.00	\$ 1,500.00
41	CONSTRUCTION ENTRANCE & STAGING AREA	1	EA	\$ 1,200.00	\$ 1,200.00
42	CONCRETE WASHOUT	1	EA	\$ 1,200.00	\$ 1,200.00
SUBTOTAL:					\$ 24,775.00
GRAND TOTAL:					\$ 1,823,125.50

Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s) methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
- 2 The Engineer's Opinion of Probable Cost is based upon reasonable assumptions from a conceptual plan.
- 3 The format of this document may not be the same as the final format used to obtain competitive bids.
- 4 Any use of this document other than for preliminary cost analysis is not recommended.

RESIDENCES AT BLACKWELL
 PUBLIC STREET & STORM
 ENGINEER'S OPINION OF PROBABLE COST

January 23, 2023

ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
SITE					
1	EARTHWORK	1	LS	\$ 50,000.00	\$ 50,000.00
2	INSTALL 6" TYPE 5 BASE	4,973	SY	\$ 9.00	\$ 44,757.00
3	INSTALL 9" SUBGRADE STABILIZATION	4,973	SY	\$ 5.00	\$ 24,865.00
SUBTOTAL:					\$ 119,622.00
ASPHALT					
4	INSTALL 2" TYPE 5 OR 6 ASPHALT PAVEMENT	4,222	SY	\$ 10.00	\$ 42,220.00
5	INSTALL 5.5" TYPE 5 ASPHALT BASE	4,222	SY	\$ 25.00	\$ 105,550.00
SUBTOTAL:					\$ 147,770.00
CONCRETE					
6	INSTALL TYPE CG-1 CURB & GUTTER	1,965	LF	\$ 22.00	\$ 43,230.00
7	INSTALL 5' CONCRETE SIDEWALK	1,641	LF	\$ 28.00	\$ 45,948.00
8	INSTALL TYPE A ADA RAMP	6	EA	\$ 1,500.00	\$ 9,000.00
9	INSTALL TYPE B ADA RAMP	4	EA	\$ 1,800.00	\$ 7,200.00
SUBTOTAL:					\$ 105,378.00
STORM DRAINAGE					
10	INSTALL 6' x 4' CURB INLET	8	EA	\$ 5,200.00	\$ 41,600.00
11	INSTALL 15" RCP	129	LF	\$ 50.00	\$ 6,450.00
12	INSTALL 15" HDPE	787	LF	\$ 45.00	\$ 35,415.00
13	TRENCHING UNDER FUTURE STREET	129	LF	\$ 20.00	\$ 2,580.00
SUBTOTAL:					\$ 86,045.00
LANDSCAPING					
14	SEEDING & MULCHING	1	LS	\$ 3,000.00	\$ 3,000.00
SUBTOTAL:					\$ 3,000.00
MISCELLANEOUS WORK					
15	SILT FENCE	2,490	LF	\$ 3.50	\$ 8,715.00
16	INLET PROTECTION (SILT FENCE)	10	EA	\$ 100.00	\$ 1,000.00
17	INLET PROTECTION (GRAVEL FILTER BAGS)	10	EA	\$ 100.00	\$ 1,000.00
SUBTOTAL:					\$ 10,715.00
GRAND TOTAL:					\$ 472,530.00

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RESIDENCES AT BLACKWELL
PUBLIC SANITARY
ENGINEER'S OPINION OF PROBABLE COST

January 23, 2023

ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
SANITARY SEWER					
1	INSTALL 24" PVC SDR-26	120	LF	\$ 120.00	\$ 14,400.00
2	INSTALL 12" DIP W/ RESTRAINED JOINTS	319	LF	\$ 90.00	\$ 28,710.00
3	INSTALL 12" PVC SDR-26	909	LF	\$ 75.00	\$ 68,175.00
4	INSTALL 8" PVC SDR-26	1050	LF	\$ 55.00	\$ 57,750.00
5	INSTALL 4' DIA. MANHOLE	13	EA	\$ 4,000.00	\$ 52,000.00
6	INSTALL 4' DIA. OUTSIDE DROP MANHOLE	1	EA	\$ 4,500.00	\$ 4,500.00
7	EXTRA DEPTH IN MANHOLES	155	VF	\$ 150.00	\$ 23,250.00
8	TRENCHING UNDER FUTURE STREET	762	LF	\$ 20.00	\$ 15,240.00
9	POST-CONSTRUCTION MANHOLE BARREL ADJUSTMENTS (EST)	4	EA	\$ 800.00	\$ 3,200.00
10	POST-CONSTRUCTION MANHOLE RING (3"-12") ADJUSTMENTS (EST)	4	EA	\$ 400.00	\$ 1,600.00
SUBTOTAL:					\$ 268,825.00
LANDSCAPING					
11	INSTALL HYDROSEED	0.50	AC	\$ 3,000.00	\$ 1,500.00
SUBTOTAL:					\$ 1,500.00
MISCELLANEOUS WORK					
12	SILT FENCE	5,290	LF	\$ 3.50	\$ 18,515.00
13	CONSTRUCTION ENTRANCE & STAGING AREA	1	EA	\$ 1,200.00	\$ 1,200.00
14	CONCRETE WASHOUT	1	EA	\$ 1,200.00	\$ 1,200.00
SUBTOTAL:					\$ 20,915.00
GRAND TOTAL:					\$ 291,240.00

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RESIDENCES AT BLACKWELL
PUBLIC WATERLINE
ENGINEER'S OPINION OF PROBABLE COST

January 23, 2023

ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
WATER MAIN					
1	CONNECT TO EXISTING WATER MAIN	2	EA	\$ 4,000.00	\$ 8,000.00
2	INSTALL 12" PVC C900 DR18	1,704	LF	\$ 90.00	\$ 153,360.00
3	INSTALL 8" PVC C900 DR18	1,137	LF	\$ 70.00	\$ 79,590.00
4	INSTALL 12" GATE VALVE	9	EA	\$ 2,600.00	\$ 23,400.00
5	INSTALL 8" GATE VALVE	14	EA	\$ 1,800.00	\$ 25,200.00
6	INSTALL 12" AIR RELEASE ASSEMBLY	1	EA	\$ 6,000.00	\$ 6,000.00
7	INSTALL 5-1/4" FIRE HYDRANT ASSEMBLY	5	EA	\$ 5,400.00	\$ 27,000.00
8	INSTALL TEMP. FIRE HYDRANT ASSEMBLY	1	EA	\$ 5,600.00	\$ 5,600.00
SUBTOTAL:					\$ 328,150.00
GRAND TOTAL:					\$ 328,150.00

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