

RETREAT AT BAILEY FARMS, SECOND PLAT

ENGINEER'S OPINION OF PROBABLE COST

July 15, 2025

SANITARY SEWER CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	8" PVC SDR-26	551	L.F.	75.00	\$41,325.00
2	4" PVC SDR-26	1,010	L.F.	60.00	\$60,600.00
3	8"x4" WYES	25	EA.	500.00	\$12,500.00
4	4" Bends	4	EA.	150.00	\$600.00
5	STD. 4' Diameter Manhole	3	EA.	5,800.00	\$17,400.00
6	Connect to Existing Manhole	3	EA.	2,000.00	\$6,000.00
7	Tracer Wire and Boxes	25	EA.	300.00	\$7,500.00
8	Extra Depth in Manhole	18	V.F.	125.00	\$2,250.00
9	Rock Excavation (Estimated)	100	C.Y.	100.00	\$10,000.00
10	Manhole Ring Adjustment	2	EA.	750.00	\$1,500.00
11	Bonds (4%)	1	LS	6,387.00	\$6,387.00
12	Compaction Testing	1	LS	10,000.00	\$10,000.00

SUBTOTAL \$176,062.00

STORM SEWERS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
13	6'x4' Curb Inlet	5	EA.	6,500.00	\$32,500.00
14	4' Diameter Junction Box	1	EA.	5,000.00	\$5,000.00
15	15" HDPE	335	L.F.	55.00	\$18,425.00

SUBTOTAL \$55,925.00



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STREET CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
16	Clearing and Grubbing	1	LS	\$25,000.00	\$25,000.00
17	Grading	1	LS.	\$80,000.00	\$80,000.00
18	8" Asphalt (Local-Residential Streets)	5,025	S.Y.	\$30.00	\$150,750.00
19	Compacted Aggregate Base, Cement, or Lime Stabilization	6,150	S.Y.	\$8.00	\$49,200.00
20	Type CG-2 Curb and Gutter (Inlet Transitions Not Included)	3,024	L.F.	\$22.00	\$66,528.00
21	10' Concrete Trail	57	L.F.	\$80.00	\$4,560.00
22	Erosion Control	1	L.S.	\$10,000.00	\$10,000.00
23	Seeding and Mulching/Final Restoration	1	L.S.	\$10,800.00	\$10,800.00
24	Signage	1	L.S.	\$800.00	\$800.00
25	Bonds (4%)	1	L.S.	\$15,905.52	\$15,905.52

SUBTOTAL	\$413,543.52
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WATER MAIN EXTENSION

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
26	Connect to Existing Water Line	4	EA.	\$2,200.00	\$8,800.00
27	Fire Hydrant Assembly	2	EA.	\$6,500.00	\$13,000.00
28	Remove Existing Fire Hydrant	3	EA.	\$2,400.00	\$7,200.00
29	8" C-900 PVC	903	LF.	\$65.00	\$58,695.00
30	8" - 11.25° PVC Bend	7	EA.	\$750.00	\$5,250.00
31	8" - 22.5° PVC Bend	3	EA.	\$750.00	\$2,250.00

SUBTOTAL	\$95,195.00
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SANITARY SEWER CONSTRUCTION \$176,062.00

STORM SEWERS \$55,925.00

STREET CONSTRUCTION \$413,543.52

WATER MAIN EXTENSION \$95,195.00

TOTAL	\$740,725.52
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