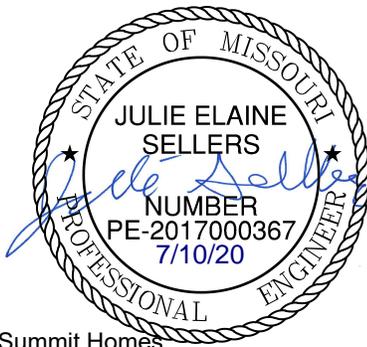




Woodside Ridge Second Plat  
 Project No.: C18-1140  
 July 10, 2020

For: Clayton Properties Group dba Summit Homes



# Opinion of Probable Cost Woodside Ridge Second Plat Based on Final Plans

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
<b>SITE GRADING</b>				
Common Excavation	52613.00	C.Y.	\$2.50	\$131,532.50
Embankment	83489.00	C.Y.	\$1.90	\$158,629.10
			<b>Subtotal</b>	<b>\$290,161.60</b>
<b>STREET GRADING</b>				
Topsoil	13688.61	C.Y.	\$2.00	\$27,377.22
Common Excavation	8049.00	C.Y.	\$2.50	\$20,122.50
Embankment	7968.00	C.Y.	\$1.90	\$15,139.20
			<b>Subtotal</b>	<b>\$62,638.92</b>
<b>PAVEMENT</b>				
2" Mill & Overlay	40.00	S.Y.	\$17.50	\$700.00
2" Surface Course	7373.00	S.Y.	\$10.00	\$73,730.00
4" Base Course	7373.00	S.Y.	\$11.00	\$81,103.00
6" MoDOT Type 5 Aggregate	9028.00	S.Y.	\$6.75	\$60,939.00
6" Subgrade Stabilization	9028.00	S.Y.	\$3.45	\$31,146.60
			<b>Subtotal</b>	<b>\$247,618.60</b>
<b>PAVEMENT MARKING AND SIGNAGE</b>				
Stop Signs	3.00	Ea.	\$310.00	\$930.00
Street Signs	4.00	Ea.	\$310.00	\$1,240.00
			<b>Subtotal</b>	<b>\$2,170.00</b>
<b>CURBS, SIDEWALKS &amp; DRIVES</b>				
<b>Curb and Gutter</b>				
Curb & Gutter ( Type CG-2 )	4747.02	L.F.	\$15.00	\$71,205.30
Concrete Sidewalks ( 5' Wide )	55.00	L.F.	\$21.00	\$1,155.00
4" Compacted Aggregate for Sidewalk	31.00	S.Y.	\$5.50	\$170.50
Curb Ramps with Detectable Warning	6.00	Ea.	\$1,200.00	\$7,200.00
			<b>Subtotal</b>	<b>\$79,730.80</b>
<b>STORM SEWERS</b>				
<b>High Density Polyethylene Pipe</b>				
15" HDPE	1310.46	L.F.	\$40.00	\$52,418.40
18" HDPE	582.72	L.F.	\$45.00	\$26,222.40
24" HDPE	283.67	L.F.	\$54.00	\$15,318.18
<b>Reinforced Concrete Pipe</b>				
18" RCP	181.03	L.F.	\$75.00	\$13,577.25
<b>End Sections</b>				
15" End Section ( CMP )	2.00	Ea.	\$550.00	\$1,100.00
18" End Section ( CMP )	5.00	Ea.	\$550.00	\$2,750.00
24" End Section ( CMP )	1.00	Ea.	\$1,000.00	\$1,000.00
<b>Headwalls, Channel Lining</b>				
Riprap	162.00	S.Y.	\$65.00	\$10,530.00
<b>Structures</b>				

<b>Manholes</b>				
4' dia.	7.00	Ea.	\$2,700.00	\$18,900.00
<b>Curb Inlets</b>				
Std. 5' x 3' Inside	12.00	Ea.	\$3,200.00	\$38,400.00
<b>Field Inlets</b>				
Std. 4' x 4' Inside	2.00	Ea.	\$3,100.00	\$6,200.00
			<b>Subtotal</b>	<b>\$186,416.23</b>

**SANITARY SEWERS**

<b>Mains (0' - 16' deep)</b>				
8" PVC (SDR-26)	2903.20	L.F.	\$35.00	\$101,612.00
<b>Laterals</b>				
4" Pipe	1888.76	L.F.	\$30.00	\$56,662.80
<b>Service Line Connections (Wyes, Bends, Risers)</b>				
8" Mains	47.00	Ea.	\$125.00	\$5,875.00
<b>Manholes</b>				
4' dia.	17.00	Ea.	\$3,750.00	\$63,750.00
4' dia. Drop Manhole	3.00	Ea.	\$4,000.00	\$12,000.00
Drop Addition	24.07	V.F.	\$200.00	\$4,814.00
Connect to Existing Manhole	3.00	Ea.	\$2,000.00	\$6,000.00
			<b>Subtotal</b>	<b>\$250,713.80</b>

**WATER LINES**

<b>Mains</b>				
6" C900 PVC	1030.89	L.F.	\$36.00	\$37,112.04
8" C900 PVC	1802.59	L.F.	\$44.00	\$79,313.96
<b>Bends</b>				
8" Bend	12.00	E.A.	\$54.00	\$648.00
6" Bend	14.00	E.A.	\$45.00	\$630.00
<b>Tees / Crosses</b>				
8"x6" Tee	1.00	Ea.	\$328.00	\$328.00
8"x8" Tee	1.00	Ea.	\$430.00	\$430.00
<b>Gate Valves</b>				
8" Mains	4.00	Ea.	\$1,250.00	\$5,000.00
<b>Miscellaneous</b>				
Fire Hydrant Assemblies	6.00	Ea.	\$4,400.00	\$26,400.00
			<b>Subtotal</b>	<b>\$149,862.00</b>

**EROSION CONTROL**

Vehicle Tracking Control	2.00	Ea.	\$2,300.00	\$4,600.00
Inlet Protection	12.00	Ea.	\$125.00	\$1,500.00
Temporary Diversion Berm	682.00	L.F.	\$2.00	\$1,364.00
Rock Check Dams	1.00	Ea.	\$430.00	\$430.00
Mulch Berm	1674.00	L.F.	\$2.00	\$3,348.00
Silt Fence	3398.00	L.F.	\$2.00	\$6,796.00
			<b>Subtotal</b>	<b>\$18,038.00</b>

**MISCELLANEOUS**

Seed & Mulch	19.61	Ac.	\$1,850.00	\$36,278.50
Clearing (no burning)	16.46	Ac.	\$9,850.00	\$162,131.00
			<b>Subtotal</b>	<b>\$198,409.50</b>

**Estimate Information**

Dwg. name:  
Weather delays included  
Geotechnical information available

Survey/GIS info:  
Environmental reports available  
Site visit conducted

Rock excavation included  
Storm drainage study available

Private utility information available  
Import/Export locations available

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TOTAL OF CONSTRUCTION COSTS	<b>\$1,485,759.45</b>
<b>GRAND TOTAL</b>	<b>\$1,485,759.45</b>

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**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.**