



The Retreat at Hook Farms
07/12/2021
Hunt Midwest

Opinion of Probable Cost Public Improvements Based on Final Plans

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
PAVEMENT				
6" Asphalt	9150	S.Y.	\$22.00	\$201,300.00
			Subtotal	\$201,300.00
PAVEMENT MARKING AND SIGNAGE				
Stop Signs	5	Ea.	\$310.00	\$1,550.00
Street Signs	6	Ea.	\$310.00	\$1,860.00
			Subtotal	\$3,410.00
CURBS, SIDEWALKS & DRIVES				
Curb and Gutter				
Curb & Gutter (Type CG-2)	6340	L.F.	\$14.00	\$88,760.00
Concrete Sidewalks (5' Wide)	380	L.F.	\$15.00	\$5,700.00
Curb Ramps with Detectable Warning	12	Ea.	\$1,200.00	\$14,400.00
			Subtotal	\$108,860.00
WATER LINES				
Mains				
8" C900 PVC	3090	L.F.	\$44.00	\$135,960.00
8" x 8" TEE	3	Ea.	\$430.00	\$1,290.00
16" x 8" TEE	2	Ea.	\$1,750.00	\$3,500.00
8" Gate Valves	11	Ea.	\$1,250.00	\$13,750.00
16" Butterfly Valves	4	Ea.	\$6,500.00	\$26,000.00
8" Horizontal Bends	15	Ea.	\$278.00	\$4,170.00
8" Vertical Bends	1	Ea.	\$278.00	\$278.00
Straddle Block	1	Ea.	\$2,000.00	\$2,000.00
Straight Set Hydrant Assemblies	1	Ea.	\$4,000.00	\$4,000.00
Fire Hydrant Assemblies	5	Ea.	\$4,400.00	\$22,000.00
			Subtotal	\$212,948.00
EROSION CONTROL				
Vehicle Tracking Device		Ea.	\$2,300.00	\$0.00
Concrete Washout		Ea.	\$1,500.00	\$0.00
Tree Clearing		Ac.	\$5,000.00	\$0.00
Sediment Trap (Rock and Gravel)		Ea.	\$2,350.00	\$0.00
Curb Inlet Protection	16	Ea.	\$125.00	\$2,000.00
Area Inlet Protection	5	Ea.	\$125.00	\$625.00
Rock Ditch Check		Ea.	\$430.00	\$0.00
Diversion Berm		L.F.	\$2.00	\$0.00
Silt Fence		L.F.	\$2.00	\$0.00
Permanent Seeding	20	Ac.	\$500.00	\$10,000.00
			Subtotal	\$12,625.00
TOTAL OF CONSTRUCTION COSTS				\$539,143.00

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.

