



Raintree Village Final Development Plan  
021-04054A  
10/10/2022

## Opinion of Probable Cost Site Development Plans Based on Final Plans

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
<b>GRADING</b>				
Common Excavation ( >10 acre site )	14819.00	C.Y.	\$3.50	\$51,866.50
Embankment ( >10 acre site )	36634.00	C.Y.	\$1.90	\$69,604.60
<b>Subtotal</b>				<b>\$121,471.10</b>
<b>PAVEMENT</b>				
6" Asphalt	1575.00	S.Y.	\$21.00	\$33,075.00
8" Asphalt	5552.00	S.Y.	\$25.00	\$138,800.00
6" Concrete	127.00	S.Y.	\$56.50	\$7,175.50
8" Concrete	150.00	S.Y.	\$71.00	\$10,650.00
<b>Subtotal</b>				<b>\$189,700.50</b>
<b>CURBS, SIDEWALKS &amp; DRIVES</b>				
<b>Curb and Gutter</b>				
Curb & Gutter ( Type CG-1 )	4288.00	L.F.	\$15.00	\$64,320.00
Ribbon Curb & Gutter	20.00	L.F.	\$17.50	\$350.00
Concrete Curb ( Type C-1 )	158.00	L.F.	\$17.50	\$2,765.00
Concrete Sidewalks	27578.00	S.F.	\$5.00	\$137,890.00
Concrete Drive Approach ( 8" Reinforced )	2283.00	S.F.	\$8.00	\$18,264.00
Curb Ramps without Detectable Warning	8.00	Ea.	\$1,200.00	\$9,600.00
<b>Subtotal</b>				<b>\$233,189.00</b>
<b>STORM SEWERS</b>				
<b>High Density Polyethylene Pipe</b>				
6" HDPE	330.84	L.F.	\$20.00	\$6,616.80
10" HDPE	67.95	L.F.	\$30.00	\$2,038.50
12" HDPE	133.46	L.F.	\$35.00	\$4,671.10
15" HDPE	400.33	L.F.	\$40.00	\$16,013.20
18" HDPE	48.78	L.F.	\$45.00	\$2,195.10
24" HDPE	640.58	L.F.	\$54.00	\$34,591.32
30" HDPE	475.03	L.F.	\$60.00	\$28,501.80
36" HDPE	482.66	L.F.	\$67.00	\$32,338.22
<b>Reinforced Concrete Pipe</b>				
36" RCP	184.79	L.F.	\$110.00	\$20,326.90
<b>End Sections</b>				
36"-42" End Section	2.00	Ea.	\$1,200.00	\$2,400.00
<b>Structures</b>				
<b>Manholes</b>				
4' dia.	1.00	Ea.	\$2,700.00	\$2,700.00
15" Nyloplast Drain Basin	3.00	Ea.	\$2,500.00	\$7,500.00
18" Nyloplast Drain Basin	1.00	Ea.	\$2,750.00	\$2,750.00
24" Nyloplast Drain Basin	3.00	Ea.	\$3,000.00	\$9,000.00
30" Nyloplast Drain Basin	2.00	Ea.	\$3,250.00	\$6,500.00
36" Nyloplast Drain Basin	7.00	Ea.	\$4,000.00	\$28,000.00
<b>Curb Inlets</b>				
Std. 6' x 7' Inside	1.00	Ea.	\$4,200.00	\$4,200.00
Nyloplast 3'x2'	7.00	Ea.	\$3,300.00	\$23,100.00



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<b>Field Inlets</b>				
Std. 4' x 4' Inside	1.00	Ea.	\$3,100.00	\$3,100.00
Std. 5' x 5' Field Inlet (0' - 6' deep)	1.00	Ea.	\$3,550.00	\$3,550.00
		<b>Subtotal</b>		<b>\$240,092.94</b>
<b>SANITARY SEWERS</b>				
<b>Service Line Connections (Wyes, Bends, Risers)</b>				
4" Mains	15.00	Ea.	\$50.00	\$750.00
8" Mains	140.28	Ea.	\$125.00	\$17,535.00
<b>Manholes</b>				
Connect to Existing Manhole	1.00	Ea.	\$2,000.00	\$2,000.00
		<b>Subtotal</b>		<b>\$20,285.00</b>
<b>WATER LINES</b>				
<b>Mains</b>				
4" C900 PVC	899.55	L.F.	\$28.00	\$25,187.40
6" C900 PVC	1753.81	L.F.	\$36.00	\$63,137.16
8" C900 PVC	36.94	L.F.	\$44.00	\$1,625.36
<b>Bends</b>				
4" Mains	7.00	Ea.	\$144.00	\$1,008.00
6" Mains	15.00	Ea.	\$206.00	\$3,090.00
<b>Tees / Crosses</b>				
6" Mains	6.00	Ea.	\$328.00	\$1,968.00
8" Mains	1.00	Ea.	\$430.00	\$430.00
<b>Reducers</b>				
4" Mains	2.00	Ea.	\$131.00	\$262.00
8" Mains	1.00	Ea.	\$223.00	\$223.00
<b>Gate Valves</b>				
6" Mains	2.00	Ea.	\$755.00	\$1,510.00
<b>Miscellaneous</b>				
Fire Hydrant Assemblies	6.00	Ea.	\$4,400.00	\$26,400.00
3" Water Meter and Vault	1.00	Ea.	\$12,000.00	\$12,000.00
6" Double Detector Backflow Preventer and Vault	1.00	Ea.	\$12,000.00	\$12,000.00
Chlorination and Connection to Existing	1.00	Ea.	\$3,000.00	\$3,000.00
		<b>Subtotal</b>		<b>\$151,840.92</b>
<b>EROSION CONTROL</b>				
Vehicle Tracking Device	1.00	Ea.	\$2,300.00	\$2,300.00
Sediment Trap (Rock and Gravel)	3.00	Ea.	\$2,350.00	\$7,050.00
Sediment Basin (Riser & Gravel Only)		Ea.	\$4,450.00	\$0.00
Inlet Protection	34.00	Ea.	\$125.00	\$4,250.00
Rock Check Dams		Ea.	\$430.00	\$0.00
Diversion Berm	1462.00	L.F.	\$2.00	\$2,924.00
Silt Fence	2600.00	L.F.	\$2.00	\$5,200.00
Straw Bales		L.F.	\$2.00	\$0.00
Erosion Control Blanket	11568.00	S.Y.	\$2.15	\$24,871.20
		<b>Subtotal</b>		<b>\$46,595.20</b>
<b>DEMOLITION</b>				
Concrete or Asphalt Pavement	127.00	S.Y.	\$8.00	\$1,016.00
Concrete Curb & Gutter	235.00	L.F.	\$3.75	\$881.25
Storm Sewer (Abandon or Remove)	111.00	L.F.	\$14.00	\$1,554.00
Storm Structure	2.00	Ea.	\$700.00	\$1,400.00
		<b>Subtotal</b>		<b>\$4,851.25</b>

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<b>Estimate Information</b>				
Dwg. name: (type drawing name)	Survey/GIS info: (Olsson topo, flown, etc.)			
<b>N</b> Weather delays included	<b>Y</b>	Environmental reports available		
<b>Y</b> Geotechnical information available	<b>Y</b>	Site visit conducted		
<b>N</b> Rock excavation included	<b>Y</b>	Private utility information available		
<b>Y</b> Storm drainage study available	<b>N</b>	Import/Export locations available		
TOTAL OF CONSTRUCTION COSTS				<b>\$1,008,025.91</b>
GRAND TOTAL				<b>\$1,008,025.91</b>

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.