

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

June 12, 2023



ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
SITE					
1	EARTHWORK (FINAL GRADING)	1	LS	\$ 20,000.00	\$ 20,000.00
2	INSTALL 6" AGGREGATE BASE	22,556	SY	\$ 7.00	\$ 157,892.00
3	INSTALL 4" AGGREGATE BASE	3,350	SY	\$ 5.00	\$ 16,750.00
4	INSTALL 9" SUBGRADE STABILIZATION	22,556	SY	\$ 5.00	\$ 112,780.00
SUBTOTAL:					\$ 194,642.00
ASPHALT					
5	INSTALL ACC SURFACE	2,271	TONS	\$ 90.00	\$ 204,373.13
6	INSTALL ACC BASE	3,918	TONS	\$ 85.00	\$ 333,002.38
SUBTOTAL:					\$ 537,375.50
CONCRETE					
7	INSTALL CURB & GUTTER	7,235	LF	\$ 22.00	\$ 159,170.00
8	INSTALL 7" PCC TRASH PAD	230	SY	\$ 70.00	\$ 16,100.00
SUBTOTAL:					\$ 175,270.00
STORM DRAINAGE					
9	INSTALL 6' x 5' CURB INLET	1	EA	\$ 5,800.00	\$ 5,800.00
10	INSTALL 6' x 4' CURB INLET	13	EA	\$ 5,200.00	\$ 67,600.00
11	INSTALL 4' x 4' AREA INLET	2	EA	\$ 5,800.00	\$ 11,600.00
12	INSTALL 5' x 5' JUNCTION BOX	2	EA	\$ 6,000.00	\$ 12,000.00
13	INSTALL 4' DIA. JUNCTION BOX	2	EA	\$ 5,500.00	\$ 11,000.00
14	INSTALL 3' x 3' GRATE INLET	1	EA	\$ 4,000.00	\$ 4,000.00
15	INSTALL 5' x 5' EWDB OUTLET STRUCTURE	1	EA	\$ 6,000.00	\$ 6,000.00
16	INSTALL 36" HDPE	370	LF	\$ 100.00	\$ 37,000.00
17	INSTALL 30" RCP	73	LF	\$ 100.00	\$ 7,300.00
18	INSTALL 30" HDPE	433	LF	\$ 85.00	\$ 36,805.00
19	INSTALL 24" HDPE	600	LF	\$ 70.00	\$ 42,000.00
20	INSTALL 18" HDPE	167	LF	\$ 50.00	\$ 8,350.00
21	INSTALL 15" HDPE	940	LF	\$ 45.00	\$ 42,300.00
22	INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL	2	EA	\$ 1,500.00	\$ 3,000.00
23	INSTALL 30" RCP FLARED END SECTION W/ TOEWALL	1	EA	\$ 1,500.00	\$ 1,500.00
24	INSTALL 24" HDPE FLARED END SECTION W/ TOEWALL	1	EA	\$ 800.00	\$ 800.00
25	INSTALL STONE RIP-RAP	35	CY	\$ 95.00	\$ 3,325.00
SUBTOTAL:					\$ 300,380.00

WATER MAIN					
26	INSTALL 8" PVC C900 DR18	60	LF	\$ 100.00	\$ 6,000.00
27	INSTALL 4" PVC C900 DR18	35	LF	\$ 70.00	\$ 2,450.00
28	INSTALL 8" GATE VALVE	6	EA	\$ 1,800.00	\$ 10,800.00
29	INSTALL BACKFLOW PREVENTER VAULT	2	EA	\$ 10,000.00	\$ 20,000.00
30	INSTALL FIRE HYDRANT ASSEMBLY	6	EA	\$ 5,400.00	\$ 32,400.00
SUBTOTAL:					\$ 71,650.00
SANITARY SEWER					
31	INSTALL 4' DIA. MANHOLE	9	EA	\$ 4,000.00	\$ 36,000.00
32	EXTRA DEPTH IN MANHOLE	32	VF	\$ 150.00	\$ 4,800.00
33	INSTALL 8" PVC SDR-26	1546	LF	\$ 50.00	\$ 77,300.00
34	INSTALL 6" PVC SDR-26	214	LF	\$ 40.00	\$ 8,560.00
SUBTOTAL:					\$ 126,660.00
EROSION CONTROL WORK					
35	SEED & MULCH DISTURBED AREAS	1	LS	\$ 1,500.00	\$ 1,500.00
36	EROSION CONTROL (MAINTENANCE & REMOVAL)	1	LS	\$ 3,000.00	\$ 3,000.00
SUBTOTAL:					\$ 4,500.00
GRAND TOTAL:					\$ 1,338,827.50

Disclaimers:

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- 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

June 12, 2023

ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
SITE					
1	EARTHWORK (FINAL GRADING)	1	LS	\$ 4,000.00	\$ 4,000.00
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:					\$ 73,622.00
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
EROSION CONTROL WORK					
14	SEED & MULCH DISTURBED AREAS	1	LS	\$ 1,000.00	\$ 1,000.00
15	EROSION CONTROL (MAINTENANCE & REMOVAL)	1	LS	\$ 1,200.00	\$ 1,200.00
SUBTOTAL:					\$ 2,200.00
GRAND TOTAL:					\$ 415,015.00

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

June 12, 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
EROSION CONTROL WORK					
11	SEED & MULCH DISTURBED AREAS	1	LS	\$ 1,000.00	\$ 1,000.00
12	EROSION CONTROL (MAINTENANCE & REMOVAL)	1	LS	\$ 1,200.00	\$ 1,200.00
SUBTOTAL:					\$ 2,200.00
GRAND TOTAL:					\$ 271,025.00

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

June 12, 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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RESIDENCES, REUNION & RESERVE AT BLACKWELL
 MASS GRADING & EROSION SEDIMENT CONTROL PLANS
 ENGINEER'S OPINION OF PROBABLE COST

June 12, 2023

ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
SITE					
1	COMMON EXCAVATION	133,890	CY	\$ 4.00	\$ 535,560.00
2	EMBANKMENT	135,270	CY	\$ 3.00	\$ 405,810.00
3	CLEARING, GRUBBING & DISPOSAL	1	LS	\$ 15,000.00	\$ 15,000.00
SUBTOTAL:					\$ 956,370.00
EROSION CONTROL WORK					
4	CONSTRUCTION ENTRANCE & STAGING AREA	1	EA	\$ 1,200.00	\$ 1,200.00
5	CONCRETE WASHOUT AREA	1	EA	\$ 1,200.00	\$ 1,200.00
6	SILT FENCE (PRIOR TO CONSTRUCTION)	7,470	LF	\$ 3.50	\$ 26,145.00
7	SILT FENCE (DURING CONSTRUCTION)	8,504	LF	\$ 3.50	\$ 29,764.00
8	SEDIMENT BASIN	2	EA	\$ 3,000.00	\$ 6,000.00
9	ROCK DITCH CHECK	7	EA	\$ 125.00	\$ 875.00
10	INLET PROTECTION (SILT FENCE)	24	EA	\$ 100.00	\$ 2,400.00
11	INLET PROTECTION (GRAVEL FILTER BAGS)	28	EA	\$ 100.00	\$ 2,800.00
12	TURF REINFORCEMENT MAT	21,553	SY	\$ 4.00	\$ 86,212.00
13	SEEDING AND MULCHING	37	AC	\$ 2,500.00	\$ 92,500.00
SUBTOTAL:					\$ 184,787.00
GRAND TOTAL:					\$ 1,141,157.00

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