



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

August 24, 2023

08.23.2023

ITEM		QUANTITY	UNIT	UNIT PRICE	EXTENSION
<b>ASPHALT</b>					
1	INSTALL 2" TYPE 5 OR 6 ASPHALT PAVEMENT	8,053	SY	\$ 10.00	\$ 80,530.00
2	INSTALL 4" TYPE 5 ASPHALT BASE	8,053	SY	\$ 18.00	\$ 144,954.00
3	INSTALL 6" TYPE 5 BASE	9,892	SY	\$ 7.00	\$ 69,244.00
4	INSTALL 9" SUBGRADE STABILIZATION	9,892	SY	\$ 5.00	\$ 49,460.00
SUBTOTAL:					\$ 344,188.00
<b>CONCRETE</b>					
5	INSTALL CG-1 CURB & GUTTER	1,259	LF	\$ 22.00	\$ 27,698.00
6	INSTALL CG-2 CURB & GUTTER	3,968	LF	\$ 22.00	\$ 87,296.00
7	INSTALL KCMMB4K VALLEY GUTTER	741	LF	\$ 20.00	\$ 14,820.00
8	INSTALL TYPE A SIDEWALK RAMPS	2	EA	\$ 1,500.00	\$ 3,000.00
SUBTOTAL:					\$ 132,814.00
<b>STORM DRAINAGE</b>					
9	INSTALL 15" HDPE	508	LF	\$ 45.00	\$ 22,860.00
10	INSTALL 18" HDPE	660	LF	\$ 50.00	\$ 33,000.00
11	INSTALL 24" HDPE	416	LF	\$ 70.00	\$ 29,120.00
12	INSTALL 30" HDPE	168	LF	\$ 85.00	\$ 14,280.00
13	INSTALL 36" HDPE	192	LF	\$ 100.00	\$ 19,200.00
14	INSTALL 42" HDPE	138	LF	\$ 120.00	\$ 16,560.00
15	INSTALL 4' x 4' AREA INLET	2	EA	\$ 5,800.00	\$ 11,600.00
16	INSTALL 4' x 4' GRATE INLET	1	EA	\$ 5,000.00	\$ 5,000.00
17	INSTALL 6' x 4' CURB INLET	15	EA	\$ 5,200.00	\$ 78,000.00
18	INSTALL 5' x 5' EWDB OUTLET STRUCTURE	2	EA	\$ 6,000.00	\$ 12,000.00
19	INSTALL 42" HDPE FLARED END SECTION W/ TOEWALL	1	EA	\$ 1,800.00	\$ 1,800.00
20	INSTALL STONE RIP-RAP	32	CY	\$ 95.00	\$ 3,040.00
SUBTOTAL:					\$ 246,460.00
<b>WATER MAIN</b>					
21	INSTALL 8" PVC C900 DR18	2,086	LF	\$ 100.00	\$ 208,600.00
22	INSTALL 8" GATE VALVE	3	EA	\$ 1,800.00	\$ 5,400.00
23	INSTALL FIRE HYDRANT ASSEMBLY	5	EA	\$ 5,400.00	\$ 27,000.00
24	INSTALL BACKFLOW PREVENTER VAULT	3	EA	\$ 10,000.00	\$ 30,000.00
SUBTOTAL:					\$ 271,000.00

SANITARY SEWER					
25	INSTALL 8" PVC SDR-26	2,209	LF	\$ 50.00	\$ 110,450.00
26	INSTALL 6" PVC SDR-26	713	LF	\$ 40.00	\$ 28,520.00
27	INSTALL 4' DIA. MANHOLE	12	EA	\$ 4,000.00	\$ 48,000.00
28	EXTRA DEPTH IN MANHOLE	48	VF	\$ 150.00	\$ 7,200.00
29	POST-CONSTRUCTION MANHOLE BARREL ADJUSTMENTS (EST)	2	EA	\$ 800.00	\$ 1,600.00
30	POST-CONSTRUCTION MANHOLE RING (3'-12") ADJUSTMENTS (EST)	2	EA	\$ 400.00	\$ 800.00
SUBTOTAL:					\$ 196,570.00
MISCELLANEOUS WORK					
31	TRENCHING UNDER FUTURE STREET	3,316	LF	\$ 20.00	\$ 66,320.00
32	EARTHWORK (FINAL GRADING)	1	LS	\$ 20,000.00	\$ 20,000.00
33	EROSION CONTROL (MAINTENANCE & REMOVAL)	1	LS	\$ 1,200.00	\$ 1,200.00
34	SEEDING & MULCH DISTURBED AREAS	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL:					\$ 88,520.00
GRAND TOTAL:					\$ 1,279,552.00

Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s) methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
- 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.