



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

September 25, 2023

09.26.2023

| ITEM                  |   | QUANTITY | UNIT | UNIT PRICE   | EXTENSION            |
|-----------------------|---|----------|------|--------------|----------------------|
| <b>ASPHALT</b>        |   |          |      |              |                      |
| 1                     | INSTALL 2" TYPE 5 OR 6 ASPHALT PAVEMENT                 | 7,917    | SY   | \$ 10.00     | \$ 79,170.00         |
| 2                     | INSTALL 4" TYPE 5 ASPHALT PAVEMENT                      | 7,917    | SY   | \$ 18.00     | \$ 142,506.00        |
| 3                     | INSTALL 6" TYPE 5 BASE                                  | 9,776    | SY   | \$ 7.00      | \$ 68,432.00         |
| 4                     | INSTALL 9" SUBGRADE STABILIZATION                       | 9,776    | SY   | \$ 5.00      | \$ 48,880.00         |
| <b>SUBTOTAL:</b>      |   |          |      |              | <b>\$ 338,988.00</b> |
| <b>CONCRETE</b>       |   |          |      |              |                      |
| 5                     | INSTALL CG-1 CURB & GUTTER                              | 1,259    | LF   | \$ 22.00     | \$ 27,698.00         |
| 6                     | INSTALL CG-2 CURB & GUTTER                              | 4,047    | LF   | \$ 22.00     | \$ 89,034.00         |
| 7                     | INSTALL KCMMB4K VALLEY GUTTER                           | 446      | LF   | \$ 22.00     | \$ 9,812.00          |
| 8                     | INSTALL TYPE A SIDEWALK RAMPS                           | 2        | EA   | \$ 1,500.00  | \$ 3,000.00          |
| <b>SUBTOTAL:</b>      |   |          |      |              | <b>\$ 129,544.00</b> |
| <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 4' x 4' JUNCTION BOX                            | 1        | EA   | \$ 5,000.00  | \$ 5,000.00          |
| 18                    | INSTALL 6' x 4' CURB INLET                              | 15       | EA   | \$ 5,200.00  | \$ 78,000.00         |
| 19                    | INSTALL 5' x 5' EWDB OUTLET STRUCTURE                   | 2        | EA   | \$ 6,000.00  | \$ 12,000.00         |
| 20                    | INSTALL 42" HDPE FLARED END SECTION W/ TOEWALL          | 1        | EA   | \$ 1,800.00  | \$ 1,800.00          |
| 21                    | INSTALL STONE RIP-RAP                                   | 37       | CY   | \$ 95.00     | \$ 3,515.00          |
| <b>SUBTOTAL:</b>      |   |          |      |              | <b>\$ 251,935.00</b> |
| <b>WATER MAIN</b>     |   |          |      |              |                      |
| 22                    | INSTALL 8" C900 DR18 PVC WATER MAIN                     | 2,086    | LF   | \$ 70.00     | \$ 146,020.00        |
| 23                    | INSTALL 8" C900 DR18 PVC WATER MAIN (RESTRAINED JOINTS) | 167      | LF   | \$ 90.00     | \$ 15,030.00         |
| 24                    | INSTALL 8" GATE VALVE                                   | 3        | EA   | \$ 1,800.00  | \$ 5,400.00          |
| 25                    | INSTALL FIRE HYDRANT ASSEMBLY                           | 5        | EA   | \$ 5,400.00  | \$ 27,000.00         |
| 26                    | INSTALL BACKFLOW PREVENTER VAULT                        | 3        | EA   | \$ 10,000.00 | \$ 30,000.00         |
| <b>SUBTOTAL:</b>      |   |          |      |              | <b>\$ 223,450.00</b> |

| SANITARY SEWER     |   |       |    |              |                 |
|--------------------|---|-------|----|--------------|-----------------|
| 27                 | INSTALL 8" PVC SDR-26                                     | 2,240 | LF | \$ 55.00     | \$ 123,200.00   |
| 28                 | INSTALL 6" PVC SDR-26                                     | 680   | LF | \$ 45.00     | \$ 30,600.00    |
| 29                 | INSTALL STD. 4' DIA. MANHOLE                              | 12    | EA | \$ 4,000.00  | \$ 48,000.00    |
| 30                 | EXTRA DEPTH IN MANHOLE                                    | 48    | VF | \$ 150.00    | \$ 7,200.00     |
| 31                 | POST-CONSTRUCTION MANHOLE BARREL ADJUSTMENTS (EST)        | 2     | EA | \$ 800.00    | \$ 1,600.00     |
| 32                 | POST-CONSTRUCTION MANHOLE RING (3"-12") ADJUSTMENTS (EST) | 2     | EA | \$ 400.00    | \$ 800.00       |
| SUBTOTAL:          |   |       |    |              | \$ 211,400.00   |
| MISCELLANEOUS WORK |   |       |    |              |                 |
| 33                 | TRENCHING UNDER FUTURE STREET                             | 3,316 | LF | \$ 20.00     | \$ 66,320.00    |
| 34                 | EARTHWORK (FINAL GRADING)                                 | 1     | LS | \$ 25,000.00 | \$ 25,000.00    |
| 35                 | EROSION CONTROL (MAINTENANCE & REMOVAL)                   | 1     | LS | \$ 1,500.00  | \$ 1,500.00     |
| 36                 | SEEDING & MULCH DISTURBED AREAS                           | 1     | LS | \$ 1,200.00  | \$ 1,200.00     |
| SUBTOTAL:          |   |       |    |              | \$ 94,020.00    |
| GRAND TOTAL:       |   |       |    |              | \$ 1,249,337.00 |

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.