

ENGINEER'S PRELIMINARY OPINION OF COST
Legacy-GCI 1/3 Acre Lot Concept: 172 Lots; 216 Units
Street, Sewer, Water, Storm & Lighting Improvement Plans
11/13/2018

ITEM NO.	DESCRIPTION	UNIT	EST'D QUANTITY	UNIT COST	TOTAL COST
COLLECTOR STREET & DRAINAGE IMPROVEMENTS: 9,600 lf *					
	Clearing, Grubb & Grind Right ofWay (Assume 12" Depth)	ac	17.0	\$ 20,000.00	\$ 340,000.00
	Roadway Mass Grading & Earthwork	cy	110,000	\$ 12.00	\$ 1,320,000.00
	Type II Classified Fill & Backfill (20")	ton	41,000	\$ 17.00	\$ 697,000.00
	Type II-A Classified Fill & Backfill (16") - (Includes Pathway)	ton	34,500	\$ 19.00	\$ 655,500.00
	Furnish & Install 2" Insulation Board (For 2/3 of Road Length)	sf	195,000	\$ 1.75	\$ 341,250.00
	3.5" AC Pavement (Class E): 30 Ft Wide	sy	32,000	\$ 22.00	\$ 704,000.00
	2" Leveling Course	sy	32,000	\$ 4.00	\$ 128,000.00
	Furnish & Install Geotextile Fabric	sy	43,000	\$ 2.00	\$ 86,000.00
	Furnish, Install 18" Culverts	lf	600	\$ 60.00	\$ 36,000.00
	Furnish and Install Infiltration Galleries	lf	1,400	\$ 80.00	\$ 112,000.00
	Furnish and Install Sub-Drain	lf	2,000	\$ 30.00	\$ 60,000.00
	Construct Drainage Swales	lf	9,500	\$ 10.00	\$ 95,000.00
	Construct Drainage Swales with Check Dams	lf	9,000	\$ 20.00	\$ 180,000.00
	Slope Stabilization & Seeding	msf	400	\$ 500.00	\$ 200,000.00
	SWPPP Preparation, Implementation & Inspections	ls	1	\$ 50,000.00	\$ 50,000.00
	Street Lighting Single Mast Arm (Complete; 80.04-80.14)	ea	20	\$ 10,000.00	\$ 200,000.00
	Street Name/Traffic Control Signs	ea	30	\$ 600.00	\$ 18,000.00
	5' Wide Paved Pathway	sy	5,400	\$ 25.00	\$ 135,000.00
	Monumentation	ls	1	\$ 20,000.00	\$ 20,000.00
	P.C.C. Cluster Mailbox Pad	ls	10	\$ 1,500.00	\$ 15,000.00
	4" Yellow Traffic Marking	lf	9,600	\$ 2.00	\$ 19,200.00
	4" White Traffic Marking	lf	19,200	\$ 2.00	\$ 38,400.00
					\$ 5,450,350.00
	<i>* Typical Section: Two 11 ft Lanes, 4 ft Paved Shoulders/Bike Lanes, 1 ft Gravel Shoulder, Drainage Ditch and 5 ft Paved Pathway</i>			\$567.75/lf	

LOCAL STREET & DRAINAGE IMPROVEMENTS: 6,700 lf **					
	Clearing, Grubb & Grind Right ofWay (Assume 12" Depth)	ac	6.5	\$ 20,000.00	\$ 130,000.00
	Roadway Mass Grading & Earthwork	cy	30,000	\$ 12.00	\$ 360,000.00
	Type II Classified Fill & Backfill (20")	ton	19,600	\$ 17.00	\$ 333,200.00
	Type II-A Classified Fill & Backfill (16")	ton	15,600	\$ 19.00	\$ 296,400.00
	Furnish & Install 2" Insulation Board (For 2/3 of Road Length)	sf	111,500	\$ 1.75	\$ 195,125.00
	2" AC Pavement (Class E): 30 Ft Wide	sy	18,500	\$ 14.00	\$ 259,000.00
	2" Leveling Course	sy	18,500	\$ 4.00	\$ 74,000.00
	Furnish & Install Geotextile Fabric	sy	27,500	\$ 2.00	\$ 55,000.00
	Furnish, Install 18" Culverts	lf	360	\$ 60.00	\$ 21,600.00
	Furnish and Install Infiltration Galleries	lf	500	\$ 80.00	\$ 40,000.00
	Furnish and Install Sub-Drain	lf	600	\$ 30.00	\$ 18,000.00
	Construct Swales	lf	12,000	\$ 10.00	\$ 120,000.00
	Construct Swales with Check Dams	lf	1,000	\$ 20.00	\$ 20,000.00
	Slope Stabilization & Seeding (Including Swales)	msf	270	\$ 500.00	\$ 135,000.00
	SWPPP Preparation, Implementation & Inspections	ls	1	\$ 20,000.00	\$ 20,000.00
	Street Lighting Single Mast Arm (Complete; 80.04-80.14)	ea	0	\$ 10,000.00	\$ -
	Street Name/Traffic Control Signs	ea	20	\$ 500.00	\$ 10,000.00
	5' Wide Paved Pathway	sy	0	\$ 40.00	\$ -
	Monumentation	ls	1	\$ 10,000.00	\$ 10,000.00
	P.C.C. Cluster Mailbox Pad	ls	0	\$ 1,500.00	\$ -
					\$ 2,097,325.00
	<i>** Typical Section: Two 10 ft Lanes, 2 ft Gravel Shoulder and 2 ft Ditch</i>			\$313.04/lf	

Continued on Page 2

ENGINEER'S PRELIMINARY OPINION OF COST
Legacy-GCI 1/3 Acre Lot Concept: 172 Lots; 216 Units
Street, Sewer, Water, Storm & Lighting Improvement Plans
11/13/2018

ITEM NO.	DESCRIPTION	UNIT	EST'D QUANTITY	UNIT COST	TOTAL COST
SEWER IMPROVEMENTS					
	Furnish & Install 12" C900, DR18 PVC Sewer Main	lf	2,300	\$ 60.00	\$ 138,000.00
	Furnish & Install 8" C900, DR18 PVC Sewer Main	lf	10,850	\$ 40.00	\$ 434,000.00
	Bedding Material (Class E)	lf	13,150	\$ 25.00	\$ 328,750.00
	Trench, Ex, Backfill & Compaction	lf	13,150	\$ 40.00	\$ 526,000.00
	Construct Type A Manhole	ea	66	\$ 6,500.00	\$ 429,000.00
	Connect to Existing SSMH	ea	1	\$ 1,500.00	\$ 1,500.00
	Disposal of Unsuitable Material (On-Site)	cy	1,000	\$ 5.00	\$ 5,000.00
	Furnish Trench Backfill (Type II)	ton	1,500	\$ 16.50	\$ 24,750.00
	4" Sanitary Sewer Service Connect complete w/ Extensions	ea	161	\$ 3,000.00	\$ 483,000.00
	Construct 12' Wide Gravel Access Road (Complete)	lf	1,500	\$ 90.00	\$ 135,000.00
	Insulation R=20 (4") (If Required)	sf	1,000	\$ 4.00	\$ 4,000.00
				\$190.80/lf	\$ 2,509,000.00

WATER IMPROVEMENTS					
	Furnish & Install 12" C900 DR18 PVC RJIB Water Main	lf	4,000	\$ 75.00	\$ 300,000.00
	Furnish & Install 8" C900 DR18 PVC RJIB Water Main	lf	8,900	\$ 55.00	\$ 489,500.00
	Trench, Ex, Backfill & Compaction	lf	12,900	\$ 50.00	\$ 645,000.00
	Bedding Material (Class E)	lf	12,900	\$ 25.00	\$ 322,500.00
	Disposal of Unsuitable Material (On-Site)	cy	1,000	\$ 5.00	\$ 5,000.00
	Furnish Trench Backfill (Type II)	ton	1,500	\$ 16.50	\$ 24,750.00
	F & I Fire Hydrant Single Pumper	ea	35	\$ 10,000.00	\$ 350,000.00
	Connect to Existing Water Line	ea	1	\$ 2,800.00	\$ 2,800.00
	F & I 1" Water Services complete w/ Extensions	ea	161	\$ 4,500.00	\$ 724,500.00
	Furnish & Install 12" Gate Valve	ea	6	\$ 4,200.00	\$ 25,200.00
	Furnish & Install 8" Gate Valve	ea	15	\$ 3,500.00	\$ 52,500.00
	Insulation R=20 (4") (If Required)	sf	1,000	\$ 4.00	\$ 4,000.00
	Booster Pump, Reservoir & System Upgrades	ls	1	\$ 500,000.00	\$ 500,000.00
				\$267.11/lf	\$ 3,445,750.00

ELECTRIC/TELEPHONE/GAS***					
	Electric Distribution (Per Lot)****	ea	136	\$ 2,500.00	\$ 340,000.00
	Natural Gas****	lf	15,000	\$ 25.00	\$ 375,000.00

*** There is no Fee for Telephone (GCI)

****Partial Reimbursements are available upon hookup

IMPROVEMENTS TOTAL: \$ 14,217,425.00

PROFESSIONAL SERVICES					
	Engineering Design	ls	1	\$ 375,000.00	\$ 375,000.00
	Streetlight Design	ls	1	\$ 15,000.00	\$ 15,000.00
	Master Plan/Platting/Design Surveying	ls	1	\$ 250,000.00	\$ 250,000.00
	Contract Administration & Inspection	ls	1	\$ 250,000.00	\$ 250,000.00
	Testing/Quality Control	ls	1	\$ 100,000.00	\$ 100,000.00
					\$ 990,000.00

	MOA Rezoning & Platting Fees	ls	1	\$ 65,000.00	\$ 65,000.00
	MOA Review & Inspection Fees	ls	1	\$ 75,000.00	\$ 75,000.00

CONSTRUCTION TOTAL \$ 15,347,425.00
With 10% Contingency \$ 16,882,167.50

Notes and Assumptions: See Attached Sheet