

Preliminary Opinion of Probable Construction Costs

Metcon Addition Public Improvements

Mankato, Minnesota

Prepared 9/23/26



SPEC.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
SCHEDULE ONE: SITE & MISCELLANEOUS CONSTRUCTION					
2021.501	MOBILIZATION	LS	1	\$50,000.00	\$50,000.00
2101.501	REMOVE BOULEVARD TREES	EA	3	\$1,300.00	\$3,900.00
	BOULEVARD TREES	EA	31	\$1,150.00	\$35,650.00
2104.503	SAWCUT & REMOVE BITUMINOUS OR CONCRETE PVT, CURB, SDWK	SF	2630	\$3.00	\$7,890.00
2104.503	REMOVE EDGE DRAIN	LF	269	\$5.00	\$1,345.00
2104.501	REMOVE STRIPING	LS	1	\$3,000.00	\$3,000.00
2511.507	RANDOM RIPRAP, CLASS 3	TON	56	\$98.00	\$5,488.00
2563.601	TRAFFIC CONTROL	LS	1	\$8,250.00	\$8,250.00
2573.501	EROSION CONTROL SUPERVISOR	LS	1	\$4,400.00	\$4,400.00
2573.502	8" BIO-ROLL	LF	1585	\$4.00	\$6,340.00
	ROCK CHECK DAM	EA	3	\$160.00	\$480.00
2573.503	STORM DRAIN INLET PROTECTION	EA	10	\$120.00	\$1,200.00
2573.504	SEDIMENT TRAP EXCAVATION (FINAL POND CLEANOUT)	HR	16	\$450.00	\$7,200.00
2573.602	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1	\$2,300.00	\$2,300.00
2574.505	SOIL PREPARATION	ACRE	2.3	\$3,800.00	\$8,740.00
2575.504	RAPID STABILIZATION METHOD 4	SY	8425	\$2.40	\$20,220.00
2575.504	MINERAL SOD, TYPE C, INCLUDES MAINTENANCE (BOULEVARDS)	SY	1961	\$19.00	\$37,259.00
2575.501	TURF ESTABLISHMENT	ACRE	2.3	\$1,700.00	\$3,910.00
	STRIPING & SIGNAGE	LS	1	\$7,200.00	\$7,200.00
	STREET LIGHTING	LS	1	\$6,850.00	\$6,850.00
				Subtotal	\$221,622.00
SCHEDULE 2: STREET CONSTRUCTION (PONDEROSA CT)					
2105.507	COMMON EXCAVATION (EV) (P) (2)	CY	1592	\$15.00	\$23,880.00
2105.507	COMMON BORROW (CV) (P)	CY	1667	\$20.00	\$33,340.00
2105.507	SUBGRADE EXCAVATION (EV)	CY	275	\$17.00	\$4,675.00
2105.507	16" SELECT GRANULAR BORROW	TON	2994	\$18.00	\$53,892.00
2106.507	STABILIZING AGGREGATE, CL 5	TON	120	\$31.00	\$3,720.00
2211.501	8" AGGREGATE BASE, CLASS 5	TON	1497	\$24.00	\$35,928.00
2350.503	TYPE SP 3 BITUMINOUS NON WEAR COURSE 2.5" THICK	TON	1579	\$102.00	\$161,058.00
2350.503	TYPE SP 3 BITUMINOUS WEAR COURSE 2.0" THICK	TON	333	\$102.00	\$33,966.00
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	145	\$3.00	\$435.00
2521.518	4" CONCRETE WALK (3) (4) (9)	SF	6030	\$12.00	\$72,360.00
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LF	1170	\$33.00	\$38,610.00
				Subtotal	\$461,864.00
SCHEDULE 3: STREET CONSTRUCTION (ADAMS STREET RIGHT TURN LANE)					
2105.504	GEOGRID	SY	380	\$3.00	\$1,140.00
2105.507	COMMON EXCAVATION (EV) (P) (2)	CY	360	\$15.00	\$5,400.00
2105.507	SUBGRADE EXCAVATION (EV)	CY	5	\$18.00	\$90.00
2105.507	12" SELECT GRANULAR BORROW	TON	91	\$28.00	\$2,548.00
2106.507	STABILIZING AGGREGATE, CL 5	TON	10	\$32.00	\$320.00
2211.501	12" AGGREGATE BASE, CLASS 5	TON	91	\$24.00	\$2,184.00

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2350.503	TYPE SP 3 BITUMINOUS NON WEAR COURSE 2.0" THICK	TON	16	\$102.00	\$1,632.00
2350.503	TYPE SP 3 BITUMINOUS WEAR COURSE 4.0" THICK	TON	32	\$102.00	\$3,264.00
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	14	\$3.00	\$42.00
2531.501	CONCRETE CURB & GUTTER, DESIGN B618	LF	160	\$33.00	\$5,280.00
				Subtotal	\$21,900.00
SCHEDULE 4: SANITARY SEWER CONSTRUCTION (7) (8)					
2502.602	CONNECT TO EXISTING SANITARY SEWER	EA	1	\$1,900.00	\$1,900.00
2503.503	GRANULAR PIPE FOUNDATION ROCK	TON	30	\$38.00	\$1,140.00
2503.511	8" PVC PIPE SEWER SDR 26	LF	755	\$53.00	\$40,015.00
2503.511	6" SERVICE	EA	7	\$3,200.00	\$22,400.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE, DES. 48-4007C	VF	90.96	\$325.00	\$29,562.00
2506.516	SANITARY CASTING ASSEMBLY	EA	5	\$1,400.00	\$7,000.00
				Subtotal	\$102,017.00
SCHEDULE 5: STORM SEWER CONSTRUCTION (7)					
2503.503	CONNECT TO EX STORM SEWER (INCL EDGE DRAIN)	EA	4	\$2,200.00	\$8,800.00
2503.503	GRANULAR PIPE FOUNDATION ROCK	TON	5	\$38.00	\$190.00
2503.511	4" HDPE PIPE STORM SEWER (EDGE DRAIN)	LF	1330	\$20.00	\$26,600.00
2503.541	12" RCP PIPE SEWER, CLASS 5	LF	397	\$62.00	\$24,614.00
2503.541	18" RCP PIPE SEWER, CLASS 3	LF	104	\$72.00	\$7,488.00
2503.502	12" RC PIPE APRON	EA	1	\$3,000.00	\$3,000.00
2503.502	18" RC PIPE APRON	EA	2	\$4,000.00	\$8,000.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE, TYPE SD-1	VF	16.74	\$300.00	\$5,022.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE, TYPE 4020-48	VF	13.08	\$350.00	\$4,578.00
2506.502	STORMWATER POND OUTLET STRUCTURE - 60"	LS	1	\$6,000.00	\$6,000.00
2506.516	STORM CASTING ASSEMBLY	EA	7	\$1,350.00	\$9,450.00
				Subtotal	\$103,742.00
SCHEDULE 6: WATERMAIN CONSTRUCTION					
2503.502	WET TAP CONNECT TO EXISTING WATER MAIN	EA	1	\$5,800.00	\$5,800.00
2503.502	8" M.J. GATE VALVE & BOX	EA	2	\$2,500.00	\$5,000.00
2503.502	6" M.J. GATE VALVE & BOX	EA	6	\$1,900.00	\$11,400.00
2503.502	8"x6" WATER MAIN TEE	EA	6	\$475.00	\$2,850.00
2503.502	HYDRANT	EA	1	\$7,400.00	\$7,400.00
2503.502	45 DEG. M.J. BEND	EA	2	\$400.00	\$800.00
2503.502	8"x6" REDUCER	EA	1	\$350.00	\$350.00
2503.503	8" PVC DR 14 WATER MAIN WITH TRACER WIRE	LF	580	\$58.00	\$33,640.00
2503.503	6" PVC DR 14 HYDRANT LEAD	LF	6	\$158.00	\$948.00
2503.511	6" PVC WATER SERVICE WITH GATE VALVE	EA	6	\$2,600.00	\$15,600.00
				Subtotal	\$83,788.00
				Grand Total	\$994,933.00

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	NOTES				
(1)	NOT USED				
(2)	STREET SUBGRADE EXCAVATION				
(3)	INCLUDES 6" AGGREGATE BASE				
(4)	INCLUDES PED. RAMPS				
(5)	NOT USED				
(6)	NOT USED				
(7)	TRACER WIRE REQUIRED ON ALL PIPE				
(8)	SEWER MAIN TELEVISIONING REQUIRED (INCIDENTAL)				
(9)	JOINT SEALANTS & EXPANSION JOINTS INCIDENTAL				

BASIS OF ESTIMATE	
SELECT GRANULAR BACKFILL	1.8 TONS/CY (CV)
AGGREGATE BASE	1.8 TONS/CY (CV)
RIP RAP	PER TABLE AND/OR 2 TONS/CY
BITUMINOUS PAVING	110#/SY/IN THICKNESS
BITUMINOUS TACK COAT	.05 GALLONS / SY