

RUM RIVER HILLS GOLF COMMUNITY
RUMRI COST ESTIMATE
SEH NO. RUMRI 134982

4/18/2016

OPINION OF ESTIMATED COST

AREA	PROJECT COST
AREA "A"	\$2,161,200
AREA "B"	\$1,108,000
AREA "C"	\$969,000
AREA "D"	\$963,000
AREA "E"	\$915,000
TRAIL 1	\$56,000
TRAIL 2	\$57,000
<u>UNDERPASS</u>	<u>\$547,000</u>
TOTAL	\$6,776,000
QUICKSILVER	\$689,000 does not include utilities



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* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "A"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$20,000.00	\$20,000.00	
2	TRAFFIC CONTROL	LUMP SUM	1.00	\$2,000.00	\$2,000.00	
3	ROCK CONSTRUCTION ENTRANCE	EACH	1.00	\$600.00	\$600.00	
4	CLEARING	ACRE	5.70	\$5,000.00	\$28,500.00	
5	GRUBBING	ACRE	5.70	\$3,500.00	\$19,950.00	
6	SAWING BITUMINOUS PAVEMENT	LIN FT	0.00	\$2.75	\$0.00	
7	REMOVE BITUMINOUS SURFACE	SQ YD	0.00	\$1.75	\$0.00	
8	REMOVE PIPE CULVERT	LIN FT	100.00	\$5.00	\$500.00	\$71,550.00
STREET						
9	SUBGRADE EXCAVATION (P)	CU YD	15,000.00	\$7.00	\$105,000.00	
10	COMMON EXCAVATION (P)	CU YD	20,000.00	\$7.00	\$140,000.00	
11	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	980.00	\$26.00	\$25,480.00	
12	SELECT GRANULAR BORROW (LV)	CU YD	17,320.00	\$12.00	\$207,840.00	
13	WEARING COURSE MIXTURE	TON	676.00	\$70.00	\$47,320.00	
14	NON WEARING COURSE MIXTURE	TON	903.00	\$68.00	\$61,404.00	
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	363.00	\$2.50	\$907.50	
16	4" CONCRETE SIDEWALK W/ SAND BEDDING	SQ FT	13,750.00	\$5.75	\$79,062.50	
17	CONCRETE CURB AND GUTTER, B618	LIN FT	4,718.00	\$12.00	\$56,616.00	
18	BITUMINOUS DRIVEWAY PAVEMENT W/ CLASS 5	SQ YD	100.00	\$25.00	\$2,500.00	
19	BITUMINOUS TRAIL	SQ YD	0.00	\$12.00	\$0.00	
20	F&I SIGN PANELS TYPE C	SQ FT	20.00	\$50.00	\$1,000.00	
21	F&I STREET NAME SIGN ASSEMBLY	EACH	2.00	\$350.00	\$700.00	
22	4" SOLID LINE WHITE - PAINT	LIN FT	0.00	\$0.20	\$0.00	
23	4" SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
24	4" BROKEN LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
25	4" DOUBLE SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.25	\$0.00	
26	STREET LIGHTING	LIN FT	1,400.00	\$60.00	\$84,000.00	
27	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00	\$812,455.00



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 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "A"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
SANITARY SEWER						
28	DEWATERING	LUMP SUM	1.00	\$15,000.00	\$15,000.00	
29	4" FORCEMAIN	LIN FT	1,500.00	\$24.00	\$36,000.00	
30	1 1/2" FORCEMAIN	LIN FT	400.00	\$2.00	\$800.00	
31	8" PVC SANITARY SEWER, SDR35	LIN FT	1,550.00	\$38.50	\$59,675.00	
32	JET CLEAN & TELEWISE FINISHED SANITARY SEWE	LIN FT	1,550.00	\$1.25	\$1,937.50	
33	8" OUTSIDE DROP	LIN FT	10.00	\$400.00	\$4,000.00	
34	4" PVC SANITARY SERVICE SDR26, (OPEN CUT)	LIN FT	1,125.00	\$27.50	\$30,937.50	
35	GRINDER STATION	EACH	8.00	\$8,500.00	\$68,000.00	
36	DUPLEX GRINDER STATION	EACH	1.00	\$40,000.00	\$40,000.00	
37	SANITARY MANHOLE (0-10')	EACH	12.00	\$3,100.00	\$37,200.00	
38	EXTRA DEPTH MANHOLE	LIN FT	70.00	\$125.00	\$8,750.00	
39	SANITARY SEWER CASTING	EACH	12.00	\$500.00	\$6,000.00	
40	CHIMNEY SEAL	EACH	12.00	\$250.00	\$3,000.00	
41	CONNECT TO EXISTING SANITARY SEWER	EACH	1.00	\$3,000.00	\$3,000.00	
42	8" X 4" PVC WYE & BEND, SDR 26	EACH	45.00	\$275.00	\$12,375.00	\$326,675.00
WATER MAIN						
43	8" WATER MAIN - PVC	LIN FT	2,800.00	\$35.00	\$98,000.00	
44	6" WATER MAIN - PVC	LIN FT	110.00	\$26.00	\$2,860.00	
45	HYDRANT	EACH	9.00	\$4,000.00	\$36,000.00	
46	8" GATE VALVE AND BOX	EACH	5.00	\$1,675.00	\$8,375.00	
47	6" GATE VALVE AND BOX	EACH	9.00	\$1,250.00	\$11,250.00	
48	10" x 8" WET TAP AND BOX	EACH	1.00	\$4,000.00	\$4,000.00	
49	CONNECT TO EXISTING WATER MAIN	EACH	1.00	\$2,000.00	\$2,000.00	
50	1" CORPORATION STOP	EACH	45.00	\$200.00	\$9,000.00	
51	1" CURB STOP AND BOX	EACH	45.00	\$275.00	\$12,375.00	
52	1" TYPE K COPPER PIPE	LIN FT	1,125.00	\$22.00	\$24,750.00	
53	3" INSULATION	SQ YD	60.00	\$30.00	\$1,800.00	
54	WATER MAIN FITTINGS	POUND	2,000.00	\$6.25	\$12,500.00	\$222,910.00



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 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
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OPINION OF PROBABLE COST - AREA "A"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
STORM SEWER						
55	INLET PROTECTION, MAINTAINED	EACH	10.00	\$200.00	\$2,000.00	
56	18" RC PIPE APRON W/TRASH GUARD	EACH	4.00	\$1,500.00	\$6,000.00	
57	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	120.00	\$30.00	\$3,600.00	
58	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	72.00	\$33.00	\$2,376.00	
59	CONST DRAINAGE STRUCTURE DES H	EACH	4.00	\$1,750.00	\$7,000.00	
60	CONST DRAINAGE STRUCTURE DESIGN 60-4020	EACH	0.00	\$4,125.00	\$0.00	
61	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	4.00	\$2,400.00	\$9,600.00	
62	CONST POND OUTLET STRUCTURE	EACH	1.00	\$10,000.00	\$10,000.00	\$40,576.00
TURF RESTORATION						
63	SCREENED TOPSOIL BORROW (LV)	CU YD	3,410.00	\$14.00	\$47,740.00	
64	SEEDING WITH BONDED FIBER MATRIX	ACRE	8.50	\$2,000.00	\$17,000.00	
65	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	8.50	\$1,000.00	\$8,500.00	
66	FERTILIZER	POUND	2,955.00	\$1.50	\$4,432.50	
67	SILT FENCE, MAINTAINED	LIN FT	4,110.00	\$1.50	\$6,165.00	
68	BIOROLL	LIN FT	400.00	\$4.00	\$1,600.00	\$85,437.50
SUBTOTAL - CONSTRUCTION					\$1,559,600.00	\$1,559,603.50
CONTINGENCY (15%)					\$233,900.00	
DESIGN ENGINEERING (8.5%)					\$152,400.00	
CONSTRUCTION ENGINEERING (10%)					\$179,400.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$35,900.00	
GRAND TOTAL					\$2,161,200.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, private development mass grading, or easement acquisition

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OPINION OF PROBABLE COST - AREA "A" Quicksilver

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$20,000.00	\$20,000.00	
2	TRAFFIC CONTROL	LUMP SUM	1.00	\$15,000.00	\$15,000.00	
3	ROCK CONSTRUCTION ENTRANCE	EACH	2.00	\$600.00	\$1,200.00	
4	CLEARING	ACRE	0.00	\$5,000.00	\$0.00	
5	GRUBBING	ACRE	0.00	\$3,500.00	\$0.00	
6	SAWING BITUMINOUS PAVEMENT	LIN FT	100.00	\$2.75	\$275.00	
7	REMOVE BITUMINOUS SURFACE	SQ YD	6,165.00	\$1.75	\$10,788.75	
8	REMOVE PIPE CULVERT	LIN FT	0.00	\$5.00	\$0.00	\$47,263.75
STREET						
9	SUBGRADE EXCAVATION (P)	CU YD	0.00	\$7.00	\$0.00	
10	COMMON EXCAVATION (P)	CU YD	20,000.00	\$7.00	\$140,000.00	
11	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	580.00	\$26.00	\$15,080.00	
12	SELECT GRANULAR BORROW (LV)	CU YD	0.00	\$12.00	\$0.00	
13	WEARING COURSE MIXTURE	TON	400.00	\$70.00	\$28,000.00	
14	NON WEARING COURSE MIXTURE	TON	533.00	\$68.00	\$36,244.00	
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	215.00	\$2.50	\$537.50	
16	4" CONCRETE SIDEWALK W/ SAND BEDDING	SQ FT	7,000.00	\$5.75	\$40,250.00	
17	CONCRETE CURB AND GUTTER, B618	LIN FT	2,790.00	\$12.00	\$33,480.00	
18	BITUMINOUS DRIVEWAY PAVEMENT W/ CLASS 5	SQ YD	0.00	\$25.00	\$0.00	
19	BITUMINOUS TRAIL	SQ YD	0.00	\$12.00	\$0.00	
20	F&I SIGN PANELS TYPE C	SQ FT	30.00	\$50.00	\$1,500.00	
21	F&I STREET NAME SIGN ASSEMBLY	EACH	1.00	\$350.00	\$350.00	
22	4" SOLID LINE WHITE - PAINT	LIN FT	0.00	\$0.20	\$0.00	
23	4" SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
24	4" BROKEN LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
25	4" DOUBLE SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.25	\$0.00	
26	STREET LIGHTING	LIN FT	1,395.00	\$60.00	\$83,700.00	
27	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00	\$379,766.50



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ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
SANITARY SEWER						
28	DEWATERING	LUMP SUM	0.00	\$15,000.00	\$0.00	
29	4" FORCEMAIN	LIN FT	0.00	\$24.00	\$0.00	
30	1 1/2" FORCEMAIN	LIN FT	0.00	\$2.00	\$0.00	
31	8" PVC SANITARY SEWER, SDR35	LIN FT	0.00	\$38.50	\$0.00	
32	JET CLEAN & TELEWISE FINISHED SANITARY SEWE	LIN FT	0.00	\$1.25	\$0.00	
33	8" OUTSIDE DROP	LIN FT	0.00	\$400.00	\$0.00	
34	4" PVC SANITARY SERVICE SDR26, (OPEN CUT)	LIN FT	0.00	\$27.50	\$0.00	
35	GRINDER STATION	EACH	0.00	\$8,500.00	\$0.00	
36	DUPLEX GRINDER STATION	EACH	0.00	\$40,000.00	\$0.00	
37	SANITARY MANHOLE (0-10')	EACH	0.00	\$3,100.00	\$0.00	
38	EXTRA DEPTH MANHOLE	LIN FT	0.00	\$125.00	\$0.00	
39	SANITARY SEWER CASTING	EACH	0.00	\$500.00	\$0.00	
40	CHIMNEY SEAL	EACH	0.00	\$250.00	\$0.00	
41	CONNECT TO EXISTING SANITARY SEWER	EACH	0.00	\$3,000.00	\$0.00	
42	8" X 4" PVC WYE & BEND, SDR 26	EACH	0.00	\$275.00	\$0.00	\$0.00
WATER MAIN						
43	8" WATER MAIN - PVC	LIN FT	0.00	\$35.00	\$0.00	
44	6" WATER MAIN - PVC	LIN FT	0.00	\$26.00	\$0.00	
45	HYDRANT	EACH	0.00	\$4,000.00	\$0.00	
46	8" GATE VALVE AND BOX	EACH	0.00	\$1,675.00	\$0.00	
47	6" GATE VALVE AND BOX	EACH	0.00	\$1,250.00	\$0.00	
48	10" x 8" WET TAP AND BOX	EACH	0.00	\$4,000.00	\$0.00	
49	CONNECT TO EXISTING WATER MAIN	EACH	0.00	\$2,000.00	\$0.00	
50	1" CORPORATION STOP	EACH	0.00	\$200.00	\$0.00	
51	1" CURB STOP AND BOX	EACH	0.00	\$275.00	\$0.00	
52	1" TYPE K COPPER PIPE	LIN FT	0.00	\$22.00	\$0.00	
53	3" INSULATION	SQ YD	0.00	\$30.00	\$0.00	
54	WATER MAIN FITTINGS	POUND	0.00	\$6.25	\$0.00	\$0.00



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 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "A" Quicksilver

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
STORM SEWER						
55	INLET PROTECTION, MAINTAINED	EACH	0.00	\$200.00	\$0.00	
56	18" RC PIPE APRON W/TRASH GUARD	EACH	0.00	\$1,500.00	\$0.00	
57	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	60.00	\$30.00	\$1,800.00	
58	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	100.00	\$33.00	\$3,300.00	
59	CONST DRAINAGE STRUCTURE DES H	EACH	4.00	\$1,750.00	\$7,000.00	
60	CONST DRAINAGE STRUCTURE DESIGN 60-4020	EACH	0.00	\$4,125.00	\$0.00	
61	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	0.00	\$2,400.00	\$0.00	
62	CONST POND OUTLET STRUCTURE	EACH	1.00	\$10,000.00	\$10,000.00	\$22,100.00
TURF RESTORATION						
63	SCREENED TOPSOIL BORROW (LV)	CU YD	2,040.00	\$14.00	\$28,560.00	
64	SEEDING WITH BONDED FIBER MATRIX	ACRE	5.00	\$2,000.00	\$10,000.00	
65	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	5.00	\$1,000.00	\$5,000.00	
66	FERTILIZER	POUND	1,770.00	\$1.50	\$2,655.00	
67	SILT FENCE, MAINTAINED	LIN FT	1,000.00	\$1.50	\$1,500.00	
68	BIOROLL	LIN FT	100.00	\$4.00	\$400.00	\$48,115.00
SUBTOTAL - CONSTRUCTION					\$497,200.00	\$497,245.25
CONTINGENCY (15%)					\$74,600.00	
DESIGN ENGINEERING (8.5%)					\$48,600.00	
CONSTRUCTION ENGINEERING (10%)					\$57,200.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$11,400.00	
GRAND TOTAL					\$689,000.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, private development mass grading, or easement acquisition

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OPINION OF PROBABLE COST - AREA "B"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$25,000.00	\$25,000.00	
2	TRAFFIC CONTROL	LUMP SUM	1.00	\$1,000.00	\$1,000.00	
3	ROCK CONSTRUCTION ENTRANCE	EACH	1.00	\$600.00	\$600.00	
4	CLEARING	ACRE	0.20	\$5,000.00	\$1,000.00	
5	GRUBBING	ACRE	0.20	\$3,500.00	\$700.00	
6	SAWING BITUMINOUS PAVEMENT	LIN FT	20.00	\$2.75	\$55.00	
7	REMOVE BITUMINOUS SURFACE	SQ YD	2,475.00	\$1.75	\$4,331.25	
8	REMOVE PIPE CULVERT	LIN FT	0.00	\$5.00	\$0.00	\$32,686.25
STREET						
9	SUBGRADE EXCAVATION (P)	CU YD	0.00	\$7.00	\$0.00	
10	COMMON EXCAVATION (P)	CU YD	1,250.00	\$7.00	\$8,750.00	
11	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	435.00	\$26.00	\$11,310.00	
12	SELECT GRANULAR BORROW (LV)	CU YD	0.00	\$12.00	\$0.00	
13	WEARING COURSE MIXTURE	TON	346.00	\$70.00	\$24,220.00	
14	NON WEARING COURSE MIXTURE	TON	461.00	\$68.00	\$31,348.00	
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	185.00	\$2.50	\$462.50	
16	4" CONCRETE SIDEWALK W/ SAND BEDDING	SQ FT	0.00	\$5.75	\$0.00	
17	CONCRETE CURB AND GUTTER, B618	LIN FT	2,600.00	\$12.00	\$31,200.00	
18	BITUMINOUS DRIVEWAY PAVEMENT W/ CLASS 5	SQ YD	321.00	\$25.00	\$8,025.00	
19	BITUMINOUS TRAIL	SQ YD	0.00	\$12.00	\$0.00	
20	F&I SIGN PANELS TYPE C	SQ FT	20.00	\$50.00	\$1,000.00	
21	F&I STREET NAME SIGN ASSEMBLY	EACH	0.00	\$350.00	\$0.00	
22	4" SOLID LINE WHITE - PAINT	LIN FT	0.00	\$0.20	\$0.00	
23	4" SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
24	4" BROKEN LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
25	4" DOUBLE SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.25	\$0.00	
26	STREET LIGHTING	LIN FT	1,300.00	\$60.00	\$78,000.00	
27	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00	\$194,940.50



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ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
SANITARY SEWER						
28	DEWATERING	LUMP SUM	1.00	\$15,000.00	\$15,000.00	
29	8" PVC SANITARY SEWER, SDR35	LIN FT	1,550.00	\$38.50	\$59,675.00	
30	JET CLEAN & TELEWISE FINISHED SANITARY SEWE	LIN FT	1,550.00	\$1.25	\$1,937.50	
31	CONSTRUCT LIFT STATION	LUMP SUM	1.00	\$180,000.00	\$180,000.00	
32	6" FORCEMAIN	LIN FT	1,780.00	\$30.00	\$53,400.00	
33	4" PVC SANITARY SERVICE SDR26, (OPEN CUT)	LIN FT	575.00	\$27.50	\$15,812.50	
34	SANITARY MANHOLE (0-10')	EACH	10.00	\$3,100.00	\$31,000.00	
35	EXTRA DEPTH MANHOLE	LIN FT	40.00	\$125.00	\$5,000.00	
36	JACK AND BORE 16" STEEL CASING	LIN FT	180.00	\$225.00	\$40,500.00	
37	SANITARY SEWER CASTING	EACH	10.00	\$500.00	\$5,000.00	
38	CHIMNEY SEAL	EACH	10.00	\$250.00	\$2,500.00	
39	CONNECT TO EXISTING SANITARY SEWER	EACH	1.00	\$3,000.00	\$3,000.00	
40	8" X 4" PVC WYE & BEND, SDR 26	EACH	23.00	\$275.00	\$6,325.00	\$419,150.00
WATER MAIN						
41	8" WATER MAIN - PVC	LIN FT	1,250.00	\$35.00	\$43,750.00	
42	6" WATER MAIN - PVC	LIN FT	40.00	\$26.00	\$1,040.00	
43	HYDRANT	EACH	3.00	\$4,000.00	\$12,000.00	
44	8" GATE VALVE AND BOX	EACH	1.00	\$1,675.00	\$1,675.00	
45	6" GATE VALVE AND BOX	EACH	3.00	\$1,250.00	\$3,750.00	
46	10" x 8" WET TAP AND BOX	EACH	1.00	\$4,000.00	\$4,000.00	
47	CONNECT TO EXISTING WATER MAIN	EACH	1.00	\$2,000.00	\$2,000.00	
48	1" CORPORATION STOP	EACH	23.00	\$200.00	\$4,600.00	
49	1" CURB STOP AND BOX	EACH	23.00	\$275.00	\$6,325.00	
50	1" TYPE K COPPER PIPE	LIN FT	575.00	\$22.00	\$12,650.00	
51	3" INSULATION	SQ YD	30.00	\$30.00	\$900.00	
52	WATER MAIN FITTINGS	POUND	500.00	\$6.25	\$3,125.00	\$95,815.00



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "B"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
STORM SEWER						
53	INLET PROTECTION, MAINTAINED	EACH	2.00	\$200.00	\$400.00	
54	18" RC PIPE APRON W/TRASH GUARD	EACH	1.00	\$1,500.00	\$1,500.00	
55	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	30.00	\$30.00	\$900.00	
56	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	65.00	\$33.00	\$2,145.00	
57	CONST DRAINAGE STRUCTURE DES H	EACH	1.00	\$1,750.00	\$1,750.00	
58	CONST DRAINAGE STRUCTURE DESIGN 60-4020	EACH	0.00	\$4,125.00	\$0.00	
59	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	1.00	\$2,400.00	\$2,400.00	
60	CONST POND OUTLET STRUCTURE	EACH	1.00	\$10,000.00	\$10,000.00	\$19,095.00
TURF RESTORATION						
60	SCREENED TOPSOIL BORROW (LV)	CU YD	1,450.00	\$14.00	\$20,300.00	
61	SEEDING WITH BONDED FIBER MATRIX	ACRE	3.60	\$2,000.00	\$7,200.00	
62	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	3.60	\$1,000.00	\$3,600.00	
63	FERTILIZER	POUND	1,260.00	\$1.50	\$1,890.00	
64	SILT FENCE, MAINTAINED	LIN FT	2,000.00	\$1.50	\$3,000.00	
65	BIOROLL	LIN FT	500.00	\$4.00	\$2,000.00	\$37,990.00
SUBTOTAL - CONSTRUCTION					\$799,700.00	\$799,676.75
CONTINGENCY (15%)					\$120,000.00	
DESIGN ENGINEERING (8.5%)					\$78,200.00	
CONSTRUCTION ENGINEERING (10%)					\$92,000.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$18,400.00	
GRAND TOTAL					\$1,108,300.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, private development mass grading, or easement acquisition

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RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "C"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$25,000.00	\$25,000.00	
2	TRAFFIC CONTROL	LUMP SUM	1.00	\$1,000.00	\$1,000.00	
3	ROCK CONSTRUCTION ENTRANCE	EACH	1.00	\$600.00	\$600.00	
4	CLEARING	ACRE	2.75	\$5,000.00	\$13,750.00	
5	GRUBBING	ACRE	2.75	\$3,500.00	\$9,625.00	
6	SAWING BITUMINOUS PAVEMENT	LIN FT	20.00	\$2.75	\$55.00	
7	REMOVE BITUMINOUS SURFACE	SQ YD	166.00	\$1.75	\$290.50	
8	REMOVE PIPE CULVERT	LIN FT	0.00	\$5.00	\$0.00	\$50,320.50
STREET						
9	SUBGRADE EXCAVATION (P)	CU YD	0.00	\$7.00	\$0.00	
10	COMMON EXCAVATION (P)	CU YD	15,000.00	\$7.00	\$105,000.00	
11	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	620.00	\$26.00	\$16,120.00	
12	SELECT GRANULAR BORROW (LV)	CU YD	0.00	\$12.00	\$0.00	
13	WEARING COURSE MIXTURE	TON	493.00	\$70.00	\$34,510.00	
14	NON WEARING COURSE MIXTURE	TON	657.00	\$68.00	\$44,676.00	
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	264.00	\$2.50	\$660.00	
16	4" CONCRETE SIDEWALK W/ SAND BEDDING	SQ FT	0.00	\$5.75	\$0.00	
17	BITUMINOUS DRIVEWAY PAVEMENT W/ CLASS 5	SQ YD	523.00	\$25.00	\$13,075.00	
18	CONCRETE CURB AND GUTTER, B618	LIN FT	2,400.00	\$12.00	\$28,800.00	
19	BITUMINOUS TRAIL	SQ YD	0.00	\$12.00	\$0.00	
20	F&I SIGN PANELS TYPE C	SQ FT	50.00	\$50.00	\$2,500.00	
21	F&I STREET NAME SIGN ASSEMBLY	EACH	1.00	\$350.00	\$350.00	
22	4" SOLID LINE WHITE - PAINT	LIN FT	0.00	\$0.20	\$0.00	
23	4" SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
24	4" BROKEN LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
25	4" DOUBLE SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.25	\$0.00	
26	STREET LIGHTING	LIN FT	1,200.00	\$60.00	\$72,000.00	
27	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00	\$318,316.00



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

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 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "C"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
SANITARY SEWER						
28	DEWATERING	LUMP SUM	1.00	\$15,000.00	\$15,000.00	
29	10" PVC SANITARY SEWER, SDR35	LIN FT		\$38.00	\$0.00	
30	8" PVC SANITARY SEWER, SDR35	LIN FT	1,150.00	\$38.50	\$44,275.00	
31	JET CLEAN & TELEVISE FINISHED SANITARY SEWE	LIN FT	1,150.00	\$1.25	\$1,437.50	
32	8" OUTSIDE DROP	LIN FT	10.00	\$400.00	\$4,000.00	
33	4" PVC SANITARY SERVICE SDR26, (OPEN CUT)	LIN FT	500.00	\$27.50	\$13,750.00	
34	SANITARY MANHOLE (0-10')	EACH	5.00	\$3,100.00	\$15,500.00	
35	EXTRA DEPTH MANHOLE	LIN FT	10.00	\$125.00	\$1,250.00	
36	SANITARY SEWER CASTING	EACH	5.00	\$500.00	\$2,500.00	
37	CHIMNEY SEAL	EACH	5.00	\$250.00	\$1,250.00	
38	CONNECT TO EXISTING SANITARY SEWER	EACH	1.00	\$3,000.00	\$3,000.00	
39	8" X 4" PVC WYE & BEND, SDR 26	EACH	20.00	\$275.00	\$5,500.00	\$107,462.50
WATER MAIN						
40	8" WATER MAIN - PVC	LIN FT	1,150.00	\$35.00	\$40,250.00	
41	6" WATER MAIN - PVC	LIN FT	60.00	\$26.00	\$1,560.00	
42	HYDRANT	EACH	4.00	\$4,000.00	\$16,000.00	
43	8" GATE VALVE AND BOX	EACH	2.00	\$1,675.00	\$3,350.00	
44	6" GATE VALVE AND BOX	EACH	4.00	\$1,250.00	\$5,000.00	
45	10" x 8" WET TAP AND BOX	EACH	0.00	\$4,000.00	\$0.00	
46	CONNECT TO EXISTING WATER MAIN	EACH	0.00	\$2,000.00	\$0.00	
47	1" CORPORATION STOP	EACH	31.00	\$200.00	\$6,200.00	
48	1" CURB STOP AND BOX	EACH	31.00	\$275.00	\$8,525.00	
49	1" TYPE K COPPER PIPE	LIN FT	775.00	\$22.00	\$17,050.00	
50	3" INSULATION	SQ YD	300.00	\$30.00	\$9,000.00	
51	WATER MAIN FITTINGS	POUND	2,910.00	\$6.25	\$18,187.50	\$125,122.50



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

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 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "C"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
STORM SEWER						
52	INLET PROTECTION, MAINTAINED	EACH	4.00	\$200.00	\$800.00	
53	18" RC PIPE APRON W/TRASH GUARD	EACH	1.00	\$1,500.00	\$1,500.00	
54	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	30.00	\$30.00	\$900.00	
55	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	250.00	\$33.00	\$8,250.00	
56	CONST DRAINAGE STRUCTURE DES H	EACH	2.00	\$1,750.00	\$3,500.00	
57	CONST DRAINAGE STRUCTURE DESIGN 60-4020	EACH	0.00	\$4,125.00	\$0.00	
58	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	2.00	\$2,400.00	\$4,800.00	
59	CONST POND OUTLET STRUCTURE	EACH	1.00	\$10,000.00	\$10,000.00	\$29,750.00
TURF RESTORATION						
59	SCREENED TOPSOIL BORROW (LV)	CU YD	2,830.00	\$14.00	\$39,620.00	
60	SEEDING WITH BONDED FIBER MATRIX	ACRE	7.00	\$2,000.00	\$14,000.00	
61	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	7.00	\$1,000.00	\$7,000.00	
62	FERTILIZER	POUND	2,450.00	\$1.50	\$3,675.00	
63	SILT FENCE, MAINTAINED	LIN FT	1,450.00	\$1.50	\$2,175.00	
64	BIOROLL	LIN FT	500.00	\$4.00	\$2,000.00	\$68,470.00
SUBTOTAL - CONSTRUCTION					\$699,400.00	\$699,441.50
CONTINGENCY (15%)					\$104,900.00	
DESIGN ENGINEERING (8.5%)					\$68,400.00	
CONSTRUCTION ENGINEERING (10%)					\$80,400.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$16,100.00	
GRAND TOTAL					\$969,200.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, private development mass grading, or easement acquisition

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RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "D"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$25,000.00	\$25,000.00	
2	TRAFFIC CONTROL	LUMP SUM	1.00	\$1,000.00	\$1,000.00	
3	ROCK CONSTRUCTION ENTRANCE	EACH	1.00	\$600.00	\$600.00	
4	CLEARING	ACRE	3.75	\$5,000.00	\$18,750.00	
5	GRUBBING	ACRE	3.75	\$3,500.00	\$13,125.00	
6	SAWING BITUMINOUS PAVEMENT	LIN FT	250.00	\$2.75	\$687.50	
7	REMOVE BITUMINOUS SURFACE	SQ YD	657.00	\$1.75	\$1,149.75	
8	REMOVE PIPE CULVERT	LIN FT	0.00	\$5.00	\$0.00	\$60,312.25
STREET						
9	SUBGRADE EXCAVATION (P)	CU YD		\$7.00	\$0.00	
10	COMMON EXCAVATION (P)	CU YD	12,000.00	\$7.00	\$84,000.00	
11	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	358.00	\$26.00	\$9,308.00	
12	SELECT GRANULAR BORROW (LV)	CU YD		\$12.00	\$0.00	
13	WEARING COURSE MIXTURE	TON	284.00	\$70.00	\$19,880.00	
14	NON WEARING COURSE MIXTURE	TON	379.00	\$68.00	\$25,772.00	
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	153.00	\$2.50	\$382.50	
16	4" CONCRETE SIDEWALK W/ SAND BEDDING	SQ FT	0.00	\$5.75	\$0.00	
17	BITUMINOUS DRIVEWAY PAVEMENT W/ CLASS 5	SQ YD	56.00	\$25.00	\$1,400.00	
18	CONCRETE CURB AND GUTTER, B618	LIN FT	310.00	\$12.00	\$3,720.00	
19	BITUMINOUS TRAIL	SQ YD	0.00	\$12.00	\$0.00	
20	F&I SIGN PANELS TYPE C	SQ FT	50.00	\$50.00	\$2,500.00	
21	F&I STREET NAME SIGN ASSEMBLY	EACH	1.00	\$350.00	\$350.00	
22	4" SOLID LINE WHITE - PAINT	LIN FT	0.00	\$0.20	\$0.00	
23	4" SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
24	4" BROKEN LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
25	4" DOUBLE SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.25	\$0.00	
26	STREET LIGHTING	LIN FT	155.00	\$60.00	\$9,300.00	
27	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00	\$157,237.50



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

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 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "D"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
SANITARY SEWER						
28	DEWATERING	LUMP SUM	1.00	\$15,000.00	\$15,000.00	
29	10" PVC SANITARY SEWER, SDR35	LIN FT		\$38.00	\$0.00	
30	8" PVC SANITARY SEWER, SDR35	LIN FT	1,150.00	\$38.50	\$44,275.00	
31	JET CLEAN & TELEVISE FINISHED SANITARY SEWE	LIN FT	1,150.00	\$1.25	\$1,437.50	
32	8" OUTSIDE DROP	LIN FT	10.00	\$400.00	\$4,000.00	
33	4" PVC SANITARY SERVICE SDR26, (OPEN CUT)	LIN FT	1,125.00	\$27.50	\$30,937.50	
34	SANITARY MANHOLE (0-10')	EACH	5.00	\$3,100.00	\$15,500.00	
35	EXTRA DEPTH MANHOLE	LIN FT	30.00	\$125.00	\$3,750.00	
36	SANITARY SEWER CASTING	EACH	5.00	\$500.00	\$2,500.00	
37	CHIMNEY SEAL	EACH	5.00	\$250.00	\$1,250.00	
38	CONNECT TO EXISTING SANITARY SEWER	EACH	1.00	\$3,000.00	\$3,000.00	
39	8" X 4" PVC WYE & BEND, SDR 26	EACH	10.00	\$275.00	\$2,750.00	\$124,400.00
WATER MAIN						
40	8" WATER MAIN - PVC	LIN FT	2,905.00	\$35.00	\$101,675.00	
41	6" WATER MAIN - PVC	LIN FT	110.00	\$26.00	\$2,860.00	
42	HYDRANT	EACH	9.00	\$4,000.00	\$36,000.00	
43	8" GATE VALVE AND BOX	EACH	14.00	\$1,675.00	\$23,450.00	
44	6" GATE VALVE AND BOX	EACH	10.00	\$1,250.00	\$12,500.00	
45	10" x 8" WET TAP AND BOX	EACH	1.00	\$4,000.00	\$4,000.00	
46	CONNECT TO EXISTING WATER MAIN	EACH	1.00	\$2,000.00	\$2,000.00	
47	1" CORPORATION STOP	EACH	45.00	\$200.00	\$9,000.00	
48	1" CURB STOP AND BOX	EACH	45.00	\$275.00	\$12,375.00	
49	1" TYPE K COPPER PIPE	LIN FT	2,125.00	\$22.00	\$46,750.00	
50	3" INSULATION	SQ YD	300.00	\$30.00	\$9,000.00	
51	WATER MAIN FITTINGS	POUND	2,910.00	\$6.25	\$18,187.50	\$277,797.50



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

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 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "D"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
STORM SEWER						
52	INLET PROTECTION, MAINTAINED	EACH	10.00	\$200.00	\$2,000.00	
53	18" RC PIPE APRON W/TRASH GUARD	EACH	4.00	\$1,500.00	\$6,000.00	
54	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	120.00	\$30.00	\$3,600.00	
55	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	72.00	\$33.00	\$2,376.00	
56	CONST DRAINAGE STRUCTURE DES H	EACH	4.00	\$1,750.00	\$7,000.00	
57	CONST DRAINAGE STRUCTURE DESIGN 60-4020	EACH	0.00	\$4,125.00	\$0.00	
58	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	4.00	\$2,400.00	\$9,600.00	\$30,576.00
TURF RESTORATION						
59	SCREENED TOPSOIL BORROW (LV)	CU YD	1,920.00	\$14.00	\$26,880.00	
60	SEEDING WITH BONDED FIBER MATRIX	ACRE	4.75	\$2,000.00	\$9,500.00	
61	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	4.75	\$1,000.00	\$4,750.00	
62	FERTILIZER	POUND	1,665.00	\$1.50	\$2,497.50	
63	SILT FENCE, MAINTAINED	LIN FT	500.00	\$1.50	\$750.00	
64	BIOROLL	LIN FT	100.00	\$4.00	\$400.00	\$44,777.50
SUBTOTAL - CONSTRUCTION					\$695,100.00	\$695,100.75
CONTINGENCY (15%)					\$104,300.00	
DESIGN ENGINEERING (8.5%)					\$67,900.00	
CONSTRUCTION ENGINEERING (10%)					\$79,900.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$16,000.00	
GRAND TOTAL					\$963,200.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, private development mass grading, or easement acquisition

P:\PT\R\RUMRI\134982\2-proj-mgmt\25-cost-est\Estimate.xlsx\SUMMARY



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 SEH NC RUMRI 134982

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 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "E"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$25,000.00	\$25,000.00	
2	TRAFFIC CONTROL	LUMP SUM	1.00	\$1,000.00	\$1,000.00	
3	ROCK CONSTRUCTION ENTRANCE	EACH	1.00	\$600.00	\$600.00	
4	CLEARING	ACRE	1.00	\$5,000.00	\$5,000.00	
5	GRUBBING	ACRE	1.00	\$3,500.00	\$3,500.00	
6	SAWING BITUMINOUS PAVEMENT	LIN FT	20.00	\$2.75	\$55.00	
7	REMOVE BITUMINOUS SURFACE	SQ YD	511.00	\$1.75	\$894.25	
8	REMOVE PIPE CULVERT	LIN FT	0.00	\$5.00	\$0.00	\$36,049.25
STREET						
9	SUBGRADE EXCAVATION (P)	CU YD	0.00	\$7.00	\$0.00	
10	COMMON EXCAVATION (P)	CU YD	20,000.00	\$7.00	\$140,000.00	
11	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	453.00	\$26.00	\$11,778.00	
12	SELECT GRANULAR BORROW (LV)	CU YD	0.00	\$12.00	\$0.00	
13	WEARING COURSE MIXTURE	TON	360.00	\$70.00	\$25,200.00	
14	NON WEARING COURSE MIXTURE	TON	480.00	\$68.00	\$32,640.00	
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	193.00	\$2.50	\$482.50	
16	4" CONCRETE SIDEWALK W/ SAND BEDDING	SQ FT	0.00	\$5.75	\$0.00	
17	BITUMINOUS DRIVEWAY PAVEMENT W/ CLASS 5	SQ YD	100.00	\$25.00	\$2,500.00	
18	CONCRETE CURB AND GUTTER, B618	LIN FT	2,000.00	\$12.00	\$24,000.00	
19	BITUMINOUS TRAIL	SQ YD	0.00	\$12.00	\$0.00	
20	F&I SIGN PANELS TYPE C	SQ FT	50.00	\$50.00	\$2,500.00	
21	F&I STREET NAME SIGN ASSEMBLY	EACH	3.00	\$350.00	\$1,050.00	
22	4" SOLID LINE WHITE - PAINT	LIN FT	0.00	\$0.20	\$0.00	
23	4" SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
24	4" BROKEN LINE YELLOW - PAINT	LIN FT	0.00	\$0.20	\$0.00	
25	4" DOUBLE SOLID LINE YELLOW - PAINT	LIN FT	0.00	\$0.25	\$0.00	
26	STREET LIGHTING	LIN FT	1,000.00	\$60.00	\$60,000.00	
27	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00	\$300,775.50



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "E"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
SANITARY SEWER						
28	DEWATERING	LUMP SUM	1.00	\$15,000.00	\$15,000.00	
29	2" HDPE FORCEMAIN PIPE DIRECTIONALLY DRILLED	LIN FT	2,150.00	\$25.00	\$53,750.00	
30	8" PVC SANITARY SEWER, SDR35	LIN FT	800.00	\$38.50	\$30,800.00	
31	JET CLEAN & TELEVISION FINISHED SANITARY SEWER	LIN FT	2,950.00	\$1.25	\$3,687.50	
32	DUPLEX GRINDER STATION	EACH	1.00	\$40,000.00	\$40,000.00	
33	4" PVC SANITARY SERVICE SDR26, (OPEN CUT)	LIN FT	425.00	\$27.50	\$11,687.50	
34	SANITARY MANHOLE (0-10')	EACH	6.00	\$3,100.00	\$18,600.00	
35	EXTRA DEPTH MANHOLE	LIN FT	25.00	\$125.00	\$3,125.00	
36	SANITARY SEWER CASTING	EACH	6.00	\$500.00	\$3,000.00	
37	CHIMNEY SEAL	EACH	6.00	\$250.00	\$1,500.00	
38	CONNECT TO EXISTING SANITARY SEWER	EACH	1.00	\$3,000.00	\$3,000.00	
39	8" X 4" PVC WYE & BEND, SDR 26	EACH	17.00	\$275.00	\$4,675.00	\$188,825.00
WATER MAIN						
40	8" WATER MAIN - PVC	LIN FT	1,000.00	\$35.00	\$35,000.00	
41	6" WATER MAIN - PVC	LIN FT	50.00	\$26.00	\$1,300.00	
42	HYDRANT	EACH	3.00	\$4,000.00	\$12,000.00	
43	8" GATE VALVE AND BOX	EACH	1.00	\$1,675.00	\$1,675.00	
44	6" GATE VALVE AND BOX	EACH	3.00	\$1,250.00	\$3,750.00	
45	10" x 8" WET TAP AND BOX	EACH	0.00	\$4,000.00	\$0.00	
46	CONNECT TO EXISTING WATER MAIN	EACH	1.00	\$2,000.00	\$2,000.00	
47	1" CORPORATION STOP	EACH	17.00	\$200.00	\$3,400.00	
48	1" CURB STOP AND BOX	EACH	17.00	\$275.00	\$4,675.00	
49	1" TYPE K COPPER PIPE	LIN FT	425.00	\$22.00	\$9,350.00	
50	3" INSULATION	SQ YD	10.00	\$30.00	\$300.00	
51	WATER MAIN FITTINGS	POUND	500.00	\$6.25	\$3,125.00	\$76,575.00



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - AREA "E"

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
STORM SEWER						
52	INLET PROTECTION, MAINTAINED	EACH	10.00	\$200.00	\$2,000.00	
53	18" RC PIPE APRON W/TRASH GUARD	EACH	4.00	\$1,500.00	\$6,000.00	
54	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	120.00	\$30.00	\$3,600.00	
55	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	72.00	\$33.00	\$2,376.00	
56	CONST DRAINAGE STRUCTURE DES H	EACH	4.00	\$1,750.00	\$7,000.00	
57	CONST DRAINAGE STRUCTURE DESIGN 60-4020	EACH	0.00	\$4,125.00	\$0.00	
58	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	4.00	\$2,400.00	\$9,600.00	\$30,576.00
TURF RESTORATION						
59	SCREENED TOPSOIL BORROW (LV)	CU YD	1,140.00	\$14.00	\$15,960.00	
60	SEEDING WITH BONDED FIBER MATRIX	ACRE	2.85	\$2,000.00	\$5,700.00	
61	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	2.85	\$1,000.00	\$2,850.00	
62	FERTILIZER	POUND	1,000.00	\$1.50	\$1,500.00	
63	SILT FENCE, MAINTAINED	LIN FT	500.00	\$1.50	\$750.00	
64	BIOROLL	LIN FT	100.00	\$4.00	\$400.00	\$27,160.00
SUBTOTAL - CONSTRUCTION					\$660,000.00	\$659,960.75
CONTINGENCY (15%)					\$99,000.00	
DESIGN ENGINEERING (8.5%)					\$64,500.00	
CONSTRUCTION ENGINEERING (10%)					\$75,900.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$15,200.00	
GRAND TOTAL					\$914,600.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, private development mass grading, or easement acquisition

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RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' BIT CURB STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - TRAIL 1

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2	CLEARING	ACRE	0.10	\$5,000.00	\$500.00	
3	GRUBBING	ACRE	0.10	\$3,500.00	\$350.00	
4	SAWING BITUMINOUS PAVEMENT	LIN FT	140.00	\$2.75	\$385.00	
5	REMOVE BITUMINOUS SURFACE	SQ YD	55.00	\$1.75	\$96.25	\$6,331.25
STREET						
6	COMMON EXCAVATION (P)	CU YD	500.00	\$7.00	\$3,500.00	
7	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	280.00	\$26.00	\$7,280.00	
8	WEARING COURSE MIXTURE	TON	262.00	\$70.00	\$18,340.00	
9	STREET SWEEPING TYPE WET PICKUP	HOURL	5.00	\$125.00	\$625.00	\$29,745.00
TURF RESTORATION						
10	SCREENED TOPSOIL BORROW (LV)	CU YD	175.00	\$14.00	\$2,450.00	
11	SEEDING WITH BONDED FIBER MATRIX	ACRE	0.45	\$2,000.00	\$900.00	
12	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	0.45	\$1,000.00	\$450.00	
13	FERTILIZER	POUND	170.00	\$1.50	\$255.00	
14	SILT FENCE, MAINTAINED	LIN FT	200.00	\$1.50	\$300.00	
15	BIOROLL	LIN FT	10.00	\$4.00	\$40.00	\$4,395.00
SUBTOTAL - CONSTRUCTION					\$40,500.00	\$40,471.25
CONTINGENCY (15%)					\$6,100.00	
DESIGN ENGINEERING (8.5%)					\$4,000.00	
CONSTRUCTION ENGINEERING (10%)					\$4,700.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$900.00	
GRAND TOTAL					\$56,200.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, or easement acquisition

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RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 32' CONC CURB B-B STREET FOR AREA A, 30' BIT CURB STREET FOR AREAS B-D
 5' CONCRETE SIDEWALK PER STR-5, ASSUME 3" SALVAGABLE TOPSOIL, 3" BORROW
 LOCAL BACKYARD SIDEWALKS NOT INCLUDED IN ESTIMATES

OPINION OF PROBABLE COST - TRAIL 2

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST	TOTAL
GENERAL						
1	MOBILIZATION	LUMP SUM	1.00	\$5,000.00	\$5,000.00	
2	CLEARING	ACRE	0.60	\$5,000.00	\$3,000.00	
3	GRUBBING	ACRE	0.60	\$3,500.00	\$2,100.00	
4	SAWING BITUMINOUS PAVEMENT	LIN FT	20.00	\$2.75	\$55.00	
5	REMOVE BITUMINOUS SURFACE	SQ YD	100.00	\$1.75	\$175.00	\$10,330.00
STREET						
6	COMMON EXCAVATION (P)	CU YD	420.00	\$7.00	\$2,940.00	
7	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	235.00	\$26.00	\$6,110.00	
8	WEARING COURSE MIXTURE	TON	221.00	\$70.00	\$15,470.00	
9	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00	\$25,145.00
STORM SEWER						
10	INLET PROTECTION, MAINTAINED	EACH	0.00	\$100.00	\$0.00	
11	18" RC PIPE APRON W/TRASH GUARD	EACH	0.00	\$1,250.00	\$0.00	
12	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	0.00	\$31.00	\$0.00	
13	CONST DRAINAGE STRUCTURE DESIGN H	EACH	0.00	\$1,500.00	\$0.00	
14	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	0.00	\$2,000.00	\$0.00	\$0.00
TURF RESTORATION						
15	SCREENED TOPSOIL BORROW (LV)	CU YD	150.00	\$14.00	\$2,100.00	
16	SEEDING WITH BONDED FIBER MATRIX	ACRE	0.37	\$2,000.00	\$740.00	
17	SEEDING WITH HYDROMULCH (TEMPORARY)	ACRE	0.37	\$1,000.00	\$370.00	
18	FERTILIZER	POUND	130.00	\$1.50	\$195.00	
19	SILT FENCE, MAINTAINED	LIN FT	1,250.00	\$1.50	\$1,875.00	
20	BIOROLL	LIN FT	100.00	\$4.00	\$400.00	\$5,680.00
SUBTOTAL - CONSTRUCTION					\$41,200.00	\$41,155.00
CONTINGENCY (15%)					\$6,200.00	
DESIGN ENGINEERING (8.5%)					\$4,000.00	
CONSTRUCTION ENGINEERING (10%)					\$4,700.00	
LEGAL, ADMINISTRATIVE, FISCAL (2%)					\$900.00	
GRAND TOTAL					\$57,000.00	

Note: Estimate does not include any costs related to wetland permitting, wetland mitigation, or easement acquisition

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RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NCRUMRI 134982

4/18/2016

* ASSUMPTIONS FOR ESTIMATE INCLUDE 12ft wide by 10ft tall box culvert
 4ft of cover over top inside of box (bottom of tunnel is 14ft below centerline of the road)
 trail connections not included in this estimate

OPINION OF PROBABLE COST - BOX CULVERT


ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST
1	MOBILIZATION	LUMP SUM	1.00	\$15,000.00	\$15,000.00
2	SAWING BITUMINOUS PAVEMENT	LIN FT	140.00	\$4.00	\$560.00
3	REMOVE BITUMINOUS SURFACE	SQ YD	511.00	\$2.00	\$1,022.00
4	COMMON EXCAVATION (P)	CU YD	4,500.00	\$7.00	\$31,500.00
5	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	300.00	\$26.00	\$7,800.00
6	RETAINING WALL	SQ FT	1,500.00	\$50.00	\$75,000.00
7	GUARD RAIL	LIN FT	400.00	\$25.00	\$10,000.00
8	GUARD RAIL END TERMINALS	EACH	2.00	\$3,000.00	\$6,000.00
9	WEARING COURSE MIXTURE	TON	250.00	\$90.00	\$22,500.00
10	BITUMINOUS PATCH HWY SPECIAL	SQ YD	600.00	\$60.00	\$36,000.00
11	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00
12	12' X 10' BOX CULVERT	LIN FT	70.00	\$1,000.00	\$70,000.00
13	BOX CULVERT END SECTIONS	EACH	2.00	\$25,000.00	\$50,000.00
14	INLET PROTECTION, MAINTAINED	EACH	4.00	\$100.00	\$400.00
15	18" RC PIPE APRON W/TRASH GUARD	EACH	1.00	\$1,250.00	\$1,250.00
16	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	480.00	\$32.00	\$15,360.00
17	CONST DRAINAGE STRUCTURE DESIGN H	EACH	2.00	\$1,500.00	\$3,000.00
18	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	2.00	\$2,000.00	\$4,000.00
19	SCREENED TOPSOIL BORROW (LV)	CU YD	500.00	\$20.00	\$10,000.00
20	SEEDING WITH BONDED FIBER MATRIX	ACRE	2.85	\$2,000.00	\$5,700.00
21	TRAFFIC CONTROL	LUMP SUM	1.00	\$15,000.00	\$15,000.00
22	LANDSCAPING	LUMP SUM	1.00	\$30,000.00	\$30,000.00
SUBTOTAL - CONSTRUCTION					\$410,700.00
CONTINGENCY (10%)					\$41,100.00
TOPO/PRELIMINARY DESIGN					\$20,000.00
FINAL DESIGN					\$25,000.00
CONSTRUCTION ADMINISTRATION					\$50,000.00
GRAND TOTAL					\$546,800.00

Note: Estimate does not include any costs related to permitting or easements

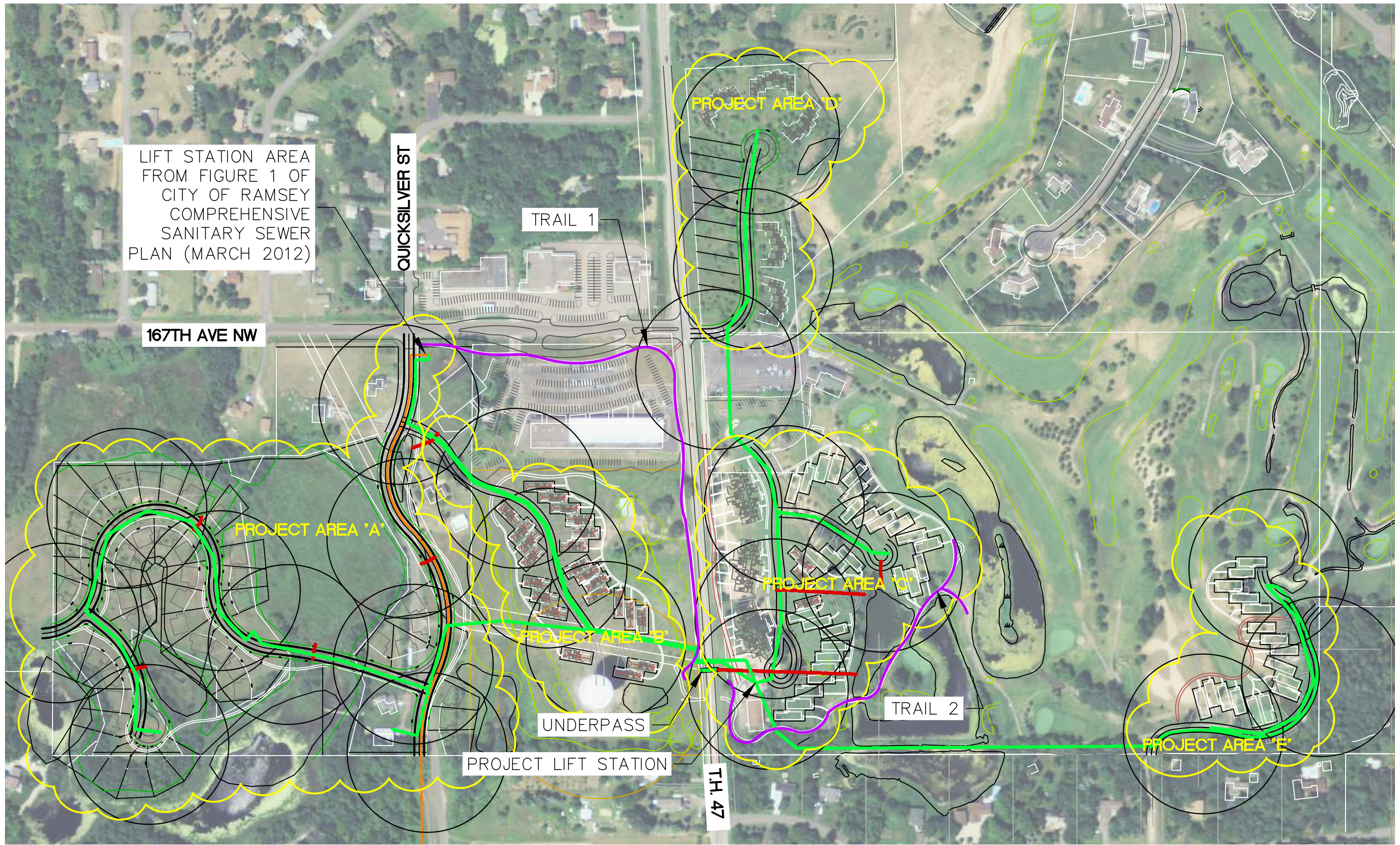
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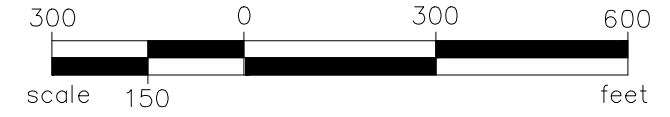



 PHONE: 320.229.4300 1200 25TH AVENUE SOUTH P.O. BOX 1717 ST. CLOUD, MN 56302-1717 www.sehinc.com	FILE NO. RUMRI 134982	PROJECT SUBAREAS RUM RIVER HILLS GOLF COMMUNITY RAMSEY, MINNESOTA	EXHIBIT NO. 1
	DATE: 04/13/2016		

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- FORCEMAIN FROM CITY OF RAMSEY COMPREHENSIVE SANITARY SEWER STUDY DATED MARCH 2012 (FIG 1)
- DEVELOPMENT SANITARY SEWER
- DEVELOPMENT STORM SEWER



	PHONE: 320.229.4300 1200 25TH AVENUE SOUTH P.O. BOX 1717 ST. CLOUD, MN 56302-1717 www.sehinc.com	FILE NO. RUMRI 134982	UTILITY LAYOUT RUM RIVER HILLS GOLF COMMUNITY RAMSEY, MINNESOTA	EXHIBIT NO. 2
		DATE: 04/13/2016		



RUM RIVER HILLS GOLF COMMUNITY
 RUMRI COST ESTIMATE
 SEH NC RUMRI 134982

* ASSUMPTIONS FOR ESTIMATE INCLUDE 12ft wide by 10ft tall box culvert
 4ft of cover over top inside of box (bottom of tunnel is 14ft below centerline of the road)
 trail connections not included in this estimate

OPINION OF PROBABLE COST - BOX CULVERT

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASUREMENT	APPROXIMATE QUANTITY	UNIT PRICE	COST
1	MOBILIZATION	LUMP SUM	1.00	\$15,000.00	\$15,000.00
2	SAWING BITUMINOUS PAVEMENT	LIN FT	140.00	\$4.00	\$560.00
3	REMOVE BITUMINOUS SURFACE	SQ YD	511.00	\$2.00	\$1,022.00
4	COMMON EXCAVATION (P)	CU YD	4,500.00	\$7.00	\$31,500.00
5	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	300.00	\$26.00	\$7,800.00
6	RETAINING WALL	SQ FT	1,500.00	\$50.00	\$75,000.00
7	GUARD RAIL	LIN FT	400.00	\$25.00	\$10,000.00
8	GUARD RAIL END TERMINALS	EACH	2.00	\$3,000.00	\$6,000.00
8	WEARING COURSE MIXTURE	TON	250.00	\$90.00	\$22,500.00
9	BITUMINOUS PATCH HWY SPECIAL	SQ YD	600.00	\$60.00	\$36,000.00
10	STREET SWEEPING TYPE WET PICKUP	HOUR	5.00	\$125.00	\$625.00
11	12' X 10' BOX CULVERT	LIN FT	70.00	\$1,000.00	\$70,000.00
12	BOX CULVERT END SECTIONS	EACH	2.00	\$25,000.00	\$50,000.00
12	INLET PROTECTION, MAINTAINED	EACH	4.00	\$100.00	\$400.00
13	18" RC PIPE APRON W/TRASH GUARD	EACH	1.00	\$1,250.00	\$1,250.00
13	18" RC PIPE SEWER DESIGN 3006 CL III	LIN FT	480.00	\$32.00	\$15,360.00
14	CONST DRAINAGE STRUCTURE DES H	EACH	2.00	\$1,500.00	\$3,000.00
14	CONST DRAINAGE STRUCTURE DESIGN 48-4020	EACH	2.00	\$2,000.00	\$4,000.00
15	SCREENED TOPSOIL BORROW (LV)	CU YD	500.00	\$20.00	\$10,000.00
16	SEEDING WITH BONDED FIBER MATRIX	ACRE	2.85	\$2,000.00	\$5,700.00
17	TRAFFIC CONTROL	LUMP SUM	1.00	\$15,000.00	\$15,000.00
18	LANDSCAPING	LUMP SUM	1.00	\$30,000.00	\$30,000.00
SUBTOTAL - CONSTRUCTION					\$410,700.00
CONTINGENCY (10%)					\$41,100.00
TOPO/PRELIMINARY DESIGN					\$20,000.00
FINAL DESIGN					\$25,000.00
CONSTRUCTION ADMINISTRATION					\$50,000.00
GRAND TOTAL					\$546,800.00

Note: Estimate does not include any costs related to permitting or easements