

Appendix B
Detailed Cost Estimates

**Stoney Hill Master Plan
Opinion of Probable Cost**

SITWORK

Item Description	Unit	Quantity	Unit Price	Amount
Clearing & Grubbing	Acre	8	\$2,000.00	\$16,000.00
Hauling & Dumping	LS	1	\$10,000.00	\$10,000.00
Rough & Fine Grading	SF	350,000	\$0.20	\$70,000.00
Topsoil	CY	1,000	\$25.00	\$25,000.00
Silt Fence	LF	2,100	\$3.00	\$6,300.00
Seeding & Mulching	SF	9,000	\$2.00	\$18,000.00
Plantings	EA	100	\$500.00	\$50,000.00
Sitework Subtotal				\$195,300.00

ROADWAY, WALKWAYS & TRAILS

Item Description	Unit	Quantity	Unit Price	Amount
Fine Crushed Gravel	CY	2,400	\$30.00	\$72,000.00
2" Bottom Course Asphalt Pavement	Ton	1,600	\$62.00	\$99,200.00
1-1/2" Top Bottom Course Asphalt Pavement	Ton	1,200	\$67.00	\$80,400.00
5' Wide Concrete Sidewalks	SF	9,800	\$5.00	\$49,000.00
Trails	SF	6,800	\$2.00	\$13,600.00
Roadways, Walks and Trails Subtotal				\$314,200.00

UTILITIES

Item Description	Unit	Quantity	Unit Price	Amount
Water				
8" Watermain	LF	600	\$75.00	\$45,000.00
Hydrant Connections	EA	2	\$5,000.00	\$10,000.00
6" Water Services	LF	450	\$65.00	\$29,250.00
Testing	LS	1	\$5,000.00	\$5,000.00
Sewer				
4" PVC SDR 35 Sewer Services	LF	50	\$50.00	\$2,500.00
5,000 Gallon STEP Tanks	EA	5	\$15,000.00	\$75,000.00
1 1/2" STEP Forcemains	LF	1,000	\$35.00	\$35,000.00
5,000 Gallon Dosing Pumping Station	EA	1	\$20,000.00	\$20,000.00
Testing	LS	1	\$5,000.00	\$5,000.00
Leachfield (See Separate Breakdown)				\$0.00
Excavate Leachfield Trenches	CY	560	\$8.00	\$4,480.00
Leachfield Stone	CY	310	\$25.00	\$7,750.00
1 1/2" Laterals	LF	1,700	\$6.00	\$10,200.00
Filter Fabric	SY	750	\$2.00	\$1,500.00
Topsoil	CY	250	\$25.00	\$6,250.00
2" Forcemains	LF	500	\$30.00	\$15,000.00
Spider Valves	EA	2	\$2,000.00	\$4,000.00
Testing	LS	1	\$5,000.00	\$5,000.00
Stormwater				
Grassed Swales	SF	15000	\$0.50	\$7,500.00
Stormwater Basin	LF	1	\$30,000.00	\$30,000.00
Fence around Basin	LF	26	\$26.00	\$676.00
15" stormwater pipe	LF	2,800	\$60.00	\$168,000.00
Catch Basins	EA	10	\$5,000.00	\$50,000.00
Buried Electric, Telephone, Cable	LF	2,500	\$60.00	\$150,000.00
Site Lights	EA	40	\$2,000.00	\$80,000.00
Utilities Subtotal				\$767,106.00

Sitework Subtotal **\$1,276,606.00**

Building Costs

Item Description	Unit	Quantity	Unit Price	Amount
Building A	SF	13,000	\$160.00	\$2,080,000.00
Building B	SF	12,600	\$140.00	\$1,764,000.00
Building C	SF	9,400	\$120.00	\$1,128,000.00
Building D	SF	24,000	\$120.00	\$2,880,000.00
Building E	SF	12,000	\$120.00	\$1,440,000.00
Building Subtotal				\$9,292,000.00

Total Construction Cost	
Sitework	\$1,276,606
Buildings	\$9,292,000
Preparation of Site/Misc. Work (8%)	\$845,488
Contingency (10%)	\$1,141,409
Total Construction Cost	\$12,555,504

Total Project Cost	
Construction Cost	\$12,555,504
Architect/Engineering (10%)	\$1,255,550
Archeological Investigations (Estimated)	\$20,000
Land Acquisition	\$252,700
Permitting	\$94,911
Total Project Cost	\$14,178,665