



Preliminary Engineer's Opinion of Probable Construction Cost

Project Information

Project Name: Parker Ridge - Young Street Connector
 BGE Project #: 8430-03
 Designed by: JWM Date: 11/1/2023
 Revised by: DF Date: 11/26/2023
 Checked by: DF Date: 11/27/2023

	QUANTITY		LABOR AND MATERIALS		TOTAL COST
	# OF UNITS	UNIT	PER UNIT COST	SUBTOTAL COST	
EARTH BALANCING					
Strip topsoil and place in permanent on-site location	1600	CY	3.50	\$ 5,600	\$ 5,600
Grading cut and on-site compaction	4200	CY	8.50	\$ 35,700	\$ 35,700
Import structural soil and compaction	1200	CY	22.00	\$ 26,400	\$ 26,400
Fine grade roads	4,500	SY	2.50	\$ 11,250	\$ 11,300
Fine grade curb	1,350	LF	2.25	\$ 3,038	\$ 3,000
Muck out and re-compact soil around storm drain inlets prior to grading	14	EA	150.00	\$ 2,100	\$ 2,100
Backfill curb	1,350	LF	3.50	\$ 4,725	\$ 4,700
Backfill sidewalk	1,350	LF	2.50	\$ 3,375	\$ 3,400
Fine grade building pads	0	PAD	1,100.00	\$ -	\$ -
Fine grade site	5,500	SY	2.00	\$ 11,000	\$ 11,000
Mobilization	1	LS	75,000.00	\$ 75,000	\$ 75,000
				TOTAL =	\$ 178,200
SEDIMENT CONTROL					
Construction Entrance	1	EA	10,500.00	\$ 10,500	\$ 10,500
Diversion swale/ditch	2,400	LF	2.00	\$ 4,800	\$ 4,800
Slope drains	240	LF	35.50	\$ 8,520	\$ 8,500
Tree protection fence - install/maintain	2800	LF	2.75	\$ 7,700	\$ 7,700
Tree protection fence - removal/dispose	2800	LF	1.90	\$ 5,320	\$ 5,300
Silt fence install/maintain	1,500	LF	2.75	\$ 4,125	\$ 4,100
Silt fence remove/dispose	1,500	LF	1.90	\$ 2,850	\$ 2,900
Check Dam (Rip Rap)	10	EA	425.00	\$ 4,250	\$ 4,300
Sediment basin installation	2	EA	60,000.00	\$ 120,000	\$ 120,000
Sediment basin conversion to Wet Pond	0	EA	40,000.00	\$ -	\$ -
CMP Riser Installation	0	EA	20,000.00	\$ -	\$ -
Sediment Basin Removal	2	EA	25.00	\$ 50	\$ 100
Erosion Control Matting	1,500	SY	2.15	\$ 3,225	\$ 3,200
Temporary erosion control seeding	1.5	AC	2,500.00	\$ 3,750	\$ 3,800
Temporary 15" RCP Pipe	0	FT	70.00	\$ -	\$ -
Sediment Basin CMP Riser & Barrel Installation	0	EA	10,000.00	\$ -	\$ -
Detention Basin Outlet Structure (spillway and/or outlet device)	0	EA	25,000.00	\$ -	\$ -
Detention Basin Liner	0	LS	10,000.00	\$ -	\$ -
Erosion Control Maintenance	6	MO	8,000.00	\$ 48,000	\$ 48,000
				TOTAL =	\$ 223,200

	QUANTITY		LABOR AND MATERIALS		TOTAL COST
	# OF UNITS	UNIT	PER UNIT COST	SUBTOTAL COST	
DEMOLITION					
Structures Demolition (assuming no hazardous material)	0	LS	200,000.00	\$ -	\$ -
Septic Remediation	0	LS	15,000.00	\$ -	\$ -
				TOTAL =	\$ -
	SITE PREPARATION SUBTOTAL =				\$ 401,400
SITE IMPROVEMENTS					
SANITARY SEWER					
Basic manhole, 0-6', including invert, steps, connections	1	EA	5,500.00	\$ 5,500	\$ 5,500
Manhole frame and cover	1	EA	250.00	\$ 250	\$ 300
8" PVC mainline	0	LF	45.00	\$ -	\$ -
8" PVC mainline 8-10'	97	LF	50.00	\$ 4,850	\$ 4,900
8" PVC mainline 10-12'	0	LF	57.00	\$ -	\$ -
8" PVC mainline 12-14'	0	LF	57.00	\$ -	\$ -
8" PVC mainline 14-16'	0	LF	70.00	\$ -	\$ -
8" PVC mainline 16-18'	0	LF	80.00	\$ -	\$ -
8" DIP mainline 18' and deeper	0	LF	142.00	\$ -	\$ -
4" cleanout	0	EA	1,350.00	\$ -	\$ -
Tap into existing structure	1	EA	5,500.00	\$ 5,500	\$ 5,500
Sewer Testing	97	LF	4.00	\$ 388	\$ 400
Stone Bedding	97	LF	7.00	\$ 679	\$ 700
				TOTAL =	\$ 17,300
STORM DRAIN					
Manhole or Drain Structure and grate 6' deep or less	16	EA	5,000.00	\$ 80,000	\$ 80,000
Manhole or Drain Structure and grate 6' deep or less: Large struct. For pipe diam over 30"	0	EA	7,500.00	\$ -	\$ -
Small yard inlet and grate (any depth)	0	EA	2,000.00	\$ -	\$ -
Silt fence inlet traps-install and maintain.	0	EA	200.00	\$ -	\$ -
Silt Fence inlet traps- remove and dispose	0	EA	100.00	\$ -	\$ -
12" HDPE (Private)	0	LF	40.00	\$ -	\$ -
15" Class 3 RCP	0	LF	50.00	\$ -	\$ -
18" Class 3 RCP	1690	LF	65.00	\$ 109,850	\$ 109,900
24" Class 3 RCP	0	LF	75.00	\$ -	\$ -
30" Class 3 RCP	0	LF	95.00	\$ -	\$ -
36" Class 3 RCP	0	LF	125.00	\$ -	\$ -
18" FES, with Rip Rap	1	EA	1,500.00	\$ 1,500	\$ 1,500
24" FES, with Rip Rap	0	EA	2,200.00	\$ -	\$ -
30" FES, with Rip Rap	0	EA	2,800.00	\$ -	\$ -
36" FES, with Rip Rap	0	EA	3,500.00	\$ -	\$ -
				TOTAL =	\$ 191,400
WATERLINE					
12" DIP water main	0	LF	80.00	\$ -	\$ -
Fire hydrants	0	EA	7,000.00	\$ -	\$ -
Water Service	0	EA	1,500.00	\$ -	\$ -
6" valve, includes valve box and pad	0	EA	2,000.00	\$ -	\$ -
8" valve, includes valve box and pad	0	EA	2,500.00	\$ -	\$ -
Pressure testing and chlorination	0	LF	4.25	\$ -	\$ -
Relocate Existing Fire Hydrant	0	EA	6,000.00	\$ -	\$ -
Tapping Sleeve and Valve	0	EA	4,500.00	\$ -	\$ -
Tie to existing WL with sleeve	0	EA	3,675.00	\$ -	\$ -
As built preparation	0	LS	50,000.00	\$ -	\$ -
				TOTAL =	\$ -
				TOTAL =	\$ -
	SITE IMPROVEMENTS SUBTOTAL =				\$ 208,700

	QUANTITY		LABOR AND MATERIALS		TOTAL COST
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ON-SITE STREETS					
<i>PAVING</i>					
8 "ABC	4,500	SY	18.50	\$ 83,250	\$ 83,300
3.0" SF9.5A	4,500	SY	20.00	\$ 90,000	\$ 90,000
				TOTAL =	\$ 173,300
<i>CURB & GUTTER</i>					
2'-6" Standard Curb	2,700	LF	18.00	\$ 48,600	\$ 48,600
				TOTAL =	\$ 48,600
<i>STREET SIGNS</i>					
Stop Signs - City/County/State Standard	2	EA	325.00	\$ 650	\$ 700
Street Signs - City/County/State Standard	2	EA	250.00	\$ 500	\$ 500
Handicap Parking Signs/ Symbols- City/County/State Standards	0	EA	350.00	\$ -	\$ -
Striping	1	LS	8,000.00	\$ 8,000	\$ 8,000
Pedestrian Crossing signs		EA		\$ -	\$ -
				TOTAL =	\$ 9,200
<i>SIDEWALK AND PEDESTRIAN NEEDS</i>					
Handicap Ramp	0	EA	1,050.00	\$ -	\$ -
5' Concrete sidewalk	1350	SY	50.00	\$ 67,500	\$ 67,500
				TOTAL =	\$ 67,500
	STREETS SUBTOTAL =				\$ 298,600
				TOTAL:	\$ 908,700

Notes:

1. EOPC based upon Engineering Progress Plans prepared by BGE dated October 9, 2023.
2. EOPC is for site related improvements and construction and does not include buildings and/or structures.
3. Unit costs used in this engineer's opinion of probable cost is based upon historical contractor bids and engineer's experience. This opinion of probable cost is not a guarantee of final construction costs and shall be verified by a contractor licensed and qualified to perform the work prior to relying upon for final project budgeting decisions.
4. Franchise utilities, such as gas, electric, telephone, fiber optic not included.
5. Special utility appurtenances such as junction boxes, transformers, pull boxes, switchgears, etc. not included.
6. Gravity sewer assumed; lift station/force main not included.
7. Thoroughfare, drainage, water, sanitary sewer impact fees not included.
8. Performance, payment, and maintenance bonds not included.
9. Rock excavation not included (partially weathered rock encountered – refer to Geotech report prepared by Froehling & Robertson dated October 15th, 2021).
10. Environmental and wetlands determination, permitting, and restoration not included.
11. Utility connection, construction, and miscellaneous city permit fees not included.
12. Tree removal, preservation, and mitigation not included.
13. Handling and processing of utility spoils not included.
14. Screening walls, monument entry signs and open space sidewalks and trails not included.
15. Street light poles and foundations and conduit not included.



11-27-2023

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