

Date: February 20, 2014  
 Project No.: 84062.12



**Engineer's Opinion of Probable Cost  
 for  
 Skyview Ridge Subdivision - Revised Phase I**

**TO PROVIDE WATER, SANITARY SEWER, STORM DRAIN, AND STREET IMPROVEMENTS**

**Estimate based on preliminary plat layout only**

**Phase I includes Lots 1-4, block 1, Lots 1 & 2, Block 2**

Schedule I: Utilities

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
101	1	LS	Mobilization and Insurance	\$26,305.13 =	\$26,305.13
102	1	EA	Connect to Existing Sanitary Manhole	\$4,500.00 =	\$4,500.00
103	3	EA	Basic Sanitary Manhole	\$3,500.00 =	\$10,500.00
104	15	VF	Extra Depth Sanitary Sewer Manhole	\$95.00 =	\$1,425.00
105	1252	LF	8-inch Sanitary Sewer Main	\$40.00 =	\$50,080.00
106	10	EA	6-inch Sanitary Sewer Service	\$800.00 =	\$8,000.00
107	280	LF	6-inch Sanitary Sewer Service pipe	\$25.00 =	\$7,000.00
108	2	EA	8-inch PVC Sanitary Sewer Cap	\$150.00 =	\$300.00
109	1	EA	Connect to 8-inch Water w/8" Tapping Tee & Valve	\$2,500.00 =	\$2,500.00
110	1352	LF	8-inch Water Main	\$35.00 =	\$47,320.00
111	12	EA	8-inch Gate Valve	\$1,500.00 =	\$18,000.00
112	1	EA	8-inch Cross	\$850.00 =	\$850.00
113	3	EA	8-inch Tee	\$750.00 =	\$2,250.00
114	5	EA	8X8X6-inch Tee	\$750.00 =	\$3,750.00
115	0	EA	8-inch Bend	\$550.00 =	\$0.00
116	5	EA	Fire Hydrant Assembly (inc. valve & piping)	\$4,500.00 =	\$22,500.00
117	2	EA	6-inch Water Service (inc. valve, piping & connection)	\$2,000.00 =	\$4,000.00
118	1	EA	4-inch Water Service (inc. valve, piping & connection)	\$1,800.00 =	\$1,800.00
119	6	EA	1-inch Water Service on 8-inch Main	\$1,100.00 =	\$6,600.00
120	4	EA	2-inch Temporary Blowoff	\$2,000.00 =	\$8,000.00
121	7	EA	8-inch Plug & Thrust	\$500.00 =	\$3,500.00
122	1	EA	Connect to Ex. Storm Drain Manhole	\$3,000.00 =	\$3,000.00
123	4	EA	Storm Drain Manhole	\$4,000.00 =	\$16,000.00
124	20	VF	Extra Depth Manhole	\$95.00 =	\$1,900.00
125	617	LF	24-inch Storm Drain Pipe	\$80.00 =	\$49,360.00
126	638	LF	21-inch Storm Drain Pipe	\$70.00 =	\$44,660.00
127	0	LF	15-inch Storm Drain Pipe	\$60.00 =	\$0.00
128	156	LF	12-inch Storm Drain Pipe	\$40.00 =	\$6,240.00
129	6	EA	Curb Inlet	\$1,750.00 =	\$10,500.00
130	2	EA	21-inch Storm Drain Ccap	\$500.00 =	\$1,000.00
131	4	EA	6-inch Storm Drain Service	\$600.00 =	\$2,400.00
132	112	LF	6-inch Storm Drain Pipe	\$25.00 =	\$2,800.00
133	1	LS	Traffic Control During Construction	\$10,000.00 =	\$10,000.00
				Schedule I Subtotal =	\$377,040.13

Schedule II: Streets

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
201	1	LS	Mobilization and Insurance	\$13,056.75 =	\$13,056.75
202	1	LS	Storm Water Management and Erosion Control	\$7,500.00 =	\$7,500.00
203	1889	CY	Unclassified Excavation - Streets	\$8.00 =	\$15,112.00
204	2133	CY	1-1/2-inch Base Gravel (12-inch thick)	\$22.00 =	\$46,926.00
205	2240	LF	Curb and Gutter	\$11.00 =	\$24,640.00
206	648	SF	Accessibility Ramp	\$7.00 =	\$4,536.00
207	24	EA	Truncated Dome Panels	\$150.00 =	\$3,600.00
208	3998	SY	Asphalt Surface Course (3-inch Section)	\$12.00 =	\$47,976.00
209	1	EA	Monument and box	\$500.00 =	\$500.00
210	1	EA	Street Name Sign with Post	\$400.00 =	\$400.00
211	1	EA	Stop Sign with Post	\$400.00 =	\$400.00
212	1	LS	Striping Turn Lane (Wicks Lane and Fantan)	\$3,500.00 =	\$3,500.00
213	1	LS	Yellow Epoxy Curb Paint	\$3,000.00 =	\$3,000.00
214	1	LS	School Crossing (inc. striping & crossing signs)	\$5,000.00 =	\$5,000.00
215	8	EA	Nine Button Delineator	\$500.00 =	\$4,000.00
216	4	EA	Road Closed Sign	\$500.00 =	\$2,000.00
217	1	LS	Traffic control during construction	\$5,000.00 =	\$5,000.00
Schedule II Subtotal =					\$187,146.75

Wicks Lane Improvements

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
301	1	LS	Mobilization and Insurance	\$13,842.98 =	\$13,842.98
302	1	LS	Storm Water Management and Erosion Control	\$4,000.00 =	\$4,000.00
303	2100	CY	Unclassified Excavation - Streets	\$8.00 =	\$16,800.00
304	1575	CY	1-1/2-inch Base Gravel (12-inch thick)	\$22.00 =	\$34,650.00
305	1505	LF	Curb and Gutter	\$11.00 =	\$16,555.00
306	324	SF	Accessibility Ramp	\$7.00 =	\$2,268.00
307	12	EA	Truncated Dome Panels	\$150.00 =	\$1,800.00
308	4220	SY	Asphalt Surface Course (4-inch Section)	\$15.00 =	\$63,300.00
309	2	EA	Monument and box	\$500.00 =	\$1,000.00
310	1	EA	Striping Turn Lane (Wicks Lane and Fantan)	\$20,000.00 =	\$20,000.00
311	1	EA	Traffic control during construction	\$10,000.00 =	\$10,000.00
312	2	LS	6-inch Sanitary Sewer Service	\$800.00 =	\$1,600.00
313	120	LF	6-inch Sanitary Sewer Service Pipe	\$25.00 =	\$3,000.00
314	3	LS	4-inch Water Service	\$1,800.00 =	\$5,400.00
315	2	EA	6-inch Storm Drain Service	\$600.00 =	\$1,200.00
316	120	EA	6-inch Storm Drain Pipe	\$25.00 =	\$3,000.00
Wicks Lane =					\$198,415.98
Construction Subtotal =					\$762,602.85
Construction Subtotal Plus Contingency =					\$876,993.28

**Administrative Fees**

	Engineering Design	7.50%	=	\$65,774.50
	Construction Admin & Inspection	7.00%	=	\$61,389.53
	construction staking	1.50%	=	\$13,154.90
	Materials testing	1.50%	=	\$13,154.90
	City of Billings Private contract fee	3.50%	=	\$30,694.76
	Subtotal of Administrative Fees			= \$184,168.59

	<b>Construction Total and Administrative Fees</b>	<b>=</b>	<b>\$1,061,161.87</b>
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Total Net Lot Square Footage =	493,056	SF
Square Foot Cost (net lot area) =	\$2.15	

**Notes:**

*quantity estimates based on Preliminary plat layout only - not on actual design*

*Mobilization and Insurance based on percentage of total schedule cost*

*Construction contingency*

*All items are complete and in place.*

7.5 %	
15 %	

*Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.*