



**Rock Metropolitan District
Opinion of Probable Construction Costs**

January 26, 2022

Section 1 EARTHWORK		Quantity	Unit	Unit Cost	Total Cost
1.1	Fine Grading	11,084	sy	\$ 3.75	41,565.00
1.2	Earthwork	41,326	cy	\$ 2.80	115,712.80
1.3	Erosion Control	1	ls	\$ 20,000.00	20,000.00
1.4	Retaining Walls (0'-4')	141	lf	\$ 70.00	9,870.00
1.5	Retaining Walls (4'-12')	392	lf	\$ 280.00	109,760.00

Subtotal Earthwork 296,907.80

Section 2 STREET AND SIDEWALKS		Quantity	Unit	Unit Cost	Total Cost
2.1	9" Thick Hot Bituminous Pavement	3,118	tons	\$ 91.00	\$283,738.00
2.2	Class VI aggregate Base Course (8" depth)	2,415	cy	\$ 60.00	\$144,900.00
2.3	Sidewalks (5.0' both sides)	25,763	sf	\$ 5.00	\$128,815.00
2.4	Sidewalks (6.0' both sides)	1,721	sf	\$ 5.50	\$9,465.50
2.5	Vertical Curb & Gutter	4,648	lf	\$ 26.00	\$120,848.00
2.6	Ramp Curb & Gutter	268	lf	\$ 26.00	\$6,968.00
2.7	Cross Pan, local (8" thick reinforced, 6' wide to include return)	853	sf	\$ 9.00	\$7,677.00
2.8	A.D.A. Pedestrian Curb Ramps	22	ea	\$ 1,450.00	\$31,900.00
2.90	Street Signs and Striping	1	ls	\$ 7,500.00	\$7,500.00
2.10	Project signage and Wayfinding	1	ls	\$ 200,000.00	\$200,000.00

Subtotal Streets and Sidewalks \$941,811.50

Section 3 SANITARY SEWER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
3.1	Connect to existing	1	ea	\$ 7,500.00	\$7,500.00
3.2	8" PVC Sanitary Sewer	2,875	lf	\$ 73.00	\$209,875.00
3.3	4" Sanitary Sewer Service	124	ea	\$ 2,000.00	\$248,000.00
3.4	Sanitary Manhole	18	ea	\$ 7,300.00	\$131,400.00

Subtotal Sanitary Sewer Improvements \$596,775.00

Section 4 WATER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
4.1	Connect to existing	2	ea	\$ 15,000.00	\$30,000.00
4.2	8" PVC Main (Including valves and fittings)	2,464	lf	\$ 86.00	\$211,904.00
4.3	Fire Hydrant Assembly	5	ea	\$ 6,865.00	\$34,325.00
4.4	3/4" Copper Water Service	124	ea	\$ 2,000.00	\$248,000.00

Subtotal Water Improvements \$524,229.00

Section 5 DRAINAGE		Quantity	Unit	Unit Cost	Total Cost
5.1	18" RCP Pipe	556	lf	\$ 75.00	\$41,683.50
5.2	24" RCP Pipe	27	lf	\$ 90.00	\$2,430.00
5.3	4' Type II Storm Manhole	1	ea	\$ 10,000.00	\$10,000.00
5.4	Type C Area Inlet	2	ea	\$ 5,000.00	\$10,000.00
5.5	5' Type R Curb Inlet	4	ea	\$ 8,000.00	\$32,000.00
5.6	Full Spectrum Water Quality/Detention Facility	1	ea	\$ 200,000.00	\$200,000.00

Subtotal Drainage Improvements \$296,113.50

Section 7 LANDSCAPE		Quantity	Unit	Unit Cost	Total Cost
7.1	Total Landscape Area	130,000	sf	\$ 4.50	\$ 585,000
7.2	Irrigation Taps	1	ea	\$ 50,000.00	\$ 50,000

Subtotal Landscape Improvements \$ 635,000

Subtotal Offsite Hard Costs \$3,290,836.80

