



Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	<i>mlivingston@wellstown.org</i>
<i>Shannon L.M. Belanger, Assistant Planner</i>	<i>sbelanger@wellstown.org</i>

Memo

Date: May 16, 2019

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Wesley by the Sea Phase 3 Subdivision – Tax Map 79, Lot 2 and 3

Cost Estimate Review:

Opinion of Site Construction Cost prepared by BH2M dated 4/11/2019

- Erosion Control
 - Was the stabilized entrance and jute matting for the 2 to 1 pond exterior slopes included?
- Paving and gravel
 - Was the small parking area with ADA ramp included?
- Water System
 - item needed for Willow Way crossing and new gate valve installation
 - item needed for gate valve at HARRISSECKET
- Sanitary System
 - 6" service is typical versus 4"
- Storm Drain System
 - Item needed for level spreader
 - Item needed for vegetated swales and aprons
- Electric Utilities
 - Item needed for proposed pole
 - Item needed for CMP fees
 - Item needed for cable/phone line cost
- Other Items Needed
 - Street/ Stop Sign and ADA signs
 - Crosswalk stripping and signage
 - Possible light near Willow Way crosswalk
 - Monumentation costs
 - As-Built Survey costs

10% Contingency to be added to revised Cost Estimate.

**OPINION OF SITE CONSTRUCTION COST
 WESLEY BY THE SEA - PHASE 3**

Site Preparation	Quantity	Unit	Unit Cost	Total Cost
Clearing and Grubbing	6.5	Acres	\$ 2,500.00	\$ 16,250.00
Erosion Control	1	LS	\$ 7,500.00	\$ 7,500.00
Subtotal				\$ 23,750.00

Earthwork (Road Only)	Quantity	Unit	Unit Cost	Total Cost
Common Excavation	2,000	CY	\$ 6.00	\$ 12,000.00
Export of Common Borrow	2,200	CY	\$ 10.00	\$ 22,000.00
Subtotal				\$ 34,000.00

Paving and Gravel	Quantity	Unit	Unit Cost	Total Cost
Subbase Gravel (Type D)	1,204	CY	\$ 20.00	\$ 24,075.00
Base Gravel (Type A)	241	CY	\$ 24.00	\$ 5,778.00
Hot Bituminous Binder Pavement (19 mm)	308	TONS	\$ 95.00	\$ 29,255.00
Hot Bituminous Surface Pavement (12.5 mm)	154	TONS	\$ 105.00	\$ 16,168.00
Monolithic Concrete Slipform Curb	1,900	LF	\$ 9.00	\$ 17,100.00
Bituminous Sidewalk	540	SY	\$ 35.00	\$ 18,900.00
Subtotal				\$ 111,276.00

Domestic Water System	Quantity	Unit	Unit Cost	Total Cost
4" Water Main	0	LF	\$ 45.00	\$ -
8" Water Main	1,520	LF	\$ 55.00	\$ 83,600.00
Hydrant Assembly	1	EA	\$ 3,500.00	\$ 3,500.00
1" Domestic Services	10	EA	\$ 1,000.00	\$ 10,000.00
Subtotal				\$ 97,100.00

Sanitary Sewer System	Quantity	Unit	Unit Cost	Total Cost
8" Sewer Main	1150	LF	\$ 45.00	\$ 51,750.00
4' Dia. Sewer Manhole	6	EA	\$ 2,500.00	\$ 15,000.00
4" Sewer Service	10	EA	\$ 1,200.00	\$ 12,000.00
Subtotal				\$ 78,750.00

Storm Drain System	Quantity	Unit	Unit Cost	Total Cost
12" Storm Drain Pipe	70	LF	\$ 40.00	\$ 2,800.00
15" Storm Drain Pipe	980	LF	\$ 45.00	\$ 44,100.00
18" Storm Drain Pipe	450	LF	\$ 50.00	\$ 22,500.00
24" Storm Drain Pipe	130	LF	\$ 60.00	\$ 7,800.00
4' Dia. Storm Drain Manhole	2	EA	\$ 2,200.00	\$ 4,400.00
Field Inlets	3	EA	\$ 2,000.00	\$ 6,000.00
4' Dia. Catch Basin	5	EA	\$ 2,500.00	\$ 12,500.00
Grassed Underdrain Filter	1	LS	\$ 10,000.00	\$ 10,000.00
Stormwater Management (Wet Pond)	1	LS	\$ 50,000.00	\$ 50,000.00
Subtotal				\$ 160,100.00

Underground Electric Utilities	Quantity	Unit	Unit Cost	Total Cost
Transformer Pad	2	EA	\$ 1,200.00	\$ 2,400.00
Underground Elec/Tel./Cable (Conduit Only)	1,000	LF	\$ 15.00	\$ 15,000.00
Subtotal				\$ 17,400.00

Landscaping	Quantity	Unit	Unit Cost	Total Cost
Loam and Seed	5500	SY	\$ 2.00	\$ 11,000.00
Subtotal				\$ 11,000.00

TOTAL COST				\$ 533,376.00
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Pavement Section	
15	(Subbase Gravel)
3	(Base Gravel)
2	(Binder Pavement)
1	(Surface Pavement)
Pavement Area =	24,100
Gravel Area =	26,000