

PARKER LAND DEVELOPMENT

Troy Parker
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To: Town of Wells, Maine

Subject: List of Construction Items and Cost Estimates for work to be completed by the developer at Parker Ridge Subdivision in Wells, Maine

Location: Parker Ridge Subdivision is located on the corner of Quarry Road and Perry Oliver Road in Wells, Maine

From: Troy Parker (tandlparker@roadrunner.com)

Company: Parker Land Development, LLC


Date: January 28, 2022

Parker Land Development, LLC recently had a 13-lot residential cluster sub-division preliminary approval with the Town of Wells, Maine. Work on the lots in the Parker Ridge Subdivision shall be performed independently by outside contractors who purchase the lots or by Troy J. Parker DBA Parker Excavation. Other related subdivision work shall be performed by Parker Land Development, LLC. This work shall consist of the following:

1. Construction of Sub-Division Roadway including grubbing, placement of base material gravels, compacting, and paving. Estimated value: \$114,850

Breakdown of Sub-Division Roadway Expenses:

- 1) 350 Tons Base Course Pavement: \$24,900 (Pike)
 - 2) 200 Tons Finish Course Pavement: \$15,100 (Pike)
 - 3) Hauling HMA + Fine Grading Roadway = 550 Tons at \$27/Ton = \$14,850 (Parker Excavation)
 - 4) Cost of Fine Grade Material (To be processed on site) Cost of processing = \$20,000 (R.J. Grondin)
 - 5) Cost of 4" Minus Base Grade Material (To be processed on site) Cost of processing = \$20,000 (R.J. Grondin)
 - 6) Cost to grub out roadway, place base gravel, and compact: \$20,000 (R.J. Grondin)
2. Construction of roadway drainage features including culverts, drainage basins, and drainage swales. Estimated value: \$27,500 (R.J. Grondin)
 3. Construction of underground electric and cable/internet. Estimated value: \$40,000 (Parker Excavation and Central Maine Power)
 4. Excavation to expand pond: Estimated value: \$50,000 (Parker Excavation)
 5. Installation of sub-division signage and mailboxes. Estimated value: \$3,200 (Parker Excavation)

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6. Monumentation and as-built plan costs. Estimated value: \$5,920 (Lower Village Survey Quote)
 7. Landscaping, including plantings, loam and seed to side of roadway, and trail construction. Estimated value: \$15,000 (Parker Excavation)
 8. Installation of 440 feet of wood guardrail. Estimated value: \$13,200 (Parker Excavation)
 9. Installation of new dry hydrant. Estimated value: \$2,800 (R.J. Grondin)
 10. Installation of erosion control. Estimated value: \$5,000 (Parker Excavation)
 11. Excavation for the movement of materials on site. Estimated value: \$17,485 (Parker Excavation)
 12. Contingency of 10 percent. Estimated value: \$29,495

Total Construction cost estimate - \$324,450

Site grading: cuts: 7,320 CY and fills: 17,360 CY

Sincerely,

Troy J. Parker

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