



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>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: April 27, 2023 **Updated 5-12-23**
To: Planning Board
From: Michael G. Livingston, Town Engineer/Planner
Re: Perkins Pasture Subdivision–Review of Cost Estimate

Cost Estimate Provided:

Dated 1-23-23 by Oak Point Associates Revised 4-24-23 Revised 5-10-23

Comments:

- Blasting not expected, so OK not to carry a cost
- Although owner will be performing portions of work, the cost estimate needs to reflect market costs
- Pavement costs for base course and finish course to be separate line items. Cost of \$10/SY appears low. **Addressed**
- Electrical and communication conduit quantity is 240 LF. There is approximately 1,900 LF needed to service the road length **Direct burial to be used - addressed**
- CMP connection fees are not listed **Added**

Revised cost estimate incorporated adjustments (multipliers) within each item for 10% contingency.

All comments addressed.