ESTIMATE OF PROBABLE COST

OAK POINT ASSOCIATES architecture engineering planning

PROJECT TITLE	CLIENT NAME	DATE	STATUS OF DESIGN
Perkins Pasture	**Goldmark LLC**	**May 11, 2023**	**Final Subdivision**
PROJECT LOCATION	CLIENT PROJECT NUMBER	OPA PROJECT NUMBER	ESTIMATE VALID TO
Quarry Road **Wells, Maine**		**22104.08**	**Summer 2023**

ITEM DESCRIPTION	QUANTITY		MATERIALS COST		LABOR COST		ESTIMATE	
	QTY.	UNIT	UNIT COST	MAT. TOTAL	UNIT COST	LABOR TOTAL	TOTAL UNIT COST	TOTAL
OPTION 1a								
DIVISION 01 - GENERAL REQUIREMENTS								
Mobilization (General Contractor)	1	job			$2,787.18	$2,787.18	$2,787.18	$2,787.18
Construction Testing (3rd Party) - Sitework	1	job			$2,787.18	$1,000.00	$2,787.18	$2,787.18
Temporary Facilities								
Toilets	2	mth	$557.44	$1,114.87		$0.00	$557.44	$1,114.87
Tree and Plant Protection	1	job			$500.00	$500.00	$500.00	$500.00
General Cleaning/Dumpster/Disposal	1	ls	$2,787.18	$2,787.18	$348.40	$348.40	$3,135.58	$3,135.58
As-Built Plans	1	ls			$3,483.98	$3,483.98	$3,483.98	$3,483.98
Monumentation	1	ls	$836.15	$836.15	$4,180.77	$4,180.77	$5,016.92	$5,016.92
SUBTOTAL - Division 01:				**$4,738.21**		**$12,300.32**		**$18,825.71**
DIVISION 31 - EARTHWORK								
Erosion Control	1	job	$2,090.39	$2,090.39	$2,090.39	$2,090.39	$4,180.77	$4,180.77
Clear and Grub	8.6	ac			$5,574.36	$47,939.50	$5,574.36	$47,939.50
Strip Topsoil	4500	cy			$8.36	$37,626.93	$8.36	$37,626.93
Cut/fill	24000	cy			$5.57	$133,784.64	$5.57	$133,784.64
Aggregate Base	1200	cy	$27.87	$33,446.16	$20.90	$25,084.62	$48.78	$58,530.78
Spread exist topsoil	3500	cy			$8.36	$29,265.39	$8.36	$29,265.39
Disposal	3000	cy			$5.57	$16,723.08	$5.57	$16,723.08
SUBTOTAL - Division 31:				**$35,536.55**		**$292,514.54**		**$328,051.09**
DIVISION 32 - EXTERIOR IMPROVEMENTS								
Asphalt Pavement Base course	448	tn	$86.74	$38,858.19	$40.01	$3,470.35	$126.75	$56,782.66
Asphalt Pavement Base and finish course	299	tn	$86.74	$25,934.38	$40.01	$3,470.35	$126.75	$37,897.36
Seed and mulch - Meadow	255	msf	$23.61	$6,019.89	$25.87	$6,595.58	$49.47	$12,615.47
SUBTOTAL - Division 32:				**$31,954.27**		**$10,065.93**		**$107,295.49**

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PROJECT TITLE	CLIENT NAME	DATE	STATUS OF DESIGN
Perkins Pasture	**Goldmark LLC**	**May 11, 2023**	**Final Subdivision**
PROJECT LOCATION	CLIENT PROJECT NUMBER	OPA PROJECT NUMBER	ESTIMATE VALID TO
Quarry Road **Wells, Maine**		**22104.08**	**Summer 2023**

ITEM DESCRIPTION	QUANTITY		MATERIALS COST		LABOR COST		ESTIMATE	
	QTY.	UNIT	UNIT COST	MAT. TOTAL	UNIT COST	LABOR TOTAL	TOTAL UNIT COST	TOTAL
DIVISION 33 - UTILITIES								
CPM Fees	1	ls			$13,935.90	$13,935.90	$13,935.90	$13,935.90
Electric conduits	560	lf	$18.12	$10,145.34	$8.26	$4,627.83	$26.38	$14,773.17
Communication conduits	240	lf	$15.33	$3,679.08	$8.26	$1,983.36	$23.59	$5,662.43
Manholes (elec)	11	ea	$2,090.39	$22,994.24	$2,090.39	$22,994.24	$4,180.77	$45,988.47
Hand holes (comm)	11	ea	$1,254.23	$13,796.54	$209.04	$2,299.42	$1,463.27	$16,095.96
Storm drain, 12"	200	lf	$20.90	$4,180.77	$13.94	$2,787.18	$34.84	$6,967.95
Outlet Control Structures	2	ea	$3,483.98	$6,967.95	$3,483.98	$6,967.95	$6,967.95	$13,935.90
Detention Ponds	2	ea	$4,180.77	$8,361.54	$13,935.90	$27,871.80	$18,116.67	$36,233.34
Level Lip Spreaders	2	ea	$2,090.39	$4,180.77	$4,180.77	$8,361.54	$6,271.16	$12,542.31
Inlet/Outlet protection	2	ea	$139.36	$278.72	$209.04	$418.08	$348.40	$696.80
SUBTOTAL - Division 33:				**$74,584.94**		**$92,247.30**		**$166,832.23**
TOTAL				**$146,813.95**		**$407,128.09**		**$621,004.52**
TOTAL (ROUNDED):								**$621,000**

ESTIMATE OF PROBABLE COST

OAK POINT ASSOCIATES | architecture engineering planning

PROJECT TITLE	CLIENT NAME	DATE	STATUS OF DESIGN
Perkins Pasture	**Goldmark LLC**	**May 10, 2023**	**Final Subdivision**
PROJECT LOCATION	CLIENT PROJECT NUMBER	OPA PROJECT NUMBER	ESTIMATE VALID TO
Quarry Road **Wells, Maine**		**22104.08**	**Summer 2023**

ITEM DESCRIPTION	PERCENTAGE	MATERIALS	LABOR	ESTIMATED AMOUNT
MARKUPS INCLUDED IN UNIT PRICES				**$1.000**
OH & P	20.0%			$0.200
Subtotal				$1.200
Bond	2.5%			$0.030
Subtotal				$1.230
Escalation to September 2023	3.0%			$0.037
Subtotal				$1.267
Contingency	10.0%			$0.127
TOTAL:				**$1.394**