



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner

mlivingston@wellstown.org

Shannon L.M. Belanger, Assistant Planner

sbelanger@wellstown.org

Memo

Date: August 3, 2023

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Rolling Woods Preserve Subdivision – Review of Cost Estimate

Cost Estimate Provided:

Dated 7-12-23 by Jackson Drysdale LLC

Comments:

- Units and Unit Costs not identified except for UG utilities
- Cistern cost appears to be materials only
- Top gravel (3" type A?) cost listed as \$0. Included in base pavement cost?
- Pavement costs for base course and finish course to be separate line items. Unit cost to be provided.
- Good blasting allowance
- Cost of monumentation not included
- Cost of as-built survey not included
- Cost of Sanford Road improvements not included

**JACKSON DRYSDALE LLC.,
CONSTRUCTION ESTIMATES
ROLLING WOODS PRESERVE
7/12/2023**

			COSTS	
	UNITS	UNIT COSTS	TO DEVELOP	
UTILITIES				
UNDERGROUND ELECTRICAL(cmp)	1,800	\$20.00 /ft	\$36,000	CMP
UTILITY COSTS PER FOOT(conduit)			\$89,350	LEVESQUE
HYDRANTS/FIRE PONDS		\$3,500.00	\$105,000	
ROAD CONSTRUCTION				
SITE SUBGRADE AND FILL REQUIRED		/ft	\$105,000	LEVESQUE
STUMP & GRUB ROAD			\$59,100	LEVESQUE
CUT TREES			(\$10,000)	DAYTON
BASE GRAVEL			\$109,500	LEVESQUE
TOP GRAVEL IN BASE			\$0	LEVESQUE
FOUNDATION DRAINS			\$96,390	LEVESQUE
paving estimate per dayton			\$11,600	DAYTON
ROAD PAVING		/ft	\$126,063	DAYTON
BLASTING ALLOWANCE			\$100,000	ALLOWANCE
DEVELOPMENT SIGNAGE/FRONT LANMAILBOX			\$25,000	LEVESQUE
STORM DRAINAGE/EROSION			\$11,500	LEVESQUE
LOAM AND SEED ROADWAY			\$16,500	LEVESQUE
LANDSCAPING TREES			\$12,615	ALLOWANCE
DETENTION PONDS			\$102,400	LEVESQUE
FENCING / LANDSCAPING			\$16,000	STONE
ROAD & UTILITY TOTAL				\$1,012,018
10% CONTINGENCY				\$101,202
TOTAL				\$1,113,220