

Preliminary Cost Estimate
Poplin Village Offsite Utility Easements
May 6, 2019

- Poplin Village is obligated to provide a Regional Pump Station on the development site subject to the following conditions:
1. Must intercept and take Suburban Estates Pump Station offline - requires a gravity outfall from this site to development
 2. New 12" forcemain is required from new Regional Pump Station to the Crooked Creek WWTF along Sardis Road
 3. Some easements will be required and exact number and areas are TBD (estimations included below) for sewer South Fork Crooked Creek Sewer Outfall
 4. This preliminary cost estimate anticipates being able to utilize existing easements that are in place for the forcemain but the easement capacity to include a new forcemain has not been conducted as of this cost study and not included
 5. Easements not included for waterline or forcemain routing along existing roads or within existing easements - need for additional easements to be determined and not included in this estimate

Additionally, Poplin Village will need to install a new waterline from Unionville-Indian Trail Road to entrance along Rocky River Road and that estimated cost is included.

ESTIMATED OFFSITE UTILITY IMPROVEMENT COSTS

Description:	Quantity	Unit Price	Total
1.0 General			
a. Mobilization	1.00 LS	\$ 45,000.00 LS	\$ 45,000.00
			\$ 45,000.00
2.0 Pump Station Work			
a. Clearing & Grading of Site	1.00 LS	\$ 35,000.00 LS	\$ 35,000.00
b. Erosion Control	1.00 LS	\$ 10,000.00 LS	\$ 10,000.00
c. Gravel Access Drive	1.00 LS	\$ 12,000.00 LS	\$ 12,000.00
d. Pump Station (pumps, controls, generator, fencing) - Flygt 6" Pump @ ~75BHP (1300 GPM @ 125' TDH)	1.00 LS	\$ 650,000.00 LS	\$ 650,000.00
e. 10' Dia. Wet Well	1.00 LS	\$ 90,000.00 LS	\$ 90,000.00
f. Testing	1.00 LS	\$ 6,500.00 LS	\$ 6,500.00
			\$ 803,500.00
3.0 Forcemain (PS to Sardis Road)			
a. Clearing of R/W - assume 25' width (excludes where shared with Crooked Creek Sewer Outfall)	4915.00 LF	\$ 2.60 LF	\$ 12,779.00
b. Erosion Control (silt fence, incidentals, grassing) (excludes where shared with Crooked Creek Sewer Outfall)	4915.00 LF	\$ 7.90 LF	\$ 38,828.50
c. 12" PVC Forcemain - C900 DR-18 (235psig)	12577.05 LF	\$ 44.00 LF	\$ 553,390.20
d. 12" DIP Forcemain - PC350 (assume 5% of total length)	661.95 LS	\$ 63.00 LS	\$ 41,702.85
e. Air/Vacuum Valve in MH	2.00 EA	\$ 6,500.00 EA	\$ 13,000.00
f. Jack & Bore 20" Steel Casing - Monroe Bypass	230.00 LF	\$ 550.00 LF	\$ 126,500.00
g. Jack & Bore 20" Steel Casing - Secrest Shortcut Road	50.00 LF	\$ 550.00 LF	\$ 27,500.00
h. Jack & Bore 20" Steel Casing - Sardis Road	50.00 LF	\$ 550.00 LF	\$ 27,500.00
i. 12" Plug Valves	5.00 EA	\$ 5,800.00 EA	\$ 29,000.00
j. Temporary Stream Crossings	3.00 EA	\$ 7,800.00 EA	\$ 23,400.00
k. Tap to Existing Gravity Sewer Manhole	1.00 EA	\$ 6,500.00 EA	\$ 6,500.00
l. Testing	13239.00 EA	\$ 0.85 EA	\$ 11,253.15
			\$ 911,353.70
4.0 South Fork Crooked Creek Sewer Outfall			
a. Clearing of R/W - assume 45' width (Regional Pump Station to Suburban Estates PS)	4772.00 LF	\$ 7.75 LF	\$ 36,983.00
b. Erosion Control (silt fence, incidentals, grassing)	4772.00 LF	\$ 10.15 LF	\$ 48,435.80
c. 24" PVC Gravity Sewer Pipe, ASTM F679 - PS115	3817.60 LF	\$ 78.00 LF	\$ 297,772.80
d. 24" DIP - Cement Lined PC350, stone separate	954.40 LF	\$ 93.75 LF	\$ 89,475.00
e. Stone Bedding - assume 5'Wx18" Depth	4772.00 LF	\$ 9.20 LF	\$ 43,902.40
f. 5' Dia. Manholes	16.00 EA	\$ 5,700.00 EA	\$ 91,200.00
g. Stainless Steel Manhole Vents	6.00 EA	\$ 2,700.00 EA	\$ 16,200.00
h. Jack & Bore 36" Steel Casing - Monroe Bypass	230.00 LF	\$ 585.00 LF	\$ 134,550.00
i. Jack & Bore 36" Steel Casing - Secrest Shortcut Road	50.00 LF	\$ 650.00 LF	\$ 32,500.00
j. Temporary Stream Crossings	1.00 EA	\$ 12,500.00 EA	\$ 12,500.00
k. Rock Estimation - 5'w x 8'd (1.48 cy/lf)	4772.00 LF	\$ 111.00 LF	\$ 529,692.00
l. Decommission Suburban Estates Pump Station	1.00 LS	\$ 15,000.00 LS	\$ 15,000.00

m.	Abandon Ex. 4" Forcemain (Pump Out & Plug)	3442.00 LF	\$	2.25 LF	\$	7,744.50
n.	Testing	4772.00 EA	\$	4.40 EA	\$	20,996.80
o.	Easement Purchase - 30' Perm. Esmt + 15' Construction	3740.00 LF	\$	37.50 LF	\$	140,250.00
						\$ 1,517,202.30

5.0 Rocky River Road Waterline Extension

a.	Clearing of R/W - assume 25' width	1970.00 LF	\$	7.75 LF	\$	15,267.50
b.	Erosion Control (silt fence, incidentals, grassing)	1970.00 LF	\$	7.90 LF	\$	15,563.00
c.	8" PVC Waterline - C900 DR-18 (235psig)	1576.00 LF	\$	27.50 LF	\$	43,340.00
d.	8" DIP Waterline - PC350 (assume 5% of total length)	394.00 LF	\$	48.00 LF	\$	18,912.00
e.	8" Gate Valves	4.00 EA	\$	1,650.00 EA	\$	6,600.00
f.	Fire Hydrant Assemblies	2.00 EA	\$	5,650.00 EA	\$	11,300.00
g.	Tap to Existing Line - Size TBD	1.00 EA	\$	6,500.00 EA	\$	6,500.00
h.	Temporary Blowoff Assemblies	2.00 EA	\$	2,100.00 EA	\$	4,200.00
i.	Temporary Jumper Connection	1.00 EA	\$	4,400.00 EA	\$	4,400.00
j.	Remove & Replace Existing Driveways	4.00 EA	\$	1,450.00 EA	\$	5,800.00
k.	Traffic Control	1.00 LS	\$	12,000.00 LS	\$	12,000.00
l.	Testing	1970.00 EA	\$	1.75 EA	\$	3,447.50
						\$ 147,330.00

Total Estimated Cost \$ 3,424,386.00

- Estimate taken from theoretical/conceptual layouts and subject to final design and approval
- This is an estimated cost projection based upon conceptual designs and the anticipated requirements/regulations in place at the time of analysis. The actual cost of the project may vary dependent upon the final design of the project and market conditions.