



**PRELIMINARY OPINION OF
PROBABLE CONSTRUCTION COST
FOR**

**WESTTOWN AM WEST TIC, LLC
PROPOSED CHASE BANK**

**1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA
9/30/2024
DECPC #: 1478-99-191**

**Prepared by:
DYNAMIC ENGINEERING CONSULTANTS, P.C.
826 Newtown Yardley Road, Suite 201, Newtown, PA 18940**

**Prepared By: KDS
Checked By: JAG**

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<u>SITE WORK</u>				
Concrete Curb	711	LF	\$16.50	\$11,731.50
Bituminous Pavement				
Surface Course I-5 (thickness)	1.5	IN		
Area Surface Course	13,000	SF		
Total Tons Surface Course	130	TN	\$95.00	\$12,350.00
Base Course I-2 (thickness)	3	IN		
Area Base Course	13,000	SF		
Total Tons Base Course	260	TN	\$85.00	\$22,100.00
DGA Subbase (thickness)	6	IN		
Area Subbase	13,000	SF		
Volume DGA Subbase	241	CY	\$40.00	\$9,600.00
Bituminous Heavy Duty Pavement				
Surface Course I-5 (thickness)	2.0	IN		
Area Surface Course	4,900	SF		
Total Tons Surface Course	65	TN	\$100.00	\$6,500.00
Base Course I-2 (thickness)	4	IN		
Area Base Course	4,900	SF		
Total Tons Base Course	131	TN	\$90.00	\$11,700.00
DGA Subbase (thickness)	6	IN		
Area Subbase	4,900	SF		
Volume DGA Subbase	91	CY	\$40.00	\$3,600.00
Concrete Bollards	2	EA	\$450.00	\$900.00
4" Concrete Sidewalk	2,200	SF	\$4.00	\$8,800.00
ADA Detectable Warnings	2	SF	\$10.00	\$20.00
			Subtotal:	\$87,301.50
<u>STRIPING & SIGNAGE</u>				
4" Wide Thermoplastic Striping	126	LF	\$0.50	\$63.00
Painted Directional Arrows	7	EA	\$100.00	\$700.00
Painted Stop Bars	1	EA	\$100.00	\$100.00
Painted ADA Striping & Handicap Symbols	2	EA	\$800.00	\$1,600.00
Handicap Parking Signs	2	EA	\$250.00	\$500.00
Traffic Control Signs	9	EA	\$200.00	\$1,800.00

Subtotal:

\$4,763.00

STORM DRAINAGE

15" HDPE (0-8' deep)	264	LF	\$20.00	\$5,280.00
18" HDPE (0-8' deep)	90	LF	\$21.00	\$1,890.00
C Inlets (0-8' deep)	3	EA	\$1,550.00	\$4,650.00
M Inlets (0-8' deep)	2	EA	\$1,600.00	\$3,200.00
4' Manhole (0-8' deep)	4	EA	\$1,600.00	\$6,400.00
18FTB Snout	2	EA	\$2,000.00	\$4,000.00
Water Quality Filter	5	EA	\$100.00	\$500.00
18" Concrete Headwall w/ wingwalls, w/out footing	1	EA	\$1,075.00	\$1,075.00
4' x 4' Outlet structure	1	EA	\$4,250.00	\$4,250.00
ADS N12 - 24" Subsurface Basin	1	LS	\$18,000.00	\$18,000.00
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Subtotal:				\$49,245.00

WATER

1" Water Service Line	445	LF	\$19.00	\$8,455.00
Meter Pit	1	LS	\$6,000.00	\$6,000.00
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Subtotal:				\$14,455.00

SANITARY

4" PVC	590	LF	\$20.00	\$11,800.00
Cleanout	9	EA	\$500.00	\$4,500.00
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Subtotal:				\$16,300.00

LANDSCAPING

Seed	2,500	SF	\$0.25	\$625.00
Shade Tree, (2 1/2" - 3" caliper)	1	EA	\$350.00	\$350.00
Evergreen Tree, (6' - 7')	3	EA	\$180.00	\$540.00
Evergreen Shrubs (24" - 30")	25	EA	\$55.00	\$1,375.00
Deciduous Shrubs (18" - 24")	43	EA	\$45.00	\$1,935.00
Perennials	47	GAL	\$12.00	\$564.00
Ornamental Grasses	158	GAL	\$12.50	\$1,975.00
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Subtotal:				\$7,364.00

ELECTRIC & COMMUNICATIONS

Electric & Communication Service	1	LS	\$2,000.00	\$2,000.00
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Subtotal:				\$2,000.00

LIGHTING

Single Pole Mounted Light	8	EA	\$2,750.00	\$22,000.00
Quad Pole Mounted Light	3	EA	\$3,950.00	\$11,850.00
Subtotal:				\$11,850.00

SOIL EROSION & SED. CONTROL

12" Compost Filter Sock	200	LF	\$2.00	\$400.00
18" Compost Filter Sock	90	LF	\$5.00	\$450.00
Inlet Protection	5	EA	\$150.00	\$750.00
Pumped Water Filter Bag	1	EA	\$500.00	\$500.00
Concrete Washout	1	EA	\$350.00	\$350.00
Rock Construction Entrance	1	EA	\$2,500.00	\$2,500.00
Subtotal:				\$4,950.00

TOTAL: \$198,228.50

NOTE:

1.) This preliminary opinion of probable construction cost has been prepared based upon review of plans entitled Preliminary/Final Land Development & Lot Consolidation Plan as prepared by Dynamic Engineering Consultants, P.C., dated 07/12/2024 Last revised 09/30/24

2.) The unit pricing included is appropriate and is based upon available pricing indices or this firms historical experience in the general geographical area as a result of same, it is only approximate. For utilization as a budget estimate, same must be updated by current market conditions and other constructability factors.

3.) This opinion of probable construction cost excludes costs that may be associated with the dewatering, unforeseen sub-surface conditions, environmental conditions, earth work, adverse weather conditions, material requirements, temporary utility installations, electrical transformer costs, water meter costs, etc. This estimate is not to be utilized for pro forma or finance purposes.

4.) This opinion of probable construction cost is for bonding purposes only.