



**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**

10/23/2024

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: SRM**

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
SITE CLEARING				
Clearing & Grubbing (Less Than 1/2 an Acre)	0.20	AC	\$11,000.00	\$2,200.00
			Subtotal	\$2,200.00
SITE DEMOLITION				
Curb Removal	340	LF	\$5.00	\$1,700.00
Pavement Removal	2,930	SY	\$3.00	\$8,790.00
Area Light Removal	1	EA	\$500.00	\$500.00
			Subtotal	\$10,990.00
SITE WORK				
6" Concrete Curb	761	LF	\$65.00	\$49,465.00
12" Concrete Curb	205	LF	\$75.00	\$15,375.00
Bituminous Pavement				
Surface Course I-5 (thickness)	1.5	IN		
Area Surface Course	17,500	SF		
Total Tons Surface Course	175	TN	\$95.00	\$16,625.00
Base Course I-2 (thickness)	3	IN		
Area Base Course	17,500	SF		
Total Tons Base Course	350	TN	\$110.00	\$38,500.00
DGA Subbase (thickness)	6	IN		
Area Subbase	17,500	SF		
Volume DGA Subbase	325	CY	\$50.00	\$16,250.00
Bituminous Heavy Duty Pavement				
Surface Course I-5 (thickness)	2.0	IN		
Area Surface Course	5,750	SF		
Total Tons Surface Course	77	TN	\$115.00	\$8,740.00
Base Course I-2 (thickness)	4	IN		
Area Base Course	5,750	SF		
Total Tons Base Course	153	TN	\$90.00	\$13,770.00
DGA Subbase (thickness)	6	IN		
Area Subbase	5,750	SF		
Volume DGA Subbase	106	CY	\$50.00	\$5,300.00

Heavy Duty Concrete Pad	1,036	SF	\$15.00	\$15,540.00
Concrete Bollards	2	EA	\$750.00	\$1,500.00
4" Concrete Sidewalk	2,200	SF	\$7.50	\$16,500.00
ADA Ramp	1	EA	\$3,500.00	\$3,500.00
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			Subtotal:	\$201,065.00

STRIPING & SIGNAGE

4" Wide Thermoplastic Striping	126	LF	\$0.75	\$94.50
Painted Directional Arrows	7	EA	\$100.00	\$700.00
Painted Stop Bars	2	EA	\$100.00	\$200.00
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
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			Subtotal:	\$4,894.50

STORM DRAINAGE

4" HDPE (0-8' deep)	27	LF	\$30.00	\$810.00
6" HDPE (0-8' deep)	38	LF	\$35.00	\$1,330.00
15" HDPE (0-8' deep)	320	LF	\$60.00	\$19,200.00
18" HDPE (0-8' deep)	90	LF	\$75.00	\$6,750.00
C Inlets (0-8' deep)	3	EA	\$4,000.00	\$12,000.00
M Inlets (0-8' deep)	2	EA	\$3,500.00	\$7,000.00
4' Manhole (0-8' deep)	4	EA	\$4,500.00	\$18,000.00
18FTB Snout	2	EA	\$2,000.00	\$4,000.00
Water Quality Filter	5	EA	\$550.00	\$2,750.00
18" Concrete Headwall w/ wingwalls, w/out footing	1	EA	\$2,500.00	\$2,500.00
4' x 4' Outlet structure	1	EA	\$4,250.00	\$4,250.00
ADS N12 - 24" Subsurface Basin	1	LS	\$25,000.00	\$25,000.00

Subtotal: \$103,590.00

SANITARY

6" PVC	590	LF	\$35.00	\$20,650.00
Tie-In at Existing Structures	1	EA	\$2,750.00	\$2,750.00
Cleanout	9	EA	\$500.00	\$4,500.00

Subtotal: \$27,900.00

LANDSCAPING

Seed	2,500	SF	\$0.50	\$1,250.00
Ground Cover	29	EA	\$5.50	\$159.50
Shade Tree, (2 1/2" - 3" caliper)	1	EA	\$550.00	\$550.00
Evergreen Tree, (6' - 7')	3	EA	\$450.00	\$1,350.00
Evergreen Shrubs (24" - 30")	25	EA	\$80.00	\$2,000.00
Deciduous Shrubs (18" - 24")	48	EA	\$45.00	\$2,160.00
Perennials	47	GAL	\$12.00	\$564.00
Ornamental Grasses	158	GAL	\$12.50	\$1,975.00

Subtotal: \$10,008.50

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	\$4,500.00	\$36,000.00
Building Lights	10	EA	\$1,000.00	\$10,000.00
Subtotal:				\$46,000.00

SOIL EROSION & SED. CONTROL

12" Compost Filter Sock	576	LF	\$8.00	\$4,608.00
18" Compost Filter Sock	90	LF	\$13.50	\$1,215.00
Inlet Protection	5	EA	\$300.00	\$1,500.00
Tree Protection Fence	430	LF	\$6.50	\$2,795.00
Pumped Water Filter Bag	1	EA	\$500.00	\$500.00
Concrete Washout	1	EA	\$1,500.00	\$1,500.00
Rock Construction Entrance	1	EA	\$3,500.00	\$3,500.00
Maintainence of E&S Controls	1	EA	\$2,900.00	\$2,900.00
Subtotal:				\$18,518.00

AS-BUILT

As-Built Plans	1	EA	\$2,000.00	\$2,000.00
Subtotal:				\$2,000.00

SUBTOTAL:	\$429,166.00
5% Engineering Inspection Cost	\$21,458.30
10% Contingency	\$42,916.60
SUBTOTAL:	\$493,540.90

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.