

Preliminary Opinion of Cost

20613300 : CTA Project Number
 Redstone Ranch - Offsite Sewer (SB-2021-00001) : Project Name
 October 7, 2021: Date



Construction Improvements

<u>Unit</u>	<u>Item</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Total Cost</u>
L.S.	Offsite Sanitary Sewer Improvements	\$1,020,492.25	1	\$1,020,492.25
L.S.	Clearing, Dirtwork and Erosion Control	\$100,000.00	1	\$100,000.00
SUB-TOTAL CONSTRUCTION IMPROVEMENTS				\$1,120,492.25
CITY FEES 4%				\$44,819.69
5% CONTINGENCY				\$56,024.61
ENGINEERING & SURVEYING				\$25,000.00
PORTION TO BE PAID BY CITY				(\$153,126.00)
TOTAL CONSTRUCTION IMPROVEMENTS, ENGINEERING & SURVEYING				\$1,093,210.55

Notes: This opinion of cost is preliminary.
 Costs shown are approximate until more detailed design is completed and comments are obtained from City review.
 Costs do not include misc fees, interest on construction money, landscaping, fencing, signage, amenities,
 oil wells or pipeline adjustment (if applicable) or marketing expenses.

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Offsite Sanitary Sewer Improvements

<u>Unit</u>	<u>Item</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Total Cost</u>
L.F.	21" Sanitary Sewer Pipe	\$128.00	1444	\$184,832.00
L.F.	15" Sanitary Sewer Pipe	\$63.00	4610	\$290,430.00
EA.	Manhole - Complete 0-6' Deep	\$4,200.00	26	\$109,200.00
V.F.	Extra Depth Manhole Wall	\$180.00	269	\$48,420.00
EA.	4" on 15" Wye	\$750.00	47	\$35,250.00
EA.	4" on 1/8° Bend	\$11.50	47	\$540.50
L.F.	4" Riser Pipe	\$8.00	722	\$5,776.00
L.F.	6-8' Trench	\$34.00	65	\$2,210.00
L.F.	8-10' Trench	\$13.00	431	\$5,603.00
L.F.	10-12' Trench	\$15.50	386	\$5,983.00
L.F.	12-14' Trench	\$18.00	1108	\$19,944.00
L.F.	14-16' Trench	\$28.75	1426	\$40,997.50
L.F.	16-18' Trench	\$32.00	1143	\$36,576.00
L.F.	18-20' Trench	\$40.75	637	\$25,957.75
L.F.	20-22' Trench	\$56.00	347	\$19,432.00
L.F.	22-24' Trench	\$89.50	195	\$17,452.50
L.F.	24-26' Trench	\$112.00	250	\$28,000.00
C.Y.	Crushed Rock Bedding	\$39.00	1462	\$57,018.00
C.Y.	Sand Backfill	\$30.00	27	\$810.00
C.Y.	Type 'A' Backfill	\$60.00	120	\$7,200.00
L.F.	Bore & Steel Encasement for 15" Main	\$735.00	66	\$48,510.00
L.F.	Steel Encasement for 21" Main	\$230.00	60	\$13,800.00
S.Y.	Remove & Replace Concrete Cart Path	\$95.00	20	\$1,900.00
L.S.	Leakage Testing	\$4,500.00	1	\$4,500.00
L.S.	Deflection Testing	\$3,650.00	1	\$3,650.00
L.S.	Manhole Testing	\$6,500.00	1	\$6,500.00
SUB-TOTAL OFFSITE SANITARY SEWER IMPROVEMENTS				\$1,020,492.25

Portion to be paid by the City of OKC

L.F.	\$3.00/inch DIAMETER OVER 8" - 21"	\$39.00	1444	\$56,316.00
L.F.	\$3.00/inch DIAMETER OVER 8" - 15"	\$21.00	4610	\$96,810.00
SUB-TOTAL				\$153,126.00

FEE BREAKDOWN FOR SB-2021-00001 (Redstone Ranch - Offsite)

1,444 LF OF 21" SANITARY SEWER PIPE

21" – 8" = 13" PIPE SIZE DIFFERENCE

13 X 1,444 = 18,772 THEN MULTIPLY BY \$3

18,772 X 3 = \$56,316.00 TOTAL CLAIM AMOUNT

And

4,610 LF OF 15" SANITARY SEWER PIPE

15" – 8" = 7" PIPE SIZE DIFFERENCE

7 X 4,610 = 32,270 THEN MULTIPLY BY \$3

32,270 X 3 = \$96,810.00 TOTAL CLAIM AMOUNT

\$56,316.00 + \$96,810.00 For a total of \$153,126.00

- \$3 per inch diameter being oversized
Example from 8" to 12", 4" oversize, so \$12 per foot