

OPINION OF PROBABLE CONSTRUCTION COST

SITE IMPROVEMENTS

PROJECT: **Brewster Yards**

DATE: 9/11/23

JOB #: **19249.100**

BY: JMW/KMG



3 Garrett Place, Carmel, New York 10512

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TYPE OF ESTIMATE: This is an opinion of probable costs associated for site improvements on the Brewster Yards. This opinion of probable construction costs is prepared pursuant to Section 123-31H. of the Southeast Town Code.

SITE CLEARING		Amount (\$)
Tree Cutting and Removal		\$238,500.00
Stumping and Grubbing and Removal		\$191,000.00
	SUB TOTAL	\$429,500.00
SITE EROSION AND SEDIMENT CONTROL		Amount (\$)
Construction Entrance		\$20,000.00
Silt Fence		\$32,500.00
Inlet Protection		\$22,500.00
	SUB TOTAL	\$75,000.00
SITE MASS EARTHWORK		Amount (\$)
Strip and Stockpile Topsoil On-site		\$242,000.00
Mass Earth to Cut		\$960,000.00
Mass Earth to Fill		\$985,000.00
Re-spread Topsoil		\$153,000.00
Fine Grade Entire Site		\$112,500.00
	SUB TOTAL	\$2,452,500.00
SITE DRAINAGE		Amount (\$)
HDPE Drainage Pipe		\$422,000.00
Catch Basins		\$153,000.00
Drain Manholes		\$32,000.00
Outlet Control Structures		\$53,100.00
End Sections		\$21,000.00
Roof Leader Drains		\$14,000.00
Rip-Rap for Ponds		\$19,500.00
Concrete Curbs/Weirs for Drainage		\$14,000.00
Shape and Grade Ponds		\$145,500.00
	SUB TOTAL	\$874,100.00
SITE UTILITIES		Amount (\$)
Light Pole Bases		\$175,000.00
Trenching for Site Lighting		\$156,000.00
Trenching for Electric		\$238,000.00
	SUB TOTAL	\$569,000.00
SITE CONCRETE		Amount (\$)
Concrete Curbs		\$216,000.00
Concrete Sidewalks		\$770,000.00
Concrete Plaza Area		\$160,000.00
Pavers at Truck Turn Around		\$48,000.00
	SUB TOTAL	\$1,194,000.00
SITE PAVING		Amount (\$)
Item 4 for Parking Lots and Roads		\$275,000.00
3" Asphalt Binder		\$500,000.00
2" Asphalt Top		\$410,000.00
Prep for Sidewalks		\$21,000.00
2.5" Asphalt Binder for Sidewalks		\$24,000.00
1.5" Asphalt Top for Sidewalks		\$18,000.00
Stripe Parking Lot		\$25,000.00
	SUB TOTAL	\$1,273,000.00

RETAINING WALLS		Amount (\$)
Retaining Wall - Straight Wall at Multi-Sport Field		\$62,400.00
Retaining Wall - CornerWall at Multi-Sport Field		\$83,200.00
Retaining Walls - Around All Baseball Fields		\$675,000.00
Retaining Wall at Front of Main Building		\$72,800.00
	SUB TOTAL	\$893,400.00
MISCELLANEOUS		Amount (\$)
Signs/Posts		\$30,000.00
Dumpster Enclosure		\$5,000.00
Landscaping		\$170,000.00
Wetland Mitigation		\$45,000.00
Post and Rail Fence		\$21,000.00
Bollards		\$6,500.00
Town Road/Turnaround Improvements		\$265,000.00
	SUB TOTAL	\$542,500.00
	CONSTRUCTION TOTAL	\$8,303,000.00

Exclusions / Notes:

1. This estimate is based on the drawing set prepared by this office last revised September 11, 2023.
2. This estimate is for site only and excludes building work, synthetic athletic fields, water and sewer systems, appurtenances for athletic fields and playground equipment.

SCHEDULE	DATE
Begin Construction	Mar-24
Complete Construction / Occupancy	Jun-25