

Job No. 4113034.0
Date: March 17, 2017
By: JNS

KELLER APARTMENTS
Napa, California
ENGINEER'S ESTIMATE
BASED ON DESIGN REVIEW PLANS

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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I. ON-SITE IMPROVEMENTS

A. GRADING, PARKING, DRIVEWAY & AISLES WORK

1	Mobilization	1	l.s.	\$ 15,000.00	\$ 15,000.00
2	Erosion Control	1	l.s.	\$ 30,000.00	\$ 30,000.00
3	Dust Control	1	l.s.	\$ 5,000.00	\$ 5,000.00
4	Demolition incl. Tree, Fence, Houses, Concrete	1	l.s.	\$ 20,000.00	\$ 20,000.00
5	Clear and Grub	1.0	acre	\$ 3,000.00	\$ 3,000.00
6	Rough Grading	2,500	c.y.	\$ 4.50	\$ 11,250.00
7	Exported Cut (assumed)	500	c.y.	\$ 20.00	\$ 10,000.00
8	Finish Pad Grading	1	each	\$ 10,000.00	\$ 10,000.00
9	Finish Grading Driveway & Aisles	16,500	s.f.	\$ 0.50	\$ 8,250.00
10	3" AC on 10" CL II AB	16,500	s.f.	\$ 5.00	\$ 82,500.00
11	HC ramps	1	each	\$ 4,000.00	\$ 4,000.00
12	4" CL II AB under Curb & Gutter	860	s.f.	\$ 1.50	\$ 1,290.00
13	2" CL II AB under Walkway incl. Ramps	1,490	s.f.	\$ 1.00	\$ 1,490.00

Subtotal \$ 201,780.00

B. CONCRETE WORK

1	Precast Junction Box	3	each	\$ 1,500.00	\$ 4,500.00
2	Standard Curb and Gutter	430	l.f.	\$ 20.00	\$ 8,600.00
3	Standard Vertical Curb	435	l.f.	\$ 15.00	\$ 6,530.00
4	Trash Enclosure Concrete	260	s.f.	\$ 15.00	\$ 3,900.00
5	6" Thick Driveway Approach	290	s.f.	\$ 15.00	\$ 4,350.00
6	4" Thick Concrete Walkway incl. Ramps	1,490	s.f.	\$ 9.00	\$ 13,410.00

Subtotal \$ 41,290.00

C. WATER WORK

1	4" Fire Water	280	l.f.	\$ 50.00	\$ 14,000.00
2	2" Domestic Water (Service to each Building)	288	l.f.	\$ 35.00	\$ 10,080.00
3	Gate Valves	4	each	\$ 500.00	\$ 2,000.00
4	4" Meter and Backflow	1	each	\$ 10,000.00	\$ 10,000.00
5	2" Meter and Backflow	1	each	\$ 5,000.00	\$ 5,000.00
6	Fire Hydrant Assembly incl. Water Valve	1	each	\$ 6,000.00	\$ 6,000.00
7	Connect to Existing Water Main	2	each	\$ 1,000.00	\$ 2,000.00

Subtotal \$ 49,080.00

D. STORM DRAIN WORK

1	Area Drain	10	each	\$ 500.00	\$ 5,000.00
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	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2	8" PVC Storm Drain	110	l.f.	\$ 50.00	\$ 5,500.00
3	10" PVC Storm Drain	91	l.f.	\$ 60.00	\$ 5,460.00
4	12" PVC Storm Drain	51	l.f.	\$ 70.00	\$ 3,570.00
5	24" RCP Detention Pipes	300	l.f.	\$ 150.00	\$ 45,000.00
6	Storm Drain Cleanout	8	each	\$ 200.00	\$ 1,600.00
7	6" perf pipe in bioretention	300	l.f.	\$ 10.00	\$ 3,000.00
8	Storm Drain Manholes	6	each	\$ 3,000.00	\$ 18,000.00
9	Metering Structure incl. Orifice Plate	1	each	\$ 5,000.00	\$ 5,000.00
10	SD Direct Connection (6" PVC Tee)	1	each	\$ 100.00	\$ 100.00
11	Underground Roof Leaders	10	each	\$ 100.00	\$ 1,000.00
12	Bioretention	1,420	s.f.	\$ 25.00	\$ 35,500.00
13	Sidewalk Cross Drains	1	each	\$ 1,500.00	\$ 1,500.00
14	Storm Drain Pump	1	each	\$ 10,000.00	\$ 10,000.00

Subtotal \$ 140,230.00

E. SEWER WORK

1	6" PVC Sewer Lateral	48	l.f.	\$ 60.00	\$ 2,880.00
2	Sewer Cleanout	2	each	\$ 500.00	\$ 1,000.00
3	Connect to Ex Sewer	1	each	\$ 2,000.00	\$ 2,000.00

Subtotal \$ 5,880.00

F. MISCELLANEOUS

1	Striping/Signage	1	l.s.	\$ 5,000.00	\$ 5,000.00
2	Frontage Improvements (assumes minor curb, gutter and overlay)	1	l.s.	\$ 10,000.00	\$ 10,000.00
3	Street Light (assumes 1 new light on one of the frontages)	1	each	\$ 4,000.00	\$ 4,000.00

Subtotal \$ 19,000.00

I. COST SUMMARY FOR ON-SITE IMPROVEMENTS

A. Grading, Parking, Driveway & Aisles Work	\$ 201,780.00
B. Concrete Work	\$ 41,290.00
C. Water Work	\$ 49,080.00
D. Storm Drain Work	\$ 140,230.00
E. Sewer Work	\$ 5,880.00
F. Miscellaneous	\$ 19,000.00

Subtotal = \$ 457,260.00

20% Contingency \$ 91,452.00

Total \$ 548,712.00