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PRELIMINARY CONSTRUCTION COST ESTIMATE

Housing Assistance - Cashiers Valley Road Subdivision - City of Brevard

Project Categories

Date: 3/31/2025 Project # 25109

GENERAL

Mobilization, Stakeout & Bonds	1.00	LS	\$50,000.00	\$50,000.00
Clearing & Grubbing	4.50	AC	\$17,000.00	\$76,500.00
Gravel Construction Entrance	1.00	LS	\$5,000.00	\$5,000.00
Silt Fencing with RSOs	2,450	LF	\$7.00	\$17,150.00
Sediment Basins	1.00	EA	\$15,000.00	\$15,000.00
Gravel Inlet Protection	10.00	EA	\$500.00	\$5,000.00
Temporary Diversion Swales	1,000.00	LF	\$5.50	\$5,500.00
Slope Matting	7,500.00	SY	\$3.00	\$22,500.00
Temporary Seeding and Stabilization	4.50	AC	\$4,000.00	\$18,000.00
Strip Topsoil and Haul Off	3,600.00	CY	\$16.00	\$57,600.00
Rough Grading for Site	35,000.00	CY	\$6.00	\$210,000.00
Budget for Pavement & Sidewalk Repairs on Cashiers Valley Road	1.00	LS	\$35,000.00	\$35,000.00
Pavement Striping and Signage	1.00	LS	\$5,000.00	\$5,000.00
Budget for Landscaping to Meet Brevard Requirements	1.00	LS	\$30,000.00	\$30,000.00
Final Seeding, Mulching & Stabilization	4.00	LS	\$5,000.00	\$20,000.00

SUBTOTAL - GENERAL \$572,250.00

ROADWAY

Fine Grading for Roadway	3,500.00	SY	\$4.00	\$14,000.00
Stone Base for Roadway (8" CABC)	1,600.00	TN	\$45.00	\$72,000.00
2.5" of Asphalt Binder	3,000.00	SY	\$25.00	\$75,000.00
2" of Asphalt Surface Course	3,000.00	SY	\$16.00	\$48,000.00
Concrete Curb and Gutter	2,100.00	LF	\$35.00	\$73,500.00
Concrete Sidewalk	560.00	SY	\$90.00	\$50,400.00

SUBTOTAL - ROADWAY \$332,900.00

STORMWATER

Stormwater Structures	16.00	EA	\$4,500.00	\$72,000.00
Stormwater Piping (various sizes)	1,600.00	LF	\$150.00	\$240,000.00
Stormwater Treatment (General Budget Allowance)	1.00	LS	\$90,000.00	\$90,000.00

SUBTOTAL - STORMWATER \$402,000.00

SEWER

8" Gravity Sewer Line (PVC)	1,000.00	LF	\$110.00	\$110,000.00
4' Precast Manholes	7.00	EA	\$12,500.00	\$87,500.00
Washed Stone for Bedding	450.00	TN	\$50.00	\$22,500.00
4" Sewer Services for Single Family	14.00	EA	\$1,750.00	\$24,500.00

SUBTOTAL - SEWER \$244,500.00

WATER

8" DIP Water Main	1,025.00	LF	\$90.00	\$92,250.00
Connect to Ex. Water Main	1.00	LS	\$12,500.00	\$12,500.00
Fire Hydrant Assembly	4.00	EA	\$7,500.00	\$30,000.00
8" Valves w/Box	3.00	EA	\$3,500.00	\$10,500.00
6" Valves w/Box	4.00	EA	\$2,800.00	\$11,200.00
Fittings	1.00	LS	\$7,500.00	\$7,500.00

SUBTOTAL - WATER \$163,950.00

Total Estimated Construction Costs \$1,715,600.00

Contingency	\$171,560.00
Surveying Budget (Design Survey, Platting & As-builts)	\$30,000.00
Environmental Budget	\$25,000.00
Design and Permitting Budget	\$65,000.00
Construction Observation Budget	\$32,000.00
QA/QC Site Testing	\$20,000.00

TOTAL RECOMMENDED BUDGET \$2,059,160.00

Additional costs and notes:

1. Assume site lighting will be leased from Duke Energy.
2. Permit fees and connections fees are not included in the costs above.
3. Excludes due diligence work including geotechnical report, stream and wetland delineation, traffic study, etc.
4. Excludes connection and system development charges for water and sewer connections.
5. Cost for sewer assumes Brevard will extend sewer to the edge of the site.