

# Carolina Bays



Opinion of Probable Construction Cost  
Carolina Bays  
Provided for  
Ecovest Capital  
January 25, 2022

Development Resource Group, LLC  
4703 Oleander Drive  
Myrtle Beach, SC 29577  
(843) - 839 - 3350

## Project Overview

Total Project Area: 116.00 Ac.  
CL Length of Roadway: 2,231 LF  
Number of Lots: 1  
ROW Area (Assumes 40' R/W): 2.05 Ac.  
Total Sewer Length: 0 LF  
Total Waterline Length: 1000 LF  
Total Drainage Length: 0 LF  
Total Cost/Lot: \$574,141

		UNIT	QUANT.	UNIT PRICE	TOTAL
<b>Surveying</b>					
1	Grading Layout	LS	0	\$1,500.00	\$0.00
2	Sanitary Sewer Layout	LS	1	\$1,500.00	\$1,500.00
3	Water Layout	LS	1	\$1,500.00	\$1,500.00
4	Storm Layout	LS	0	\$1,000.00	\$0.00
5	Roadway Layout	LS	1	\$4,000.00	\$4,000.00
<b>Subtotal:</b>					<b>\$7,000.00</b>
<b>Clearing</b>					
1	Clear & Grub (Chip & Dispose Offsite)	AC	2.05	\$20,000.00	\$40,973.37
<b>Subtotal:</b>					<b>\$40,973.37</b>
<b>Erosion Control</b>					
1	Construction Entrance (Includes Sweeping & All Maint)	EA	1	\$6,250.00	\$6,250.00
2	Perimeter Silt Fence	LF	2,231	\$3.15	\$7,027.65
3	Area Inlet Protection	EA	0	\$250.00	\$0.00
4	Outlet Protections	EA	0	\$1,000.00	\$0.00
5	Stabilization	AC	4	\$2,500.00	\$10,000.00
6	Concrete Wash Out	EA	0	\$1,250.00	\$0.00
<b>Subtotal:</b>					<b>\$23,277.65</b>
<b>Earthwork</b>					
1	Topsoil, Cut & Haul - Strip 6" Under Road	CY	826	\$12.00	\$9,915.56
2	Import Structural Fill from Offsite - Road Base - 12" Min	CY	1653	\$14.00	\$23,136.30
3	Fine Grading - Lots	EA	0	\$1,000.00	\$0.00
<b>Subtotal:</b>					<b>\$33,051.85</b>
<b>Unsuitable Soils</b>					
1	Undercut, Export & Replace from Offsite	CY	0	\$22.00	\$0.00
2	Additional Pipe Bedding, 57 Slag	TN	0	\$80.00	\$0.00
<b>Subtotal:</b>					<b>\$0.00</b>
<b>Sanitary Sewer</b>					
1	Single Service	EA	0	\$1,500.00	\$0.00
2	Residential Pump Station	EA	1	\$20,000.00	\$20,000.00
3	2" Forcemain	LF	2,200	\$20.00	\$44,000.00
4	Individual Grinder Service	EA	1	\$750.00	\$750.00
5	Forcemain Tap	EA	1	\$2,500.00	\$2,500.00
6	Testing	LS	1	\$6,000.00	\$6,000.00
<b>Subtotal:</b>					<b>\$73,250.00</b>

		UNIT	QUANT.	UNIT PRICE	TOTAL
<b>Water System</b>					
1	6" C-900	LF	1000	\$17.50	\$17,500.00
2	6" Directional Bore Under Bridge	LF	1	\$20,000.00	\$20,000.00
3	6" Gate Valve	EA	3	\$1,750.00	\$5,250.00
4	6" x 6" Tee	EA	3	\$700.00	\$2,100.00
5	6" 90 Degree Bend	EA	0	\$550.00	\$0.00
6	6" Restraints	EA	0	\$165.00	\$0.00
7	Single Service	EA	1	\$1,500.00	\$1,500.00
8	Hydrant Assembly	EA	2	\$5,500.00	\$11,000.00
9	Testing	LS	1	\$5,000.00	\$5,000.00
10	REU	EA	1	\$860.00	\$860.00
				<b>Subtotal:</b>	<b>\$63,210.00</b>
<b>Electric Service (HEC)</b>					
1	Overhead	LF	360	\$17.00	\$6,120.00
1	Underground	LF	500	\$21.00	\$10,500.00
				<b>Subtotal:</b>	<b>\$16,620.00</b>
<b>Storm Drainage</b>					
1	Roadside BioSwale	LF	0	\$20.00	\$0.00
2	15" RCP	LF	0	\$31.00	\$0.00
3	18" RCP	LF	0	\$35.00	\$0.00
4	Grate Inlet	EA	0	\$2,750.00	\$0.00
5	Beveled Pipe End	EA	0	\$1,500.00	\$0.00
				<b>Subtotal:</b>	<b>\$0.00</b>
<b>Roadway</b>					
1	Sub-Grade - Roadway	SY	4958	\$2.50	\$12,394.44
2	6" Graded Agg Base Course	SY	4958	\$11.00	\$54,535.56
3	Canal Crossing	LS	1	\$125,000.00	\$125,000.00
				<b>Subtotal:</b>	<b>\$191,930.00</b>
<b>Landscape</b>					
1	Hardscape and Amenities (WKJ)	LS	0	\$314,400.00	\$0.00
2	Landscape (WKJ)	LS	0	\$42,750.00	\$0.00
3	Trail Clearing and Grading (WKJ)	LS	0	\$21,900.00	\$0.00
				<b>Subtotal:</b>	<b>\$0.00</b>
<b>Miscellaneous</b>					
1	Mobilization	LS	1	\$10,000.00	\$10,000.00
2	On-Site Signs & Striping (WKJ)	LS	0	\$13,500.00	\$0.00
				<b>Subtotal:</b>	<b>\$10,000.00</b>
<b>Soft Cost</b>					
1	Survey - Design	LS	0	\$7,200.00	\$0.00
2	Survey - Platting	LS	0	\$10,600.00	\$0.00
3	Engineering	LS	0	\$38,000.00	\$0.00
4	Permitting	LS	0	\$15,000.00	\$0.00
				<b>Subtotal:</b>	<b>\$0.00</b>
				<b>SUBTOTAL</b>	<b>\$459,312.87</b>
				<b>25% Contingency</b>	<b>\$114,828.00</b>
<b>PROJECT GRAND TOTAL</b>					<b>\$574,140.87</b>

Opinions of Cost: Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from opinions of cost prepared by it. If at any time the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. The Client will pay for consultants' services required to bring costs within any limitation established by the Client as Additional Services.

Engineer Signature: \_\_\_\_\_

Date: \_\_\_\_\_