



ARM Group LLC

Engineers and Scientists

6/25/2024

Homes by Jones - 21 Lot Subdivision Division

Opinion of Probable Cost				
Totals	Quantity	Unit	Unit Price	Total
Mobilization	1	LS	\$20,000.00	\$20,000.00
Clear and Grubbing	7	AC	\$7,500.00	\$52,500.00
Silt Fence Mulch and Seed	7	AC	\$10,000.00	\$70,000.00
Site Excavation: Cut to Fill	15000	CY	\$6.00	\$90,000.00
BMP Excavation: Cut to Fill	15000	CY	\$6.00	\$90,000.00
BMP Structures	3	EA	\$5,000.00	\$15,000.00
Road Construction	1778	LF	\$200.00	\$355,600.00
Curb and Gutter	3627	LF	\$20.00	\$72,540.00
Sidewalk	1500	LF	\$40.00	\$60,000.00
CG-12	8	CY	\$250.00	\$2,000.00
Driveway Entrance	21	EA	\$800.00	\$16,800.00
Sanitary Sewer Line	2111	LF	\$42.00	\$88,662.00
Manhole	10	EA	\$5,000.00	\$50,000.00
Sanitary Sewer Connection	21	EA	\$2,500.00	\$52,500.00
Storm Sewer	2116	LF	\$75.00	\$158,700.00
Drop Inlet	10	EA	\$5,000.00	\$50,000.00
Water line, Valves and Fittings	1704	LF	\$75.00	\$127,800.00
Fire Hydrants	3	EA	\$8,000.00	\$24,000.00
Connect to existing system	1	EA	\$2,000.00	\$2,000.00
Service Connections	21	EA	\$2,500.00	\$52,500.00
Entrance Sign	1	EA	\$2,500.00	\$2,500.00
Landscaping Trees	75	EA	\$150.00	\$11,250.00
Subtotal				\$1,464,352.00
Contingency			20.00%	\$292,870.40
Construction Cost Total				\$1,757,222.40
Subdivision Application Process	1	EA	\$7,500.00	\$7,500.00
Engineering and Plat			7.50%	\$109,826.40
Permitting	1	EA	\$5,000.00	\$5,000.00
Nutrient Credits	7	EA	\$20,000.00	\$140,000.00
Subtotal				\$262,326.40
Opinion of Probable Cost				\$2,019,548.80

PRECISE. RESPONSIVE. SOLUTIONS.

9560 Kings Charter Drive, Ashland, VA 23005