

Estill Middle School Site Development Cost Analysis

4.16.25

Item Description	Unit	QTY	Unit Price (\$)	Total (\$)
Package 1 - Mass Site Excavation ¹	LS	1	\$ 9,654,968	\$ 9,654,968.00
Curb & Gutter	LF	13,400	\$ 27.00	\$ 361,800.00
Sidewalks / Hardscape	SY	36,000	\$ 10.00	\$ 360,000.00
Sanitary Sewer Extension	LF	1,200	\$ 60.00	\$ 72,000.00
Sanitary Sewer Manhole	EA	7	\$ 2,500.00	\$ 17,500.00
Waterline Extension	LF	5,500	\$ 40.00	\$ 220,000.00
Underground Site Electric	LS	1	\$ 80,000.00	\$ 80,000.00
Asphalt Paving (Roadway)	Ton	9,500	\$ 100.00	\$ 950,000.00
Asphalt Paving (Parking Areas)	Ton	4,246	\$ 100.00	\$ 424,575.00
Sub-Total				\$ 12,140,843.00
Contingency (10%)				\$ 1,214,084.30
Total Estimated Cost of Site Development				\$ 13,354,927.30
Total Estimated Cost of Construction				\$ 49,435,500.00
SD %				27.0%

¹ The scope of Package 1 includes:

Clearing & Grubbing	\$ 134,375
Strip Top Soil	\$ 63,000
Staking	\$ 107,500
Erosion Control	\$ 80,625
Excavation	\$ 7,315,000
Mud Mat	\$ 258,968
Clay Import	\$ 473,000
Waste Material Haul Offsite	\$ 195,000
Storm Sewer	\$ 537,500
Blasting Utility Trenches	\$ 57,500
Crushed Stone on Roadway	\$ 120,000
Mobilization	\$ 247,500
Bond	\$ 65,000
Total	\$ 9,654,968