ENGINEERS OPINION OF PROBABLE COST

PROJECT: Orchard Ranch
Based On: Construction Plans & Project Bid Tabs
Lots: 264

DATE: 6/30/2025
BY: Gray Engineering, Inc.

Water Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC C-900 Cl 200 Waterline	LF	10453	$ 57.00	$ 595,821.00
2	8" Ductile Iron Pipe	LF	1077	$ 218.00	$ 234,786.00
3	6" PVC	LF	40	$ 46.00	$ 1,840.00
4	8" Gate Valve	EA	18	$ 3,100.00	$ 55,800.00
5	6" Gate Valve	EA	2	$ 2,500.00	$ 5,000.00
6	8" Wet Connection To Existing Waterline	EA	1	$ 1,250.00	$ 1,250.00
7	8" Cut-in To Existing Waterline	EA	1	$ 4,500.00	$ 4,500.00
8	Fire Hydrant Assembly	EA	21	$ 7,800.00	$ 163,800.00
9	Air Release Valve	EA	8	$ 4,332.00	$ 34,656.00
10	Single Water Service	EA	168	$ 2,500.00	$ 420,000.00
11	Double Water Service	EA	48	$ 2,800.00	$ 134,400.00
12	Trench Safety System	LF	10453	$ 1.42	$ 14,843.26
WATER IMPROVEMENTS				**TOTAL**	$ 1,666,696.26

Wastewater Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC SDR-26 Wastewater Line	LF	9511	$ 60.00	$ 570,660.00
2	4" HDPE Force Main	LF	1234	$ 60.00	$ 74,040.00
3	4 Dia. Standard Wastewater Manhole	EA	51	$ 7,300.00	$ 372,300.00
4	Extra Manhole Depth, per Vertical Linear Foot	VLF	65	$ 600.00	$ 39,000.00
5	Single Wastewater Service, All Lengths	EA	134	$ 2,700.00	$ 361,800.00
6	Double Wastewater Service, All Lengths	EA	65	$ 3,400.00	$ 221,000.00
7	Onsite Lift station	EA	1	$ 350,000.00	$ 350,000.00
8	Trench Safety System	LF	10745	$ 1.89	$ 20,308.05
WASTEWATER IMPROVEMENTS				**TOTAL**	$ 2,009,108.05

Drainage Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	18" RCP Cl. III Storm Sewer (All Depths)	LF	4808	$ 66.00	$ 317,328.00
2	24" RCP Cl. III Storm Sewer (All Depths)	LF	1732	$ 86.00	$ 148,952.00
3	30" RCP Cl. III Storm Sewer (All Depths)	LF	1453	$ 113.00	$ 164,189.00
4	36" RCP Cl. III Storm Sewer (All Depths)	LF	416	$ 160.00	$ 66,560.00
5	42" RCP Cl. III Storm Sewer (All Depths)	LF	919	$ 210.00	$ 192,990.00
6	4x4 Box Culvert	LF	68	$ 490.00	$ 33,320.00
7	10 Standard Stormwater Curb Inlet	EA	57	$ 5,370.00	$ 306,090.00
8	15 Standard Stormwater Curb Inlet	EA	7	$ 7,690.00	$ 53,830.00
9	4x4 Area Inlet	EA	1	$ 4,675.00	$ 4,675.00
10	4 Dia. Manhole	EA	14	$ 4,600.00	$ 64,400.00
11	5 Dia. Manhole	EA	6	$ 5,270.00	$ 31,620.00
12	6 Dia. Manhole	EA	3	$ 6,800.00	$ 20,400.00
13	7 Dia. Manhole	EA	2	$ 11,180.00	$ 22,360.00
14	8 Dia. Manhole	EA	1	$ 20,400.00	$ 20,400.00
15	7x7 Box Manhole	EA	1	$ 9,500.00	$ 9,500.00
16	24" Headwall	EA	1	$ 4,410.00	$ 4,410.00
17	18" Saftey End Treatment	EA	2	$ 2,588.00	$ 5,176.00
18	30" Saftey End Treatment	EA	1	$ 3,175.00	$ 3,175.00
19	36" Saftey End Treatment	EA	1	$ 5,620.00	$ 5,620.00
20	4x4 Saftey End Treatment	EA	1	$ 11,200.00	$ 11,200.00
21	TxDOT FW-0	EA	1	$ 12,000.00	$ 12,000.00
22	Trench Safety System	LF	9491	$ 1.64	$ 15,565.24
23	Slaughter West Pond	EA	1	$ 150,000.00	$ 150,000.00
24	Slaughter East Pond	EA	1	$ 250,000.00	$ 250,000.00
25	Barton North Pond	EA	1	$ 510,000.00	$ 510,000.00
DRAINAGE IMPROVEMENTS				**TOTAL**	$ 2,423,760.24

Erosion & Sedimentation Controls

Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence for Erosion Control	LF	3350	$ 4.26	$ 14,271.00
2	Inlet Protection	EA	65	$ 140.00	$ 9,100.00
3	Restoration & Revegetation Including Topsoil	SY	22014.7	$ 1.77	$ 38,965.98
4	Stabilized Construction Entrance	EA	1	$ 2,420.00	$ 2,420.00
EROSION & SEDIMENTATION IMPROVEMENTS				**TOTAL**	$ 64,756.98

Clearing & Grading Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Clearing & Grubbing	AC	58.4491	$ 3,485.00	$ 203,695.11
2	Excavation	CY	90316	$ 3.49	$ 315,202.84
3	Embankment	CY	66497	$ 3.29	$ 218,775.13
4	Demolition of Existing Structures and Fence	LS	1	$ 15,000.00	$ 15,000.00
4	Rough Lot Grading	EA	264	$ 400.00	$ 105,600.00
5	Fine Lot Grading	EA	264	$ 125.00	$ 33,000.00
CLEARING & GRADING IMPROVEMENTS				**TOTAL**	$ 891,273.08

Street Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Subgrade Preparation	SY	48,754	$ 2.51	$ 122,371.70
2	8" Lime Stabilized Subgrade	SY	48,754	$ 12.00	$ 585,044.00
3	10" Compacted Flex Base Material	SY	48,754	$ 14.00	$ 682,551.33
4	2" HMAC Pavement	SY	35,577	$ 18.00	$ 640,386.00
5	Tensar TX-5	SY	48,754	$ 3.64	$ 177,463.35
6	Standard Concrete Curb & Gutter	LF	22,727	$ 19.00	$ 431,813.00
7	Pedestrian Curb Ramps	EA	62	$ 1,720.00	$ 106,640.00
8	4' Concrete Sidewalk	SY	2,208	$ 60.00	$ 132,480.00
9	Traffic Signage	LS	1	$ 13,000.00	$ 13,000.00
10	Sawcut and Tie into Existing	EA	2	$ 1,960.00	$ 3,920.00
11	Street End Barricade	EA	1	$ 1,320.00	$ 1,320.00
STREET IMPROVEMENTS				**TOTAL**	$ 2,896,989.38

SUBTOTAL - WATER IMPROVEMENTS	$	1,666,696.26
SUBTOTAL - WASTEWATER IMPROVEMENTS	$	2,009,108.05
SUBTOTAL - DRAINAGE IMPROVEMENTS	$	2,423,760.24
SUBTOTAL - STREET/SITE IMPROVEMENTS	$	64,756.98
SUBTOTAL - CLEARING AND EXCAVATION IMPROVEMENTS	$	891,273.08
SUBTOTAL - EROSION CONTROL IMPROVEMENTS	$	2,896,989.38
TOTAL COST	$	9,952,584.00
PER LOT COST	$	37,699.18