Gray Engineering, Inc.

Title: Harvest Ridge Section 5
Description: Paving, Drainage, Water, Wastewater
Location: Bastrop County, Texas
Owner: Clayton Properties Group, Inc. DBA Brohn Homes
GEI Job No: 1636-11996
Date: January 15, 2026
Notes: Does not include irrigation fixtures or landscape improvements.

Water Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC Waterline	LF	3,688	$47.00	$173,336.00
2	4" PVC Waterline	LF	1,294	$37.00	$47,878.00
3	12" PVC Encasement Including Casing Spacers	LF	321	$75.00	$24,075.00
4	8" PVC Encasement Including Casing Spacers	LF	147	$55.00	$8,085.00
5	8" Gate Valve	EA	14	$2,445.00	$34,230.00
6	4" Gate Valve	EA	4	$2,250.00	$9,000.00
7	Automatic Flushing Valve Assembly	EA	3	$2,445.00	$7,335.00
8	Connect to Existing	EA	2	$1,285.00	$2,570.00
9	Fire Hydrant Assembly	EA	6	$7,500.00	$45,000.00
10	Double Water Service	EA	68	$2,520.00	$171,360.00
11	Single Water Service	EA	27	$1,720.00	$46,440.00
12	Trench Safety System	LF	4,982	$1.00	$4,982.00
					$574,291.00

Wastewater Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC Wastewater Line (All Depths)	LF	3,186	$38.00	$121,068.00
2	12" PVC Wastewater Line (All Depths)	LF	283	$55.00	$15,565.00
3	8" SDR-26 160 PSI PVC Wastewater Line (All Depths)	LF	100	$78.00	$7,800.00
3	4' Dia. Standard Wastewater Manhole	EA	16	$6,690.00	$107,040.00
4	Extra Depth 4' Dia. Manhole Extensions	VLF	27	$480.00	$12,960.00
5	Single Wastewater Service	EA	40	$1,420.00	$56,800.00
6	Double Wastewater Service	EA	49	$2,405.00	$117,845.00
7	Trench Safety System	LF	3,569	$2.25	$8,030.25
					$447,108.25

Gray Engineering, Inc.

Drainage Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	18" HDPE Storm Sewer (All Depths)	LF	1,604	$43.00	$68,972.00
2	24" HDPE Storm Sewer (All Depths)	LF	672	$62.00	$41,664.00
3	30" HDPE Storm Sewer (All Depths)	LF	146	$69.00	$10,074.00
4	42" HDPE Storm Sewer (All Depths)	LF	622	$97.00	$60,334.00
5	48" HDPE Storm Sewer (All Depths)	LF	1,135	$142.00	$161,170.00
6	54" HDPE Storm Sewer (All Depths)	LF	438	$165.00	$72,270.00
7	60" HDPE Storm Sewer (All Depths)	LF	189	$225.00	$42,525.00
8	4' x 4' Reinforced Concrete Box Manhole	EA	3	$4,430.00	$13,290.00
9	5' x 5' Reinforced Concrete Box Manhole	EA	3	$6,150.00	$18,450.00
10	6' x 6' Reinforced Concrete Box Manhole	EA	1	$6,870.00	$6,870.00
11	7' x 7' Reinforced Concrete Box Manhole	EA	1	$9,970.00	$9,970.00
12	4' Diameter Manhole	EA	1	$5,750.00	$5,750.00
13	3x3 Grate Inlet	EA	5	$3,280.00	$16,400.00
14	10' Standard Stormwater Curb Inlet	EA	13	$6,010.00	$78,130.00
15	42" Sloped Headwall	EA	1	$4,350.00	$4,350.00
16	48" Sloped Headwall	EA	4	$11,000.00	$44,000.00
17	60" Standard Concrete Headwall with Energy Dissipators	EA	1	$15,600.00	$15,600.00
18	Rock Rip-Rap	SY	38	$55.00	$2,107.72
19	Detention Pond	LF	1	$350,000.00	$350,000.00
20	Trench Safety System	LF	4,806	$1.00	$4,806.00
					$1,026,732.72

Erosion & Sedimentation Controls

Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence for Erosion Control	LF	1,496	$3.25	$4,862.00
2	Inlet Protection	EA	20	$175.00	$3,500.00
3	Restoration & Revegetation	SY	6,517	$1.75	$11,404.36
4	Stabilized Construction Entrance	EA	1	$2,185.00	$2,185.00
5	Temporary Rock Berm	LF	21	$34.00	$714.00
					$22,665.36

Gray Engineering, Inc.

Clearing & Grading Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Clearing & Grubbing, Per Acre	AC	24	$6,926.00	$169,172.80
2	Excavation	CY	50,396	$3.25	$163,787.00
3	Embankment	CY	38,305	$2.50	$95,762.50
4	Walls	SF	455	$50.00	$22,750.00
5	Demolition of Existing Structures	LS	1	$5,500.00	$5,500.00
6	Materials Testing	LS	1	***$50,000.00***	$50,000.00
					$506,972.30

Street Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Subgrade Preparation	SY	20,631	$1.59	$32,802.94
2	8" Lime Stabilized Subgrade	SY	16,020	$13.25	$212,259.11
3	12" Compacted Flex Base Material	SY	15,138	$17.00	$257,349.78
4	20" Compacted Flex Base Material	SY	5,493	$28.00	$153,791.56
5	Geogrid	SY	20,631	$3.75	$77,365.42
6	2" HMAC Pavement	SY	7,566	$14.50	$109,711.83
7	3.5" HMAC Pavement	SY	4,162	$30.25	$125,913.94
8	6" Concrete Pavement	SY	3,301	$64.00	$211,235.56
9	Concrete Curb & Gutter	LF	7,193	$20.25	$145,658.25
10	Pedestrian Ramps	EA	14	$1,550.00	$21,700.00
11	4' Concrete Sidewalk	LF	38	$32.00	$1,216.00
12	Traffic Signage & Striping	LS	1	$5,000.00	$5,000.00
13	Concrete Valley Gutter (All Widths)	EA	4	$4,200.00	$16,800.00
14	Install Street End Barricade	EA	3	$1,450.00	$4,350.00
15	Sawcut Existing Pavement & Connect	EA	2	$150.00	$300.00
16	Type 2 Driveway for Pond and Alleys	EA	6	$2,610.00	$15,660.00
17	Moisture Conditioning of Lots	EA	145	$3,475.00	$503,875.00
					$1,894,989.38

Water Improvements	**$574,291.00**
Wastewater Improvements	**$447,108.25**
Drainage Improvements	**$1,026,732.72**
Erosion & Sedimentation Controls	**$22,665.36**
Clearing & Grading Improvements	**$506,972.30**
Street Improvements	**$1,894,989.38**

SUBTOTAL OPC: HARVEST RIDGE SECTION 5	**$4,472,759.01**
15% CONTINGENCY	**$670,913.85**
TOTAL OPC: HARVEST RIDGE SECTION 5	**$5,143,672.86**
PER LOT COST: HARVEST RIDGE SECTION 5	**$35,473.61**

Gray Engineering, Inc.

Title: Harvest Ridge Section 6
Description: Paving, Drainage, Water, Wastewater
Location: Bastrop County, Texas
Owner: Clayton Properties Group, Inc. DBA Brohn Homes
GEI Job No: 1636-11996
Date: January 15, 2026
Notes: Pavement subject to change based on Geotechnical Report. Does not include irrigation fixtures.

Water Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8” PVC Waterline	LF	3,785	$47.00	$177,895.00
2	4" PVC Waterline	LF	723	$37.00	$26,751.00
3	12" PVC Encasement Including Casing Spacers	LF	368	$75.00	$27,600.00
4	8" PVC Encasement Including Casing Spacers	LF	46	$55.00	$2,530.00
5	8" Gate Valve	EA	18	$2,445.00	$44,010.00
6	4" Gate Valve	EA	3	$2,250.00	$6,750.00
7	Automatic Flushing Valve Assembly	EA	4	$2,445.00	$9,780.00
8	Connect to Existing	EA	4	$1,285.00	$5,140.00
9	Fire Hydrant Assembly	EA	5	$7,500.00	$37,500.00
10	Double Water Service	EA	60	$2,520.00	$151,200.00
11	Single Water Service	EA	7	$1,720.00	$12,040.00
12	Trench Safety System	LF	4,508	$1.00	$4,508.00
					$505,704.00

Wastewater Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC Wastewater Line (All Depths)	LF	3,232	$38.00	$122,816.00
2	4' Dia. Standard Wastewater Manhole, Per Each, CIP	EA	21	$6,690.00	$140,490.00
3	Extra Depth 4' Dia. Manhole Extensions	VLF	20	$480.00	$9,600.00
4	Single Wastewater Service	EA	11	$1,420.00	$15,620.00
5	Double Wastewater Service	EA	48	$2,405.00	$115,440.00
6	Trench Safety System	LF	3,232	$2.25	$7,272.00
					$411,238.00

Gray Engineering, Inc.

Drainage Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	18" RCP Cl. III Storm Sewer (All Depths)	LF	736	$43.00	$31,648.00
2	24" RCP Cl. III Storm Sewer (All Depths)	LF	313	$62.00	$19,406.00
3	30" RCP Cl. III Storm Sewer (All Depths)	LF	431	$69.00	$29,739.00
4	36" RCP Cl. III Storm Sewer (All Depths)	LF	296	$90.00	$26,640.00
5	42" RCP Cl. III Storm Sewer (All Depths)	LF	248	$97.00	$24,056.00
6	48" RCP Cl. III Storm Sewer (All Depths)	LF	199	$142.00	$28,258.00
7	4' x 4' Reinforced Concrete Box (All Depths)	LF	100	$670.00	$67,000.00
8	4' x 4' Reinforced Concrete Box Manhole	EA	3	$4,430.00	$13,290.00
9	5' x 5' Reinforced Concrete Box Manhole	EA	1	$6,150.00	$6,150.00
10	6' x 6' Reinforced Concrete Box Manhole	EA	2	$6,870.00	$13,740.00
11	3'x3' Area Inlet	EA	2	$3,280.00	$6,560.00
12	10' Standard Stormwater Curb Inlet	EA	15	$6,010.00	$90,150.00
13	Trench Safety System, Per Linear Foot, CIP	LF	2,323	$1.00	$2,323.00
					$358,960.00

Erosion & Sedimentation Controls

Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence for Erosion Control	LF	1,460	$3.25	$4,745.00
2	Inlet Protection	EA	17	$175.00	$2,975.00
3	Restoration & Revegetation	SY	2,450	$1.75	$4,287.50
4	Stabilized Construction Entrance	EA	1	$2,185.00	$2,185.00
5	Temporary Rock Berm	EA	1	$1,700.00	$1,700.00
					$15,892.50

Clearing & Grading Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Clearing & Grubbing, Per Acre	AC	18	$6,926.00	$124,668.00
2	Excavation	CY	25,000	$3.25	$81,250.00
3	Embankment	CY	35,000	$2.50	$87,500.00
4	Demolition of Existing Structures	LS	1	$5,500.00	$5,500.00
5	Materials Testing	LS	1	***$50,000.00***	$50,000.00
					$348,918.00

Gray Engineering, Inc.

Street Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Subgrade Preparation	SY	17,697	$1.70	$30,085.09
2	8" Lime Stabilized Subgrade	SY	13,939	$13.25	$184,696.86
3	12" Compacted Flex Base Material	SY	17,697	$17.00	$300,850.89
4	Geogrid	SY	17,697	$3.75	$66,364.17
5	2" HMAC Pavement	SY	11,187	$14.50	$162,205.06
6	6" Concrete Pavement	SY	2,853	$64.00	$182,584.89
7	Concrete Curb & Gutter	LF	6,009	$20.25	$121,682.25
8	Pedestrian Ramps	EA	17	$1,515.00	$25,755.00
9	4' Concrete Sidewalk	LF	605	$32.00	$19,360.00
10	Traffic Signage & Striping	LS	1	$5,000.00	$5,000.00
11	Concrete Valley Gutter (All Widths)	EA	7	$4,200.00	$29,400.00
12	Install Street End Barricade	EA	5	$1,450.00	$7,250.00
13	Sawcut Existing Pavement & Connect	EA	3	$150.00	$450.00
14	Type 2 Driveway for Alleys	EA	6	$2,610.00	$15,660.00
15	Moisture Conditioning of Lots	EA	136	$3,475.00	$472,600.00
					$1,623,944.20

Water Improvements	**$505,704.00**
Wastewater Improvements	**$411,238.00**
Drainage Improvements	**$358,960.00**
Erosion & Sedimentation Controls	**$15,892.50**
Clearing & Grading Improvements	**$348,918.00**
Street Improvements	**$1,623,944.20**

SUBTOTAL OPC: HARVEST RIDGE SECTION 6	**$3,264,656.70**
15% CONTINGENCY	**$489,698.51**
TOTAL OPC: HARVEST RIDGE SECTION 6	**$3,754,355.21**
PER LOT COST: HARVEST RIDGE SECTION 6	**$27,605.55**

Gray Engineering, Inc.

Title: Harvest Ridge Section 8
Description: Paving, Drainage, Water, Wastewater
Location: Bastrop County, Texas
Owner: Clayton Properties Group, Inc. DBA Brohn Homes
GEI Job No: 1636-11996
Date: January 15, 2026
Notes: Does not include irrigation fixtures or landscape improvements.

Water Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC Waterline	LF	3,508	$47.00	$164,876.00
2	12" PVC Waterline	LF	976	$110.00	$107,360.00
3	12" PVC Encasement Including Casing Spacers	LF	489	$75.00	$36,675.00
4	18" PVC Encasement Including Casing Spacers	LF	161	$112.50	$18,112.50
5	8" Gate Valve	EA	14	$2,445.00	$34,230.00
6	12" Gate Valve	EA	3	$4,380.00	$13,140.00
7	Automatic Flushing Valve Assembly	EA	3	$2,445.00	$7,335.00
8	Connect to Existing 8"	EA	1	$1,285.00	$1,285.00
9	Connect to Existing 12"	EA	1	$2,500.00	$2,500.00
10	Air Release Valve	EA	1	$4,035.00	$4,035.00
11	Fire Hydrant Assembly	EA	7	$7,500.00	$52,500.00
12	Double Water Service	EA	36	$2,520.00	$90,720.00
13	Single Water Service	EA	44	$1,720.00	$75,680.00
14	Trench Safety System	LF	4,484	$1.00	$4,484.00
					$612,932.50

Wastewater Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC Wastewater Line (All Depths)	LF	3,684	$38.00	$139,992.00
2	4' Dia. Standard Wastewater Manhole, Per Each, CIP	EA	17	$6,690.00	$113,730.00
3	Extra Depth 4' Dia. Manhole Extensions	VLF	35	$480.00	$16,800.00
4	Single Wastewater Service	EA	24	$1,420.00	$34,080.00
5	Double Wastewater Service	EA	55	$2,405.00	$132,275.00
6	Trench Safety System	LF	3,684	$2.25	$8,289.00
					$445,166.00

Gray Engineering, Inc.

Drainage Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	18" HDPE Storm Sewer (All Depths)	LF	1,160	$43.00	$49,880.00
2	24" HDPE Storm Sewer (All Depths)	LF	670	$62.00	$41,540.00
3	30" HDPE Storm Sewer (All Depths)	LF	955	$69.00	$65,895.00
4	36" HDPE Storm Sewer (All Depths)	LF	498	$90.00	$44,820.00
5	42" HDPE Storm Sewer (All Depths)	LF	155	$97.00	$15,035.00
6	4'X4' RCB	LF	41	$670.00	$27,470.00
7	4' x 4' Reinforced Concrete Box Manhole	EA	4	$4,430.00	$17,720.00
8	5' x 5' Reinforced Concrete Box Manhole	EA	2	$6,150.00	$12,300.00
9	6' x 6' Reinforced Concrete Box Manhole	EA	1	$6,870.00	$6,870.00
10	4' Diameter Manhole	EA	2	$5,750.00	$11,500.00
11	5' Diameter Manhole	EA	2	$7,187.50	$14,375.00
12	10' Standard Stormwater Curb Inlet	EA	14	$6,010.00	$84,140.00
13	15' Standard Stormwater Curb Inlet	EA	1	$6,270.00	$6,270.00
14	3'X3' Grate Inlet	EA	2	$3,280.00	$6,560.00
15	4-Sided Area Inlet	EA	1	$4,125.00	$4,125.00
16	18" Sloped Concrete Headwall	EA	4	$2,750.00	$11,000.00
17	30" Sloped Concrete Headwall	EA	3	$5,750.00	$17,250.00
18	30" Headwall W/ Energy Dissipators	EA	1	$8,000.00	$8,000.00
19	4'X4' Concrete Headwall	EA	1	$11,000.00	$11,000.00
20	5' Bottom Width Grass-Lined Channel	LF	225	$30.00	$6,750.00
21	Pond	LS	1	$200,000.00	$200,000.00
22	Trench Safety System,	LF	3,479	$1.00	$3,479.00
					$665,979.00

Erosion & Sedimentation Controls

Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence for Erosion Control	LF	2,686	$3.25	$8,729.50
2	Inlet Protection,	EA	19	$175.00	$3,325.00
3	Restoration & Revegetation	SY	8,081	$1.75	$14,142.14
4	Stabilized Construction Entrance	EA	1	$2,185.00	$2,185.00
5	Temporary Rock Berm	LF	25	$34.00	$850.00
					$29,231.64

Gray Engineering, Inc.

Clearing & Grading Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Clearing & Grubbing	AC	21.7	$6,926.00	$150,223.76
2	Excavation	CY	32,407	$3.25	$105,322.75
3	Embankment	CY	36,752	$2.50	$91,880.00
4	Walls	SF	976	$50.00	$48,787.50
5	Demolition of Existing Structures,	LS	1	$5,500.00	$5,500.00
6	Materials Testing	LS	1	***$50,000.00***	$50,000.00
					$451,714.01

Street Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Subgrade Preparation	SY	19,475	$1.59	$30,964.90
2	8" Lime Stabilized Subgrade	SY	17,942	$13.25	$237,725.93
3	12" Compacted Flex Base Material	SY	13,907	$17.00	$236,422.78
4	20" Compacted Flex Base Material	SY	5,568	$28.00	$155,891.56
5	Geogrid	SY	19,475	$3.75	$73,030.42
6	2" HMAC Pavement	SY	10,046	$14.50	$145,663.78
7	3.5" HMAC Pavement	SY	3,562	$30.25	$107,761.89
8	6" Concrete Pavement	SY	918	$64.00	$58,753.92
9	Standard Concrete Curb & Gutter	LF	7,673	$20.25	$155,378.25
10	Ribbon Curb	LF	1,341	$15.00	$20,115.00
11	Vertical Moisture Barrier for Ribbon Curb	LF	1,341	$16.00	$21,456.00
12	Pedestrian Ramps	EA	22	$1,515.00	$33,330.00
13	4' Concrete Sidewalk	LF	376	$32.00	$12,032.00
14	8' Concrete Sidewalk	LF	872	$64.00	$55,808.00
15	Crushed Granite Buffer	LF	872	$7.00	$6,104.00
16	Traffic Signage & Striping	LS	1	$5,000.00	$5,000.00
17	Concrete Valley Gutter (All Widths)	EA	6	$4,200.00	$25,200.00
18	Install Street End Barricade	EA	3	$1,450.00	$4,350.00
19	Sawcut Existing Pavement & Connect	EA	2	$150.00	$300.00
20	Type 2 Driveway for Alley	EA	2	$2,610.00	$5,220.00
21	Moisture Conditioning of Lots	EA	130	$3,475.00	$451,750.00
					$1,842,258.41

Water Improvements	**$612,932.50**
Wastewater Improvements	**$445,166.00**
Drainage Improvements	**$665,979.00**
Erosion & Sedimentation Controls	**$29,231.64**
Clearing & Grading Improvements	**$451,714.01**
Street Improvements	**$1,842,258.41**

SUBTOTAL OPC: HARVEST RIDGE SECTION 8	**$4,047,281.57**
15% CONTINGENCY	**$607,092.24**
TOTAL OPC: HARVEST RIDGE SECTION 8	**$4,654,373.80**
PER LOT COST: HARVEST RIDGE SECTION 8	**$35,802.88**

Gray Engineering, Inc.

Title: Harvest Ridge Section 9
Description: Paving, Drainage, Water, Wastewater
Location: Bastrop County, Texas
Owner: Clayton Properties Group, Inc. DBA Brohn Homes
GEI Job No: 1636-11996
Date: January 15, 2026
Notes: Pavement subject to change based on Geotechnical Report. Does not include irrigation fixtures.

Water Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8” PVC Waterline	LF	4,023	$47.00	$189,081.00
2	4" PVC Waterline	LF	878	$37.00	$32,486.00
3	12" PVC Encasement Including Casing Spacers	LF	230	$75.00	$17,250.00
4	8" PVC Encasement Including Casing Spacers	LF	92	$55.00	$5,060.00
5	8" Gate Valve with Box and Cover	EA	11	$2,445.00	$26,895.00
6	4" Gate Valve with Box and Cover	EA	3	$2,250.00	$6,750.00
7	Automatic Flushing Valve Assembly	EA	1	$2,445.00	$2,445.00
8	Connect to Existing 4"	EA	1	$1,000.00	$1,000.00
9	Connect to Existing 8"	EA	5	$1,285.00	$6,425.00
10	Air Release Valve	EA	1	$4,035.00	$4,035.00
11	Fire Hydrant Assembly	EA	9	$7,500.00	$67,500.00
12	Double Water Service	EA	76	$2,520.00	$191,520.00
13	Single Water Service	EA	8	$1,720.00	$13,760.00
14	Trench Safety System	LF	4,901	$1.00	$4,901.00
					$569,108.00

Wastewater Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	8" PVC SDR-35 Gravity Wastewater Line (All Depths)	LF	3,264	$38.00	$124,032.00
2	4' Dia. Standard Wastewater Manhole	EA	19	$6,690.00	$127,110.00
3	Extra Depth 4' Dia. Manhole Extensions	VLF	20	$480.00	$9,600.00
4	Single Wastewater Service	EA	16	$1,420.00	$22,720.00
5	Double Wastewater Service	EA	58	$2,405.00	$139,490.00
6	Trench Safety System	LF	3,264	$2.25	$7,344.00
					$430,296.00

Gray Engineering, Inc.

Drainage Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	18" RCP Cl. III Storm Sewer (All Depths)	LF	1,619	$43.00	$69,617.00
2	24" RCP Cl. III Storm Sewer (All Depths)	LF	495	$62.00	$30,690.00
3	30" RCP Cl. III Storm Sewer (All Depths)	LF	247	$69.00	$17,043.00
4	36" RCP Cl. III Storm Sewer (All Depths)	LF	338	$90.00	$30,420.00
5	42" RCP Cl. III Storm Sewer (All Depths)	LF	429	$97.00	$41,613.00
6	48" RCP Cl. III Storm Sewer (All Depths)	LF	73	$142.00	$10,366.00
7	4' x 4' Reinforced Concrete Box Manhole	EA	2	$4,430.00	$8,860.00
8	5' x 5' Reinforced Concrete Box Manhole	EA	1	$6,150.00	$6,150.00
9	6' x 6' Reinforced Concrete Box Manhole	EA	2	$6,870.00	$13,740.00
10	4' Diameter Manhole	EA	1	$5,750.00	$5,750.00
11	5' Diameter Manhole	EA	1	$7,187.50	$7,187.50
12	3x3 Area Inlet	EA	5	$3,300.00	$16,500.00
13	10' Standard Stormwater Curb Inlet	EA	25	$6,010.00	$150,250.00
14	36" Sloped Concrete Headwall	EA	1	$7,500.00	$7,500.00
15	48" Sloped Concrete Headwall	EA	2	$11,000.00	$22,000.00
16	5' Bottom Width Grass-Lined Channel	LF	1,040	$30.00	$31,200.00
17	Trench Safety System	LF	3,201	$1.00	$3,201.00
					$472,087.50

Erosion & Sedimentation Controls

Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence for Erosion Control	LF	2,496	$3.25	$8,112.00
2	Inlet Protection	EA	30	$175.00	$5,250.00
3	Restoration & Revegetation	SY	6,364	$1.75	$11,137.00
4	Stabilized Construction Entrance	EA	1	$2,185.00	$2,185.00
5	Temporary Rock Berm	LF	20	$34.00	$680.00
					$27,364.00

Gray Engineering, Inc.

Clearing & Grading Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Clearing & Grubbing	AC	26	$6,926.00	$180,076.00
2	Excavation	CY	35,000	$3.25	$113,750.00
3	Embankment	CY	50,000	$2.50	$125,000.00
4	Demolition of Existing Structures	LS	1	$5,500.00	$5,500.00
5	Materials Testing	LS	1	***$50,000.00***	$50,000.00
					$474,326.00

Street Improvements

Item	Description	Unit	Quantity	Unit Price	Cost
1	Subgrade Preparation	SY	20,533	$1.70	$34,906.86
2	8" Lime Stabilized Subgrade	SY	14,351	$13.25	$190,145.57
3	12" Compacted Flex Base Material	SY	20,533	$17.00	$349,068.56
4	Geogrid	SY	20,533	$3.75	$77,000.42
5	2" HMAC Pavement	SY	11,549	$14.50	$167,465.33
6	6" Concrete Pavement	SY	4,384	$64.00	$280,597.33
7	Standard Concrete Curb & Gutter	LF	6,456	$20.25	$130,734.00
8	Pedestrian Ramps	EA	8	$1,515.00	$12,120.00
9	4' Concrete Sidewalk	LF	155	$32.00	$4,960.00
10	Traffic Signage & Striping	LS	1	$5,000.00	$5,000.00
11	Concrete Valley Gutter (All Widths)	EA	6	$4,200.00	$25,200.00
12	Install Street End Barricade	EA	1	$1,450.00	$1,450.00
13	Sawcut Existing Pavement & Connect	EA	5	$150.00	$750.00
14	Type 2 Driveway for Alleys	EA	11	$2,610.00	$28,710.00
15	Moisture Conditioning of Lots	EA	175	$3,475.00	$608,125.00
					$1,916,233.06

Water Improvements	**$569,108.00**
Wastewater Improvements	**$430,296.00**
Drainage Improvements	**$472,087.50**
Erosion & Sedimentation Controls	**$27,364.00**
Clearing & Grading Improvements	**$474,326.00**
Street Improvements	**$1,916,233.06**

SUBTOTAL OPC: HARVEST RIDGE SECTION 9	**$3,889,414.56**
15% CONTINGENCY	**$583,412.18**
TOTAL OPC: HARVEST RIDGE SECTION 9	**$4,472,826.75**
PER LOT COST: HARVEST RIDGE SECTION 9	**$25,559.01**