

PROJECT: Panorama Ranches HOA
SGM NO.: 2018-245.001
DATE: 21-Jun-18
EOPC LEVEL: Planning Level
PREPARED BY: Maggie McHugh and Justin Kattnig, PE

PROJECT DESCRIPTION/ASSUMPTIONS:

New well pumps and booster pumps, serpentine piping system, and new chemical metering pumps. Current power and electrical service adequate for pump replacement.

CONSTRUCTION ITEMS		UNIT	QUANTITY	UNIT COST	TOTAL COST	% OF (a)
Pumps	Well 2 New Pump (45GS20)	EA	1	\$5,000.00	\$5,000.00	5.8%
	Well 1R Pump (45GS75)	EA	2	\$5,000.00	\$10,000.00	11.6%
	Chemical Metering Pumps	EA	2	\$2,087.50	\$4,175.00	4.8%
Serpentine Piping	Flow Meter	EA	3	\$2,500.00	\$7,500.00	8.7%
	2" Sch.40 Piping and Fittings	LF	20	\$40.00	\$800.00	0.9%
	12" C900 Piping	LF	130	\$75.00	\$9,750.00	11.3%
	12" MJ Cap with 2" Threaded Tap	EA	1	\$800.00	\$800.00	0.9%
	12" 90 Deg Bend DIP MJ	EA	8	\$800.00	\$6,400.00	7.4%
	12" MJ Tee for Tie-in/Tie-In work	EA	1	\$1,000.00	\$1,000.00	1.2%
	12" MJ Gate Valve	EA	2	\$3,000.00	\$6,000.00	6.9%
	CRBs	EA	8	\$600.00	\$4,800.00	5.5%
Misc.	Misc. Fittings	LS	1	\$5,000.00	\$5,000.00	5.8%
	Yard Hydrant	LS	1	\$3,000.00	\$3,000.00	3.5%
	Throttle Valves	EA	3	\$1,200.00	\$3,600.00	4.2%
Excavation	Excavation (cut, fill, etc.), and prep for installation	CY	250	\$75.00	\$18,750.00	21.7%
SUBTOTAL OF CONSTRUCTION ITEMS:					\$86,575.00	100.0%

OTHER CONSTRUCTION COSTS		ESTIMATED COST	% OF (a)
Bonds/insurance		\$2,200.00	2.5%
Site Survey		\$2,300.00	-
Management/Superintendent		\$4,300.00	5.0%
Labor - Misc., General		\$6,900.00	8.0%
Mobilization		\$8,700.00	10.0%
Permits		\$2,600.00	3.0%
Overhead and Profit		\$8,700.00	10.0%
Contingencies		\$17,300.00	20.0%
SUBTOTAL OF OTHER CONSTRUCTION COSTS:		\$ 53,000 (b)	

ENGINEER'S OPINION OF TOTAL CONSTRUCTION COSTS (a) + (b) = (c) \$139,575

- Unit prices used in developing this EOPC were based on vendor quotes and conversations, as well as prices from USA Bluebook marked up a percentage to account for installation and SGM's database of similar projects.
- Based upon conversations with vendors, the second option of installing a vault that would house only the fire pump and controls would be approximately 65% of the capital cost. There will also be associated additional costs with electrical connections and wiring.
- Unit prices and total costs are based on Present Value dollars. Adjustments should be made for years beyond the present year if actual construction occurs in a future year.
- This EOPC was prepared on the basis of SGM's experience and qualifications and represents SGM's judgment as a professional generally familiar with the industry. However, since SGM has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, SGM cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from SGM's EOPC.