

**Opinion of Probable Costs: Site Development (AACE Class IV Estimate)**

**Project:** Proposed Regional Recreational Facility  
 Hanover Lot 7A  
 Hanover Township, Luzerne County, PA

**Prepared By:** WCL  
**Date:** 4/27/22

Item #	Description	Quantity	Units	Unit Cost	Total Cost
<b>Start-up / General Conditions</b>					<b>\$ 210,000</b>
	Mobilization / Demobilization	1	LS	\$ 25,000	\$ 25,000
	Maintenance and Protection of Traffic	1	LS	\$ 15,000	\$ 15,000
	Survey / Stakeout	1	LS	\$ 20,000	\$ 20,000
	Supervision / General Conditions	1	LS	\$ 150,000	\$ 150,000
<b>Bulk EW / Grading</b>					<b>\$ 1,274,030</b>
	Clearing, grubbing, and stump grinding (if applic.)	27	AC	\$ 4,500	\$ 119,250
	Bulk earthwork to subgrade	110,000	CY	\$ 7	\$ 770,000
	Site grading	128,260	SY	\$ 3	\$ 384,780
<b>E&amp;S / Topsoil / Seeding / Landscaping</b>					<b>\$ 631,213</b>
	Erosion & sedimentation control	1	EA	\$ 150,000	\$ 150,000
	Topsoil Strip, Haul & Stockpiling (Assume 12" Depth of Clearing Limits)	42,753	CY	\$ 4	\$ 171,013
	6" Topsoil Spread	53,240	SY	\$ 5	\$ 266,200
	Fertilize, Lime, Seed & Mulch	11	AC	\$ 4,000	\$ 44,000
<b>Utilities / Storm / Paving / Curbing</b>					<b>\$ 1,302,556</b>
	Site utility systems (water, sanitary sewer, natural gas, electric)	1	LS	\$ 150,000	\$ 150,000
	Storm water conveyance facilities	1	LS	\$ 250,000	\$ 250,000
	Storm water management basins	2	EA	\$ 75,000	\$ 150,000
	Heavy Duty Bituminous Paving	16,444	SY	\$ 35	\$ 575,556
	Concrete Curbing	5,900	LF	\$ 30	\$ 177,000
<b>Subsurface Stabilization / Site Remediation</b>					<b>\$ 8,492,900</b>
	Allowance to Excavate unsuitables, haul and waste off-site	50,000	CY	\$ 25	\$ 1,250,000
	Allowance for compacted imported structural fill	75,000	TONS	\$ 20	\$ 1,500,000
	Subsurface Stabilization Allowance @ Indoor Facility	102,000	SF	\$ 30	\$ 3,060,000
	Dynamic compaction of (3) athletic field areas	267,300	SF	\$ 3	\$ 801,900
	5' deep compacted 2A modified structural fill in all athletic field areas above dynamically compacted native materials	94,050	TONS	\$ 20	\$ 1,881,000

Item #	Description	Quantity	Units	Unit Cost	Total Cost
<b>Athletic Facilities</b>					<b>\$ 22,851,000</b>
	Indoor sports facility (including fit-out and all athletic appurtenances)	102,000	SF	\$ 170	\$ 17,340,000
	Natural turf field @ 225' x 330' with lighting	3	EA	\$ 750,000	\$ 2,250,000
	ADD COST for synthetic turf @ 225' x 330' field	3	EA	\$ 950,000	\$ 2,850,000
	Recreational trail	8,700	LF	\$ 30	\$ 261,000
	Allowance for misc. athletic facility specialties	1	LS	\$ 150,000	\$ 150,000
<b>Subtotal</b>					<b>\$ 34,761,699</b>
-20% CONTINGENCY					\$ 6,952,340
+20% CONTINGENCY					\$ 6,952,340
<b>LOW RANGE GRAND TOTAL</b>					<b>\$ 27,809,359</b>
<b>HIGH RANGE GRAND TOTAL</b>					<b>\$ 41,714,039</b>

#### OVERALL COST SUMMARY

	Low Range	Engineer's Opinion of Probable Cost	High Range
Site Development	\$27,809,359	\$34,761,699	\$41,714,039
<b>Total</b>	<b>\$27,809,359</b>	<b>\$34,761,699</b>	<b>\$41,714,039</b>

#### Qualifications

1. Based on the current phase of the proposed site development, it is Engineer's opinion that this OPC be prepared according to AACE Class IV guidance
2. As the project is considered in the conceptual phase, our recommended contingency range is between -20% to +20%
3. The actual costs to be incurred will be dependent on the final scope of work required to construct the project; including contractor selection, owner's requests, permitting requirements, site constraints, etc.
4. This OPC is the opinion of the engineer based on past project experience; no contractor bids or solicitations were procured for this OPC.
5. The following soft costs are not included in this opinion of costs: design fees, application / review fees, third-party inspections, third-party testing, utility tap-in fees, bonding, etc.