

**1215 Chambers Ave- Warehouse Facility
Development Improvement Agreement
Opinion of Probable Cost
February 2026**



ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
	SITE ACCESS				
	Remove and dispose of existing curb & gutter	LF	20	\$ 35.00	\$ 700.00
	Concrete Sidewalk	SY	393	\$ 140.00	\$ 55,020.00
	Concrete ADA ramp	EA	2	\$ 3,200.00	\$ 6,400.00
	Landscaping and Irrigation replacement	LS	1	\$ 9,000.00	\$ 9,000.00
	TOTAL ACCESS				\$ 71,120.00
	UTILITY				
	Fire Hydrant Assembly	EA	2	\$8,200.00	\$ 16,400.00
	TOTAL UTILITY				\$ 16,400.00
	STORM				
	10' wide concrete drain pan	SF	4150	\$ 14.00	\$ 58,100.00
	Connect to existing 24" storm	LS	1	\$ 2,000.00	\$ 2,000.00
	3' x 3' inlet	EA	1	\$ 8,000.00	\$ 8,000.00
	42" HDPE	LF	145	\$ 250.00	\$ 36,250.00
	6' Dia. Concrete Manhole	EA	2	\$ 10,500.00	\$ 21,000.00
	TOTAL STORM				\$ 125,350.00
	SEDIMENT CONTROL				
	Tracking Pad	EA	2	\$ 1,600.00	\$ 3,200.00
	Erosion Log (perimeter)	LF	582	\$ 3.00	\$ 1,746.00
	Silt Sack & Beaver Dam inlet protection	EA	1	\$ 500.00	\$ 500.00
	TOTAL SEDIMENT CONTROL				\$ 5,446.00
	GRAND TOTAL				\$ 218,316.00

This takeoff does not include engineering, tap fees, materials testing, Surveying, Construction Admin., Permit Fees, Town Fees, irrigation, off-site utility upgrades, or other off-site improvements. The actual cost may vary significantly based upon final design, hauling and disposal of excess materials, amount of unsuitable material encountered, the cost and availability of labor, equipment, material and market conditions.