

## **Preliminary Cost Estimate**

Shaffer Preserve (Phase 1)

11/17/2025

Prepared by: Chester Valley Engineers

No	Item	Quantity	Unit	Unit Price	Total Price
1	Excavation & grading	20,500	CY	\$12.50	\$256,250.00
2	Tree removal and grubbing	1	LS	\$28,500.00	\$28,500.00
3	Demolition and removal of ex. stone drive and gates	1	LS	\$11,550.00	\$11,550.00
4	Erosion control	1	LS	\$60,000.00	\$60,000.00
5	Fine grading and grass seeding	2.5	AC	\$15,000.00	\$37,500.00
6	Fine grading and wildflower seeding (basins & slopes)	2	AC	\$24,000.00	\$48,000.00
7	Rough grading and ryegrass seeding (all other disturbed areas)	5	AC	\$10,000.00	\$50,000.00
8	Deciduous trees	34	EA	\$780.00	\$26,520.00
9	Evergreen trees	41	EA	\$550.00	\$22,550.00
10	Deciduous shrubs	24	EA	\$85.00	\$2,040.00
11	Asphalt parking lot paving (incl. line striping)	11,300	SF	\$8.00	\$90,400.00
12	Asphalt trail	27,200	SF	\$4.50	\$122,400.00
13	Concrete wheel stops	16	EA	\$350.00	\$5,600.00
14	Bridge (Contech corten steel with ironwood deck and abutments)	50	LF	\$250,000.00	\$250,000.00
15	Basin soil amendments	1	LS	\$5,000.00	\$5,000.00
16	HDPE storm pipe (6")	135	LF	\$60.00	\$8,100.00
17	HDPE storm pipe (12")	80	LF	\$70.00	\$5,600.00
18	HDPE storm pipe (18")	162	LF	\$82.50	\$13,365.00
19	HDPE storm pipe (24")	133	LF	\$104.50	\$13,898.50
20	HDPE storm pipe (36")	50	LF	\$120.00	\$6,000.00
21	Stormwater Structures	4	EA	\$10,000.00	\$40,000.00
22	Level spreader	1	EA	\$13,650.00	\$13,650.00
23	Rip-Rap apron	4	EA	\$1,800.00	\$7,200.00
24	Wetland mitigation (8,500 sq/ft pond conversion)	1	LS	\$12,000.00	\$12,000.00
25	Bollards & Chain	1	LS	\$1,200.00	\$1,200.00
26	Split Rail Fence	105	LF	\$45.00	\$4,725.00
27	Privacy Fence	240	LF	\$140.00	\$33,600.00
28	Entry gate	1	EA	\$9,500.00	\$9,500.00
29	Entrance Sign	1	EA	\$5,000.00	\$5,000.00
30	Light fixtures (solar)	2	EA	\$15,000.00	\$30,000.00
31	Benches w/ Concrete Pad	7	EA	\$3,000.00	\$21,000.00
32	Trash receptacles (30 gallon flat steel, incl. footing)	2	EA	\$2,100.00	\$4,200.00
<b>Sub-total</b>					<b>\$1,245,348.50</b>
10% Contingency					\$124,534.85
<b>Total Estimated Construction Cost</b>					<b>\$1,369,883.35</b>