



Traverse City
 123 W. Front St.
 P.O. Box 927
 Traverse City, MI 49684
 231-946-5874 Ph
 231-946-3703 Fax

www.gourdiefraser.com

OPINION OF PROBABLE COST					
Business Park Alternative					
Item	Description	Est. Quantity	Unit	Estimated Unit Price	Estimated Cost
Roads & Grading (3,500 feet)					
1	County Road Intersection	1	Each	15,000	15,000
2	Private Road - Sand Subbase	0	Cyd	10	0
3	Private Road - Aggregate Base	10,000	Syd	8	80,000
4	Private Road - Asphalt Pavement (2.5")	825	Tons	40	33,000
5	Private Road - Machine Grading	35	Sta	3,000	105,000
6	Storm Water Basins - Earthwork	4	Each	4,000	16,000
<i>Subtotal, Roads & Grading:</i>					249,000
Private Utilities					
1	Private Utility Construction (Electric & Phone)	1,700	Lft	15	25,500
<i>Subtotal, Private Utilities:</i>					25,500
Sanitary Sewer Service					
<i>Collection System</i>					
1	3-Inch Dia. PVC Forcemain	1,600	Each	16	25,600
2	3-Inch Dia. Cleanout Ass'bly	5	Each	200	1,000
3	Sewer Riser	8	Each	500	4,000
<i>Treatment System</i>					
1	3,000 Gallon Septic Tank	4	Each	2,000	8,000
2	Advantex Treatment System	1	Each	15,000	15,000
3	Disposal Pumping System	1	Each	4,000	4,000
4	Electrical	1	Each	5,000	5,000
<i>Subtotal, Sewer Service:</i>					62,600
Water Service					
<i>Water Supply System</i>					
1	Type I Water Supply (60 GPM)	2	Each	16,000	32,000
2	Aquifer Test & Analysis	1	Lsum	15,000	15,000
3	Restoration	1	Lsum	3,500	3,500
<i>Treatment System</i>					
1	Wellhouse	1	Lsum	12,000	12,000
2	Iron Removal System	1	Lsum	30,000	30,000
4	Pressure Tanks	2	Each	600	1,200
8	Site & Building Electrical Work	1	Lsum	10,000	10,000
9	Instrumentation	1	Lsum	3,000	3,000
10	Generator Set (Optional)	1	Lsum	35,000	35,000
<i>Distribution System</i>					
1	6-Inch PVC Watermain	2,600	Lft	30	78,000
2	6-Inch Gate Valves	6	Each	300	1,800
3	Commercial Lot Connection	8	Each	1,200	9,600
<i>Subtotal, Water Service:</i>					231,100
Administration, Legal, Engineering, and Surveying					
	Surveying, Engineering, Legal, Construction Admin. and Contingency Fees (15%)	1	Lsum		85,230
<i>Subtotal, Surveying, Engineering, Legal, Construction Admin. and Contingency:</i>					85,230
Preliminary Estimated Cost:					653,430

Estimated Cost per Site: \$ 81,679

Note:

The above costs are preliminary in nature and are intended only to be used for preliminary planning. Individual lot will be responsible for septic tank and effluent pumping system when the lot is developed