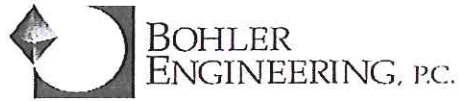


Gaugler Res - Township



OPINION OF PROBABLE
CONSTRUCTION COST
FOR
HERITAGE BUILDING GROUP
GAUGLER TRACT - RESIDENTIAL DEVELOPMENT
NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PA
9/6/2007
BEI #: P03-0109.01

Prepared by:
BOHLER ENGINEERING, INC
1600 MANOR DRIVE, CHALFONT, PA 18914

Prepared By: GD
Checked By: DW

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
SITE WORK				
Construction mobilization & Stakeout	1	LS	\$50,000.00	\$50,000.00
Site Monuments	44	EA	\$225.00	\$9,900.00
Site Pins	82	EA	\$95.00	\$7,790.00
Belgian Block Curb	6,024	LF	\$9.00	\$54,216.00
Concrete Curb	594	LF	\$10.00	\$5,940.00
Roadway Bituminous Pavement				
1-1/2" Wearing Course	11,670	SY	\$3.50	\$40,845.00
1-1/2" Binder Course	11,670	SY	\$4.00	\$46,680.00
5" BCBC	11,670	SY	\$7.00	\$81,690.00
6" 2A Stone Subbase	11,670	SY	\$9.00	\$105,030.00
Residential Driveways				
1-1/2" Wearing Course	4,838	SY	\$3.50	\$16,933.00
1-1/2" Binder Course	4,838	SY	\$4.00	\$19,352.00
4" 2A Stone Subbase	4,838	SY	\$6.00	\$29,028.00
4" Concrete sidewalk	23,541	SF	\$3.20	\$75,331.20
Concrete Driveway Aprons	1,620	SF	\$13.00	\$21,060.00
			Subtotal:	\$563,795.20
EARTHWORK				
Strip Topsoil	30,639	CY	\$4.00	\$122,556.00
Respread Topsoil	25,522	CY	\$4.00	\$102,088.00
Cut to Fill	47,542	CY	\$10.00	\$475,420.00
Import & Place Fill	47,542	CY	\$18.00	\$855,756.00
Rock Excavation	1,915	CY	\$2.00	\$3,830.00
			Subtotal:	\$1,559,650.00
STRIPING & SIGNAGE				
Painted Stop Bars	4	EA	\$100.00	\$400.00
Painted Crosswalk	1	LS	\$700.00	\$700.00
Painted Directional Arrows	4	EA	\$80.00	\$320.00
Striping	1	LS	\$250.00	\$250.00
Street Signs	4	EA	\$300.00	\$1,200.00
Traffic Control Signs	40	EA	\$200.00	\$8,000.00
			Subtotal:	\$10,870.00

STORM DRAINAGE

Detention Basin Construction	1	LS	\$50,000.00	\$50,000.00
15" RCP	848	LF	\$16.00	\$13,568.00
18" RCP	567	LF	\$17.00	\$9,639.00
21" RCP	199	LF	\$19.00	\$3,781.00
24" RCP	1,240	LF	\$22.00	\$27,280.00
24" x 38" RCP	36	LF	\$36.00	\$1,296.00
Manholes	6	EA	\$4,000.00	\$24,000.00
Type M Inlets	4	EA	\$1,080.00	\$4,320.00
Double Type M Inlet	1	EA	\$1,500.00	\$1,500.00
Type C Inlets	34	EA	\$1,240.00	\$42,160.00
4' x 4' Outlet structure	1	EA	\$3,400.00	\$3,400.00
24" Concrete Headwall	1	EA	\$1,040.00	\$1,040.00
24" x 38" Concrete Headwall	1	EA	\$1,600.00	\$1,600.00
42" Concrete Headwall	2	EA	\$1,800.00	\$3,600.00
48" Concrete Headwall	2	EA	\$2,080.00	\$4,160.00
D50= 12" Rip Rap, with Filter Fabric	115	CY	\$68.00	\$7,820.00
			Subtotal:	\$199,164.00

LANDSCAPING

Earnst Basin Seed (ernmx-127)	55,000	SF	\$0.18	\$9,900.00
Mulch	60	CY	\$40.00	\$2,400.00
Shade Trees (2 1/2-3" cal.)	150	EA	\$400.00	\$60,000.00
Evergreen Trees (6-7' ht.)	39	EA	\$180.00	\$7,020.00
Ornamental Trees (2-1/2-3" cal., 8-14' ht.)	33	EA	\$275.00	\$9,075.00
Shrubs (24-36" ht.)	263	EA	\$50.00	\$13,150.00
			Subtotal:	\$101,545.00

LIGHTING

100W single pole mounted street light	9	EA	\$2,200.00	\$19,800.00
			Subtotal:	\$19,800.00

UTILITY

Utility Pole Relocation	4	EA	\$2,000.00	\$8,000.00
			Subtotal:	\$8,000.00

SOIL EROSION & SED. CONTROL

30" Silt Fence	330	LF	\$3.00	\$990.00
Sufter Silt Fence	1,280	LF	\$4.00	\$5,120.00
Tree Protection Fence	300	LF	\$5.00	\$1,500.00
Temporary 18" RCP Barrel	10	LF	\$19.00	\$190.00
Temporary Riser	1	EA	\$250.00	\$250.00
Erosion Control Lining	590	SY	\$1.50	\$885.00
Construction Entrance	2	EA	\$1,800.00	\$3,600.00
			Subtotal:	\$12,535.00

WATER

10" DIP	779	LF	\$34.00	\$26,486.00
			Subtotal	\$26,486.00

SANITARY

8" PVC	2932	LF	\$28.00	\$82,096.00
10" PVC	1715	LF	\$22.40	\$38,416.00
4' Diameter Manhole (0'-8' deep)	4	EA	\$1,450.00	\$5,800.00
4' Diameter Manhole (8'-12' deep)	10	EA	\$2,000.00	\$20,000.00
4' Diameter Manhole (12'-16' deep)	1	EA	\$2,750.00	\$2,750.00
			Subtotal	\$149,062.00

AS-BUILT

Preparation of As-Built Drawings	1	LS	\$2,000.00	\$2,000.00
			Subtotal:	\$2,000.00

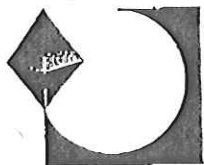
SUBTOTAL:	\$2,652,907.20
CONSTRUCTION STAKEOUT:	\$79,587.22
15% CONTINGENCY:	\$397,936.08
TOTAL:	\$3,130,430.50

NOTE:

1.) This preliminary opinion of probable construction cost has been prepared based upon review of plans entitled Final Land Development Plans as prepared by Bohler Engineering, Inc., dated 12/30/04. Last revised 9/6/07.

2.) The unit pricing included is appropriate and is based upon available pricing indices or this firms historical experience in the general geographical area as a result of same, it is only approximate. For utilization as a budget estimate, same must be updated by current market conditions and other constructability factors.

3.) This opinion of probable construction cost excludes costs that may be associated with the dewatering, unforeseen sub-surface conditions, environmental conditions, earth work, adverse weather conditions, material requirements, temporary utility installations, electrical transformer costs, water meter costs, etc. This estimate is not to be utilized for proforma or finance purposes.



BOHLER ENGINEERING, INC.

New Britain Corporate Center
1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100
215.996.9102 fax

January 17, 2007
Via Fed Ex - Economy

Doug Brown, P.E.
Brown Consulting Engineers, LLC
Allentown, PA 18106-0192

Re: Proposed Gaugler Residential
Route 663
New Hanover Township
Montgomery County, PA
P03-0109.01

Dear Doug:

Enclosed please find one (1) copy of the Opinion of Probable Construction Cost as dated 12/26/06. The OPC has been revised to include additional construction costs per your November 21, 2006 review letter as follows:

1. Construction Mobilization & Stakeout
\$50,000
2. Site Clearing & Earthwork
Total \$2,905,042
3. Detention Basin Construction
\$50,000
4. Site Monuments & Pins
Site Monuments=\$9,900 and Site Pins=\$7,790
5. Utility Pole Relocation
\$8,000
6. Separation Costs for PaDOT Improvements along North Charlotte Street
Bonded through PennDOT.
7. Preparation of As-Built Drawings
\$20,000

Thank you for your attention to this matter, please call me with any questions.

Sincerely,

BOHLER ENGINEERING, INC.
David E. Weaver
David E. Weaver, P.E.

DEW/cn
encs.

cc: Nina Seidel, Heritage Building Group
Frank Bartle, Esq.

X:\03\F03-0109.01\Correspondence\F03-0109.01_2007-01-17-L.doc

Other Office Locations:

■ Southborough, MA 508.480.9900	■ Albany, NY 518.438.9900	■ Purchase, NY 914.251.9800	■ Ronkonkoma, NY 631.738.1200	■ Warren, NJ 908.668.8300	■ Towson, MD 410.821.7900	■ Sterling, VA 703.709.9500	■ Warrenton, VA 540.349.4500
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www.bohlereng.com



**OPINION OF PROBABLE
 CONSTRUCTION COST
 FOR
 HERITAGE BUILDING GROUP
 GAUGLER TRACT - RESIDENTIAL DEVELOPMENT
 NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PA
 12/26/2006
 BEI # P03-0109.01**

Prepared by:
BOHLER ENGINEERING, INC
 1600 MANOR DRIVE, CHALFONT, PA 18914

Prepared By: LC
 Checked By: DW

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
SITE WORK				
Construction mobilization & Stakeout	1	LS	\$50,000.00	\$50,000.00 ✓
Site Monuments	44	EA	\$225.00	\$9,900.00
Site Pins	82	EA	\$95.00	\$7,790.00
Belgian Block Curb	6,024	LF	\$9.00	\$54,216.00
Concrete Curb	594	LF	\$10.00	\$5,940.00
Roadway Bituminous Pavement				
1-1/2" Wearing Course	11,670	SY	\$3.50	\$40,845.00
1-1/2" Binder Course	11,670	SY	\$4.00	\$46,680.00
5" BCBC	11,670	SY	\$7.00	\$81,690.00
6" 2A Stone Subbase	11,670	SY	\$9.00	\$105,030.00
Residential Driveways				
1-1/2" Wearing Course	4,838	SY	\$3.50	\$16,933.00
1-1/2" Binder Course	4,838	SY	\$4.00	\$19,352.00
4" 2A Stone Subbase	4,838	SY	\$6.00	\$29,028.00
4" Concrete sidewalk	23,541	SF	\$3.20	\$75,331.20
Concrete Driveway Aprons	1,620	SF	\$13.00	\$21,060.00
			Subtotal:	\$563,795.20
EARTHWORK				
Strip Topsoil	33,837	CY	\$4.00	\$135,348.00
Respread Topsoil	27,845	CY	\$4.00	\$111,380.00
Cut to Fill	94,803	CY	\$10.00	\$948,030.00
Import & Place Fill	94,803	CY	\$18.00	\$1,706,454.00
Export Fill	0	CY	\$12.00	\$0.00
Rock Excavation	1,915	CY	\$2.00	\$3,830.00
			Subtotal:	\$2,905,042.00 ✓
STRIPING & SIGNAGE				
Painted Stop Bars	4	EA	\$100.00	\$400.00
Painted Crosswalk	1	LS	\$700.00	\$700.00
Painted Directional Arrows	4	EA	\$80.00	\$320.00
Striping	1	LS	\$250.00	\$250.00
Street Signs	4	EA	\$300.00	\$1,200.00
Traffic Control Signs	40	EA	\$200.00	\$8,000.00
			Subtotal:	\$10,870.00

STORM DRAINAGE

Detention Basin Construction	1	LS	\$50,000.00	\$50,000.00
15" RCP	1168	LF	\$16.00	\$18,688.00
18" RCP	528	LF	\$17.00	\$8,976.00
21" RCP	252	LF	\$19.00	\$4,788.00
24" RCP	1043	LF	\$22.00	\$22,946.00
24" x 38" RCP	36	LF	\$36.00	\$1,296.00
42" RCP	246	LF	\$47.00	\$11,562.00
48" RCP	163	LF	\$59.00	\$9,617.00
Manholes	5	EA	\$4,000.00	\$20,000.00
Type M Inlets	4	EA	\$1,080.00	\$4,320.00
Double Type M Inlet	1	EA	\$1,500.00	\$1,500.00
Type C Inlets	34	EA	\$1,240.00	\$42,160.00
4' x 4' Outlet structure	1	EA	\$3,400.00	\$3,400.00
24" Concrete Headwall	1	EA	\$1,040.00	\$1,040.00
24" x 38" Concrete Headwall	1	EA	\$1,600.00	\$1,600.00
42" Concrete Headwall	2	EA	\$1,800.00	\$3,600.00
48" Concrete Headwall	2	EA	\$2,080.00	\$4,160.00
D50= 12" Rip Rap, with Filter Fabric	115	CY	\$68.00	\$7,820.00
			Subtotal:	\$217,473.00

LANDSCAPING

Earmst Basin Seed (emmx-127)	55,000	SF	\$0.18	\$9,900.00
Mulch	60	CY	\$40.00	\$2,400.00
Shade Trees (2 1/2-3" cal.)	150	EA	\$350.00	\$52,500.00
Evergreen Trees (6-7' ht.)	39	EA	\$180.00	\$7,020.00
Ornamental Trees (2-1/2-3" cal., 8-14' ht.)	33	EA	\$275.00	\$9,075.00
Shrubs (24-36" ht.)	263	EA	\$45.00	\$11,835.00
			Subtotal:	\$92,730.00

LIGHTING

100W single pole mounted street light	9	EA	\$2,200.00	\$19,800.00
			Subtotal:	\$19,800.00

UTILITY

Utility Pole Relocation	4	EA	\$2,000.00	\$8,000.00
			Subtotal:	\$8,000.00

SOIL EROSION & SED. CONTROL

30" Silt Fence	330	LF	\$3.00	\$990.00
Sufter Silt Fence	1,280	LF	\$4.00	\$5,120.00
Tree Protection Fence	300	LF	\$5.00	\$1,500.00
Temporary 18" RCP Barrel	10	LF	\$19.00	\$190.00
Temporary Riser	1	EA	\$250.00	\$250.00
Erosion Control Lining	590	SY	\$1.50	\$885.00
Construction Entrance	2	EA	\$1,800.00	\$3,600.00
			Subtotal:	\$12,535.00

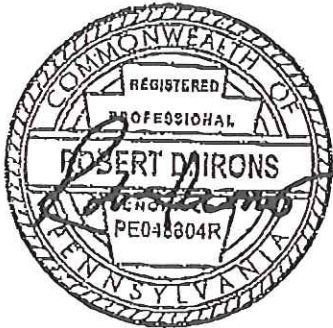
AS-BUILT

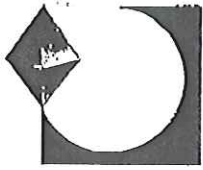
Preparation of As-Built Drawings	1	LS	\$2,000.00	\$2,000.00
			Subtotal:	\$2,000.00

SUBTOTAL:	\$3,832,245.20
CONSTRUCTION STAKEOUT:	\$114,967.36
15% CONTINGENCY:	\$574,836.78
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TOTAL:	\$4,522,049.34

NOTE:

- 1.) This preliminary opinion of probable construction cost has been prepared based upon review of plans entitled Final Land Development Plans as prepared by Bohler Engineering, Inc., dated 12/30/04. Last revised 12/05/06.
- 2.) The unit pricing included is appropriate and is based upon available pricing indices or this firm's historical experience in the general geographical area as a result of same. It is only approximate. For utilization as a budget estimate, same must be updated by current market conditions and other constructability factors.
- 3.) This opinion of probable construction cost excludes costs that may be associated with the dewatering, unforeseen sub-surface conditions, environmental conditions, earth work, adverse weather conditions, material requirements, temporary utility installations, electrical transformer costs, water meter costs, etc. This estimate is not to be utilized for proforma or finance purposes.





BOHLER ENGINEERING, INC.

New Britain Corporate Center
1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100
215.996.9102 fax

September 12, 2006
Via Fed Ex - Economy

Doug Brown, P.E.
Brown Consulting Engineers, LLC
Allentown, PA 18106-0192

Re: Proposed Gaugler Residential
Route 663
New Hanover Township
Montgomery County, PA
P03-0109.01

Dear Doug:

Enclosed please find one (1) copy of the Opinion of Probable Construction Cost as dated 9/12/06, which has been revised to correlate to the land development plans, dated 8/30/06.

Thank you for your attention to this matter, please call me with any questions.

Sincerely,

BOHLER ENGINEERING, INC.

David E. Weaver, P.E.

DEW/jh

encs.

cc: Nina Seidel, Heritage Building Group
Frank Bartle, Esq.

X:\03\P03-0109.01\Correspondence\P03-1109.01_2006-09-12-L.doc

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**BOHLER
ENGINEERING, P.C.**

**OPINION OF PROBABLE
CONSTRUCTION COST
FOR
HERITAGE BUILDING GROUP
GAUGLER TRACT - RESIDENTIAL DEVELOPMENT
NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PA
9/12/2006
BEI #: P03-0109.01**

Prepared by:
BOHLER ENGINEERING, INC
1600 MANOR DRIVE, CHALFONT, PA 18914

Prepared By: LC
Checked By: DW

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
SITE WORK				
Belgian Block Curb	6,024	LF	\$9.00	\$54,216.00
Concrete Curb	594	LF	\$10.00	\$5,940.00
Roadway Bituminous Pavement				
1-1/2" Wearing Course	11,670	SY	\$3.50	\$40,845.00
1-1/2" Binder Course	11,670	SY	\$4.00	\$46,680.00
5" BCBC	11,670	SY	\$7.00	\$81,690.00
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Residential Driveways				
1-1/2" Wearing Course	4,838	SY	\$3.50	\$16,933.00
1-1/2" Binder Course	4,838	SY	\$4.00	\$19,352.00
4" 2A Stone Subbase	4,838	SY	\$6.00	\$29,028.00
4" Concrete sidewalk	23,541	SF	\$3.20	\$75,331.20
Concrete Driveway Aprons	1,620	SF	\$13.00	\$21,060.00
			Subtotal:	\$496,105.20
STRIPING & SIGNAGE				
Painted Stop Bars	4	EA	\$100.00	\$400.00
Painted Crosswalk	1	LS	\$700.00	\$700.00
Painted Directional Arrows	4	EA	\$80.00	\$320.00
Striping	1	LS	\$250.00	\$250.00
Street Signs	4	EA	\$300.00	\$1,200.00
Traffic Control Signs	40	EA	\$200.00	\$8,000.00
			Subtotal:	\$10,870.00
STORM DRAINAGE				
15" RCP	1168	LF	\$16.00	\$18,688.00
18" RCP	528	LF	\$17.00	\$8,976.00
21" RCP	252	LF	\$19.00	\$4,788.00
24" RCP	1043	LF	\$22.00	\$22,946.00
24" x 38" RCP	36	LF	\$36.00	\$1,296.00
42" RCP	246	LF	\$47.00	\$11,562.00
48" RCP	163	LF	\$59.00	\$9,617.00
Manholes	5	EA	\$4,000.00	\$20,000.00
Type M Inlets	4	EA	\$1,080.00	\$4,320.00
Double Type M Inlet	1	EA	\$1,500.00	\$1,500.00
Type C Inlets	34	EA	\$1,240.00	\$42,160.00
4' x 4' Outlet structure	1	EA	\$3,400.00	\$3,400.00
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24" x 38" Concrete Headwall	1	EA	\$1,600.00	\$1,600.00

42" Concrete Headwall	2	EA	\$1,800.00	\$3,600.00
48" Concrete Headwall	2	EA	\$2,080.00	\$4,160.00
D50= 12" Rip Rap, with Filter Fabric	115	CY	\$68.00	\$7,820.00

Subtotal: \$167,473.00

LANDSCAPING

Earnst Basin Seed (emmx-127)	55,000	SF	\$0.18	\$9,900.00
Mulch	60	CY	\$40.00	\$2,400.00
Shade Trees (2 1/2-3" cal.)	150	EA	\$350.00	\$52,500.00
Evergreen Trees (6-7' ht.)	39	EA	\$180.00	\$7,020.00
Ornamental Trees (2-1/2-3" cal., 8-14' ht.)	33	EA	\$275.00	\$9,075.00
Shrubs (24-36" ht.)	263	EA	\$45.00	\$11,835.00

Subtotal: \$92,730.00

LIGHTING

100W single pole mounted street light	9	EA	\$2,200.00	\$19,800.00
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Subtotal: \$19,800.00

SOIL EROSION & SED. CONTROL

30" Silt Fence	330	LF	\$3.00	\$990.00
Sufter Silt Fence	1,280	LF	\$4.00	\$5,120.00
Tree Protection Fence	300	LF	\$5.00	\$1,500.00
Temporary 18" RCP Barrel	10	LF	\$19.00	\$190.00
Temporary Riser	1	EA	\$250.00	\$250.00
Erosion Control Lining	590	SY	\$1.50	\$885.00
Construction Entrance	2	EA	\$1,800.00	\$3,600.00

Subtotal: \$12,535.00

SUBTOTAL:	\$799,513.20
CONSTRUCTION STAKEOUT:	\$23,985.40
15% CONTINGENCY:	\$119,926.98
TOTAL:	\$943,425.58

NOTE:

1.) This preliminary opinion of probable construction cost has been prepared based upon review of plans entitled Preliminary Land Development Plans as prepared by Bohler Engineering, P.C., dated 12/30/04. Last revised 8/30/06.

2.) The unit pricing included is appropriate and is based upon available pricing indices or this firm's historical experience in the general geographical area as a result of same, it is only approximate. For utilization as a budget estimate, same must be updated by current market conditions and other constructability factors.

3.) This opinion of probable construction cost excludes costs that may be associated with the dewatering, unforeseen sub-surface conditions, environmental conditions, earth work, adverse weather conditions, material requirements, temporary utility installations, electrical transformer costs, water meter costs, etc. This estimate is not to be utilized for proforma or finance purposes.

