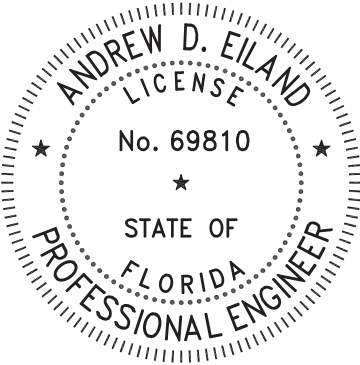


Engineer's Opinion of Probable Cost
William Ryan Homes Inc.
Pine Cone
Public Improvements for Maintenance Bond

Total_EOPC

Item	Category	Category Total
1)	Water	\$1,210,013.03
2)	Sanitary Sewer	\$717,402.65
3)	Roadway	\$1,012,639.10
4)	Force main	\$247,814.61
5)	Lift Station	\$770,644.31
Total:		\$3,958,513.70

20% Maintenance Bond Total \$791,702.74



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY ANDREW D
EILAND, JR, PE ON THE
DATE ADJACENT TO THE
SEAL. SIGNATURE MUST
BE VERIFIED ON ANY
ELECTRONIC COPIES.
10/29/2025

Andrew D
Eiland
2025.10.29
15:33:57-04'00'

SCHEDULE C - WATER DISTRIBUTION SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	8	LF	2" PVC SDR21 - WM	\$28.95	\$231.60
2	14705	LF	8" DR 18 WM	\$41.20	\$605,846.00
3	39	EA	8 GATE VALVE & BOX	\$2,479.20	\$96,688.80
4	8	EA	FIRE HYDRANT ASSEMBLY	\$9,503.19	\$76,025.52
5	7	EA	8" X 8" TEE	\$999.87	\$6,999.09
6	11	EA	8" 11.25 DEG.BEND	\$795.35	\$8,748.85
7	8	EA	8" 22.5 DEG BEND	\$799.88	\$6,399.04
8	145	EA	8" 45 DEG BEND	\$559.72	\$81,159.40
9	8	EA	8" VERTICLE DEFLECTION	\$3,735.64	\$29,885.12
10	1	EA	8" X 2 " REDUCER	\$806.91	\$806.91
11	1	EA	8" X 4" REDUCER	\$709.91	\$709.91
12	1	EA	8" CROSS	\$1,199.79	\$1,199.79
13	30	EA	SINGLE SERVICE -SHORT	\$912.67	\$27,380.10
14	9	EA	SINGLE SERVICE - LONG	\$1,192.77	\$10,734.93
15	39	EA	DOUBLE SERVICE - SHORT	\$1,090.24	\$42,519.36
16	48	EA	DOUBLE SERVICE - LONG	\$1,390.23	\$66,731.04
22	21	LF	4" DR 18-WM	\$32.73	\$687.33
24	352	LF	8" DIRECTIONAL DRILL - WM (4 HDD'S)	\$105.00	\$36,960.00
25	6	EA	FIRE HYDRANT ASSEMBLY (26LF)	\$8,641.55	\$51,849.30
26	2	EA	8" X 4" TEE	\$949.89	\$1,899.78
27	1	EA	4" 45 DEG. BEND	\$510.01	\$510.01
28	18	EA	8" 45 DEG. BEND	\$839.73	\$15,115.14
29	1	EA	4" CAP	\$410.01	\$410.01
SCHEDULE C - WATER DISTRIBUTION SYSTEM CONTINUED					
30	5	EA	2" ARV-ABOVE GROUND	\$2,596.41	\$12,982.05
31	7	EA	8 X 1 SINGLE SERVICE - LONG	\$1,704.90	\$11,934.30
34	1	EA	4" X 4" LP SLEEVE	\$497.81	\$497.81
35	1	EA	6" TAPPING SLEEVE & VALVE	\$7,901.84	\$7,901.84
36	2	EA	6" WM	\$3,600.00	\$7,200.00
TOTAL WATER DISTRIBUTION SYSTEM				TOTAL	\$ 1,210,013.03
20% FOR MAINTENANCE BONDING				TOTAL	\$ 242,002.61

SCHEDULE D - SANITARY SEWER SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	7483	LF	8 SDR 26 (0'-6')	\$35.32	\$264,299.56
2	22	EA	STD MANHOLE (0'-6')	\$5,665.22	\$124,634.84
3	10	EA	DROP MANHOLE (6'-8')	\$8,966.89	\$89,668.90
4	49	EA	SANITARY SERVICE - SINGLE	\$1,446.86	\$70,896.14
5	82	EA	SANITARY SERVICE - DOUBLE	\$1,553.06	\$127,350.92
8	59	LF	10" PVC GRAVITY MAIN	\$26.31	\$1,552.29
9	2	EA	STD MANHOLE (12'-14')	\$19,500.00	\$39,000.00
TOTAL SANITARY SEWER SYSTEM				TOTAL	\$717,402.65
20% FOR MAINTENANCE BONDING				TOTAL	\$143,480.53

SCHEDULE E - ROADWAY					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	18,105	SY	ONSITE 9" STABILIZED SUBGRADE (LBR 40)	\$7.65	\$138,503.25
2	17,983	SY	ONSITE 6" LIMEROCK BASE NOT UNDER CONCRETE	\$9.95	\$178,930.85
3	18,105	SY	ONSITE 1.00" ASPHALT (SP-9.5) - 1ST LIFT	\$11.00	\$199,155.00
4	18,105	SY	ONSITE 0.75" ASPHALT (SP-9.5) - 2ND FINAL LIF	\$7.60	\$137,598.00
5	167	SY	6' X 10' WIDE CONCRETE PAVEMENT	\$61.00	\$10,187.00
9	14,975	LF	MIAMI CURB - BLENDED	\$17.00	\$254,575.00
10	450	LF	V-INLET TRANSITIONS	\$28.00	\$12,600.00
11	630	LF	3' VALLEY CURB - HAND	\$29.00	\$18,270.00
12	470	SY	4" SIDEWALK	\$46.00	\$21,620.00
13	20	EA	H/C RAMPS - MATS	\$960.00	\$19,200.00
14	1	LS	SIGNAGE & STRIPING	\$22,000.00	\$22,000.00
TOTAL ROADWAY				TOTAL	\$1,012,639.10
20% FOR MAINTENANCE BONDING				TOTAL	\$202,527.82

SCHEDULE F - FORCEMAIN					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	3,866	LF	6" DR 18 (SDR 35)	\$27.63	\$106,817.58
2	3	EA	6" 11.25 DEG. BEND	\$959.82	\$2,879.46
3	3	EA	6" 22.5 DEG. BEND	\$951.77	\$2,855.31
4	12	EA	6" 45 DEG. BEND	\$967.20	\$11,606.40
6	235	LF	6" HDD SDR11-FM - (7 EA)	\$515.46	\$121,133.10
7	1	EA	4" GATE VALVE	\$1,786.96	\$1,786.96
9	1	EA	4" x 6' REDUCER	\$593.90	\$593.90
10	2	EA	4" 45 DEG. BEND	\$55.95	\$111.90
11	12	LF	4" PVC FORCE MAIN	\$2.50	\$30.00
TOTAL FORCEMAIN				TOTAL	\$247,814.61
20% FOR MAINTENANCE BONDING				TOTAL	\$49,562.92

SCHEDULE G - LIFT STATION					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	LIFT STATION - 21' x 6' DIA CONCRETE	\$183,644.31	\$183,644.31
2	1	LS	TELEMETRY CONTROL SYSTEM	\$47,000.00	\$47,000.00
3	1	LS	CONTOL PANEL/ELECTRICAL PANEL	\$110,000.00	\$110,000.00
4	1	LS	LIFT STATION PUMPS	\$94,000.00	\$94,000.00
5	1	LS	GENERATOR	\$180,000.00	\$180,000.00
6	1	LS	ODOR CONTROL DEVICE	\$101,000.00	\$101,000.00
7	1	LS	25 HP PUMP AND PANEL UPGRADES	\$55,000.00	\$55,000.00
TOTAL LIFT STATION				TOTAL	\$770,644.31
20% FOR MAINTENANCE BONDING				TOTAL	\$154,128.86