

EXHIBIT B
OPINION OF PROBABLE PUBLIC IMPROVEMENT COST
COLLIERS HILL FILING 5
June 23, 2020

ITEM	NO. OF UNITS	UNIT COST	TOTAL COST
WATER			
6" Water Line	87 L.F.	\$ 22	\$ 1,914
8" Water Line	2,898 L.F.	30	86,940
8" x 8" Crosses	1 Ea.	2,500	2,500
8" x 6" Tees	5 Ea.	750	3,750
8" x 8" Tees	1 Ea.	850	850
8" x 6" Reducers	1 Ea.	500	500
6" Valves	6 Ea.	1,200	7,200
8" Valves	11 Ea.	2,000	22,000
Fire Hydrants	6 Ea.	4,500	27,000
Water Services	53 Ea.	1,600	84,800
Irrigation Service	1 Ea.	1,600	1,600
	Subtotal		\$ 239,054
STREETS			
Mountable Curbwalk	5,117 L.F.	\$ 18	\$ 92,106
Vertical Curb w/Curb Drain	588 L.F.	23	13,524
5' Detached Walk	6,483 L.F.	20	129,660
Crossspan	716 S.F.	12	8,592
Handicap Ramps	11 Ea.	1,500	16,500
Street Lights	9 Ea.	4,500	40,500
Asphalt	9,864 S.Y.	35	345,240
Sub-grade Prep	9,864 S.Y.	2	19,728
	Subtotal		\$ 665,850
SEWER			
8" Sewerline	2,601 L.F.	40	104,040
Sanitary Sewer Manholes	14 Ea.	3,500	49,000
Sewer Services	53 Ea.	1,600	84,800
	Subtotal		\$ 237,840
STORM			
18" RCP	305 L.F.	\$ 50	\$ 15,250
24" RCP	162 L.F.	72	11,664
5' Type 'R' Inlets	2 Ea.	6,500	13,000
10' Type 'R' Inlets	2 Ea.	8,200	16,400
18" Flared End Section	2 Ea.	1,000	2,000
4' Storm Drainage Manholes	1 Ea.	1,296	1,296
Type 'D' Inlet	1 Ea.	8,500	8,500
	Subtotal		\$ 68,110
COMMON FACILITIES			
Secondary Monument	2 Ea.	\$ 50,000	\$ 100,000.00
Park Identification Sign	1 S.F.	15,000.00	15,000.00
Deciduous canopy trees (2.5" cal")	68 Ea.	700.00	47,600.00
Evergreen Trees (6' ft)	58 Ea.	650.00	37,700.00
Ornamental Trees(2" cal)	25 Ea.	550.00	13,750.00
Deciduous Shrubs (#5 Container)	368 Ea.	40.00	14,720.00
Evergreen Shrubs (#5 Container)	198 Ea.	40.00	7,920.00
Grasses (#1 Container)	534 Ea.	15.00	8,010.00
Perennials (#1 Container)	283 Ea.	10.00	2,830.00
Shrub Bed/Weed Control	24,375 S.F.	1.35	32,906.25
Manicured Turf Sod	45,351 S.F.	1.00	45,351.00

Native Seed per Town of Erie	292,467	S.F.	0.22	64,342.74
Rock Mulch 1.5" Small Rock Mulch	24,375	S.F.	1.15	28,031.25
Rock Mulch- 4" - 6" Large Cobble	3,697	S.F.	2.00	7,394.00
Metal Edger	958	L.F.	3.50	3,353.00
Spade Cut Edger	1,122	L.F.	1.75	1,963.50
Concrete Paving (4" depth)	14,908	S.F.	6.50	96,902.00
Spine Trail Concrete Paving (6" depth)	40,222	S.F.	9.83	395,382.26
Spine Trail Crusher Fines	18,443	S.F.	2.50	46,107.50
Redi Rock Block Wall	345	Ea.	40.50	13,972.50
Redi Rock Caps	136	Ea.	36.90	5,018.40
Enhanced Paving	2,452	S.F.	10.00	24,520.00
Boulders	2	Ea.	250.00	500.00
Concrete Seat Wall	41	L.F.	40.00	1,640.00
Tables	7	Ea.	2,000.00	14,000.00
Bench (without back)	2	Ea.	1,600.00	3,200.00
Trash Receptacle	2	Ea.	754.00	1,508.00
Bike Rack	3	Ea.	500.00	1,500.00
Charcoal Grill	1	Ea.	500.00	500.00
Pet Pick Up Station	1	Ea.	1,200.00	1,200.00
1 Year of maintenance from the date of initial acceptance	3,730,926	S.F.	0.10	373,092.60

Subtotal	\$	1,409,915.00
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IRRIGATION

Backflow Preventer	1	Ea.	1,500.00	1,500.00
Pedestal Controller	1	Ea.	3,500.00	3,500.00
Rain Sensor	2	Ea.	150.00	300.00
Gate Valve	26	Ea.	550.00	14,300.00
Quick Coupler	35	Ea.	250.00	8,750.00
Drip Control Valve	48	Ea.	250.00	12,000.00
Spray Control Valve	145	Ea.	300.00	43,500.00
Rotor heads	701	Ea.	40.00	28,040.00
Sprinkler Heads	3,285	Ea.	25.00	82,125.00
PVC Mainline	13,110	L.F.	4.00	52,440.00
Drip Lateral	21,223	L.F.	3.00	63,669.00
Spare Wire	13,110	L.F.	1.00	13,110.00
Sleeves for Irrigation Lines	3,990	L.F.	4.00	15,960.00
Sprinkler Lateral	60,892	L.F.	2.50	152,230.00

Subtotal	\$	491,424.00
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GRAND TOTAL	\$	3,112,193.00
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COMMON FACILITIES SUBTOTAL	\$	1,740,510.39
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15% CONTINGENCY		261,076.56
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TOTAL	\$	2,001,586.95
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COMMON FACILITIES SUBTOTAL (excluding walks)	\$	1,451,470.41
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15% CONTINGENCY		217,720.56
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TOTAL	\$	1,669,190.97
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