



YOUR GOALS. OUR MISSION.

December 12, 2024

Smithfield Township Board of Supervisors
1155 Red Fox Road
East Stroudsburg, PA 18301

**SUBJECT: CONSTRUCTION COST AND QUANTITY ESTIMATE
FRANKLIN HILL MANOR MINOR SUBDIVISION & LAND DEVELOPMENT
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
T&M PROJECT NO. SMTW-R0005**

Dear Supervisors:

We have prepared the Construction Quantity and Cost Estimate for the proposed site improvements related to the above referenced project. The enclosed Construction Quantity and Cost Estimate is based on a Cost Estimate for Required Improvements, dated February 14, 2024, and the Minor Subdivision and Land Development Plan Set last revised September 19, 2024, both prepared by Keystone Consulting Engineers. We have made modifications to the submitted proposal, which include addition of line items for Lot 1 Improvements, Lot 2 Improvements, and Lot 3 Improvements, Inspection and Administration, as well as modification of unit costs and quantities. Based on these modifications we have determined that the financial security required for the proposed site improvements is **\$116,379.54**.

If you should have any questions regarding the above, please call me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/meh

cc: Julia Heilakka, Manager – Smithfield Township
Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Zoning Officer – Smithfield Township
Tighe M. Meckes, P.E., Keystone Consulting Engineers – Applicant's Engineer
David Wengerd, D E&S Properties, Inc./Classic Quality Homes – Applicant/Property Owner
Melissa E. Hutchison, P.E. – T&M Associates

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CONSTRUCTION QUANTITY AND COST ESTIMATE
FRANKLIN HILL MANOR MINOR SUBDIVISION AND LAND DEVELOPMENT
SMITHFIELD TOWNSHIP, MONROE COUNTY, PA
 December 9, 2024

T&M ASSOCIATES PROJECT NO.: SMTW-R0005

APPLICATION NO.:
 DATE:

No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
FRANKLIN HILL ROAD IMPROVEMENTS											
•••	A	18" RCP Cross Pipe	44	\$ 85.00	\$ 3,740.00		\$		\$		\$
	B	Riprap Apron #1	1	\$ 500.00	\$ 500.00		\$		\$		\$
	C	Type "D" Endwall	1	\$ 1,200.00	\$ 1,200.00		\$		\$		\$
	D	18" HDPE Driveway Pipe	100	\$ 48.00	\$ 4,800.00		\$		\$		\$
•••	E	Flared End Section	7	\$ 150.00	\$ 1,050.00		\$		\$		\$
	F	Swale #1 S150BN Liner	1,200	\$ 2.20	\$ 2,640.00		\$		\$		\$
	G	Swale #1 Excavation	1	\$ 5,000.00	\$ 5,000.00		\$		\$		\$
	H	2A Stone Compacted Shoulder, 6" Depth, 3' Width	130	\$ 10.00	\$ 1,300.00		\$		\$		\$
		SUBTOTAL ITEM I		\$	\$ 20,230.00		\$		\$		\$
LOT 1 IMPROVEMENTS											
II	A	Rock Construction Entrance	1	\$ 2,500.00	\$ 2,500.00		\$		\$		\$
	B	Shade Trees	5	\$ 500.00	\$ 2,500.00		\$		\$		\$
	C	Shrubs	12	\$ 300.00	\$ 3,600.00		\$		\$		\$
	D	12" Compost Filter Sock	328	\$ 8.00	\$ 2,624.00		\$		\$		\$
	E	Orange Protective Fence	513	\$ 2.00	\$ 1,026.00		\$		\$		\$
	F	Basin #1 Outlet Structure	1	\$ 3,000.00	\$ 3,000.00		\$		\$		\$
•	G	Basin #1 Discharge Pipe, 12" HDPE	15	\$ 30.00	\$ 450.00		\$		\$		\$
	H	Basin #1 Spillway	1	\$ 750.00	\$ 750.00		\$		\$		\$
	I	Basin #1 Excavation	1	\$ 5,000.00	\$ 5,000.00		\$		\$		\$
	J	Riprap Apron #2	1	\$ 500.00	\$ 500.00		\$		\$		\$
•	K	Swale #2 S75BN Liner	500	\$ 2.20	\$ 1,100.00		\$		\$		\$
	L	Swale #2 Excavation	1	\$ 1,200.00	\$ 1,200.00		\$		\$		\$
•	M	12" Wide Driveway, 6" Stone Base	228	\$ 3.30	\$ 752.40		\$		\$		\$
•	N	Seeding & Stabilization, Meadow	1	\$ 1,200.00	\$ 1,200.00		\$		\$		\$
••	O	Seeding & Stabilization, Lawn	1	\$ 800.00	\$ 800.00		\$		\$		\$
•	P	Maintain Soil and Erosion Controls	1	\$ 1,200.00	\$ 1,200.00		\$		\$		\$
		SUBTOTAL ITEM II		\$	\$ 28,202.40		\$		\$		\$
LOT 2 IMPROVEMENTS											
III	A	Rock Construction Entrance	1	\$ 2,500.00	\$ 2,500.00		\$		\$		\$
	B	Shade Trees	3	\$ 500.00	\$ 1,500.00		\$		\$		\$
	C	Shrubs	9	\$ 300.00	\$ 2,700.00		\$		\$		\$
	D	12" Compost Filter Sock	302	\$ 8.00	\$ 2,416.00		\$		\$		\$
	E	Orange Protective Fence	532	\$ 2.00	\$ 1,064.00		\$		\$		\$
•	F	Basin #2 Outlet Structure	1	\$ 3,000.00	\$ 3,000.00		\$		\$		\$
	G	Basin #2 Discharge Pipe, 12" HDPE	25	\$ 30.00	\$ 750.00		\$		\$		\$
	H	Basin #2 Spillway	1	\$ 750.00	\$ 750.00		\$		\$		\$
	I	Basin #2 Excavation	1	\$ 5,000.00	\$ 5,000.00		\$		\$		\$
	J	Riprap Apron #3	1	\$ 500.00	\$ 500.00		\$		\$		\$
•	K	Swale #3 S75BN Liner	207	\$ 2.20	\$ 455.40		\$		\$		\$
•	L	Swale #3 Excavation	1	\$ 1,200.00	\$ 1,200.00		\$		\$		\$
•	M	12" Wide Driveway, 6" Stone Base	276	\$ 3.30	\$ 910.80		\$		\$		\$



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SMITHFIELD TOWNSHIP, MONROE COUNTY, PA
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No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
* N	Seeding & Stabilization, Meadow	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -		\$ -		\$ -
** O	Seeding & Stabilization, Lawn	LS	1	\$ 800.00	\$ 800.00		\$ -		\$ -		\$ -
* P	Maintain Soil and Erosion Controls	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEM III				\$ 25,946.20						
IV	LOT 3 IMPROVEMENTS										
A	Rock Construction Entrance	EA	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -		\$ -
B	Shade Trees	EA	2	\$ 500.00	\$ 1,000.00		\$ -		\$ -		\$ -
C	12" Compost Filter Sock	LF	108	\$ 8.00	\$ 864.00		\$ -		\$ -		\$ -
D	18" Compost Filter Sock	LF	222	\$ 10.00	\$ 2,220.00		\$ -		\$ -		\$ -
*** E	Orange Protective Fence	LF	600	\$ 2.00	\$ 1,200.00		\$ -		\$ -		\$ -
* F	Basin #3 Outlet Structure	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -		\$ -		\$ -
* G	Basin #3 Discharge Pipe, 18" HDPE	LF	27	\$ 70.00	\$ 1,890.00		\$ -		\$ -		\$ -
H	Basin #3 Spillway	LS	1	\$ 750.00	\$ 750.00		\$ -		\$ -		\$ -
I	Basin #3 Excavation	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -
J	Basin #3 Level Spreader	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -
* K	Swale #4 S75BN Liner	SY	145	\$ 2.20	\$ 319.00		\$ -		\$ -		\$ -
* L	Swale #4 Excavation	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -		\$ -		\$ -
* M	12" Wide Driveway, 6" Stone Base	SY	660	\$ 3.30	\$ 2,178.00		\$ -		\$ -		\$ -
* N	Seeding & Stabilization, Meadow	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -		\$ -		\$ -
** O	Seeding & Stabilization, Lawn	LS	1	\$ 800.00	\$ 800.00		\$ -		\$ -		\$ -
* P	Maintain Soil and Erosion Controls	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEM IV				\$ 26,821.00						
	SUBTOTAL SITE ITEMS I-IV:				\$ 101,199.60						
	CONTINGENCY (10%)				\$ 10,119.96						
	INSPECTION AND ADMINISTRATION (5%)				\$ 5,059.98						
	TOTAL REQUIRED FINANCIAL SECURITY				\$ 116,379.54						
	Line Item Added										
	Unit Cost Adjusted										
	Quantity Adjusted										
	Unit Cost and Quantity Adjusted										

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 116,379.54
TOTAL VALUE OF WORK CONSTRUCTED TO DATE	\$ -
LESS AMOUNT PREVIOUSLY RELEASED	\$ -
AMOUNT RECOMMENDED FOR RELEASE	\$ -
REMAINING FINANCIAL SECURITY (INCLUDING RETAINAGE)¹	\$ 116,379.54

¹ Per the Municipalities Planning Code, retainage held is 10% of the remaining improvements

Franklin Hill Manor Minor Subdivision

Construction Cost Estimate

February 14, 2024

	Item	Quantity	Unit	Unit Cost	Total Cost
Franklin Hill Road Improvements					
1	18" RCP Cross Pipe	42	LF	\$85.00	\$3,570.00
2	Riprap Apron #1	1	EA	\$500.00	\$500.00
3	Type "D" Endwall	1	EA	\$1,200.00	\$1,200.00
4	18" HDPE Driveway Pipe	100	LF	\$48.00	\$4,800.00
5	Flared End Section	6	EA	\$150.00	\$900.00
6	Swale #1 S75BN Liner	1200	SY	\$2.20	\$2,640.00
7	Swale #1 Excavation	1	LS	\$5,000.00	\$5,000.00
8	2A Stone Compacted Shoulder, 6" Depth, 3' Wid	130	SY	\$10.00	\$1,300.00
Lot 1 Improvements					
9	Rock Construction Entrance	1	EA	\$2,500.00	\$2,500.00
10	Shade Trees	5	EA	\$500.00	\$2,500.00
11	Shrubs	12	EA	\$300.00	\$3,600.00
12	12" Compost Filter Sock	328	LF	\$8.00	\$2,624.00
13	Orange Protective Fence	513	LF	\$2.00	\$1,026.00
14	Basin #1 Outlet Structure	1	LS	\$3,000.00	\$3,000.00
15	Basin #1 Spillway	1	LS	\$750.00	\$750.00
16	Basin #1 Excavation	1	LS	\$5,000.00	\$5,000.00
17	Riprap Apron #2	1	LS	\$500.00	\$500.00
18	Seeding & Stabilization	1	LS	\$2,000.00	\$2,000.00
Lot 2 Improvements					
19	Rock Construction Entrance	1	EA	\$2,500.00	\$2,500.00
20	Shade Trees	3	EA	\$500.00	\$1,500.00
21	Shrubs	9	EA	\$300.00	\$2,700.00
22	12" Compost Filter Sock	302	LF	\$8.00	\$2,416.00
23	Orange Protective Fence	532	LF	\$2.00	\$1,064.00
24	Basin #2 Outlet Structure	1	LS	\$3,000.00	\$3,000.00
25	Basin #2 Spillway	1	LS	\$750.00	\$750.00
26	Basin #2 Excavation	1	LS	\$5,000.00	\$5,000.00
27	Riprap Apron #3	1	LS	\$500.00	\$500.00
28	Seeding & Stabilization	1	LS	\$2,000.00	\$2,000.00

Lot 3 Improvements

29	Rock Construction Entrance	1	EA	\$2,500.00	\$2,500.00
30	Shade Trees	2	EA	\$500.00	\$1,000.00
31	12" Compost Filter Sock	108	LF	\$8.00	\$864.00
32	18" Compost Filter Sock	222	LF	\$10.00	\$2,220.00
33	Orange Protective Fence	532	LF	\$2.00	\$1,064.00
34	Basin #3 Outlet Structure	1	LS	\$3,000.00	\$3,000.00
35	Basin #3 Spillway	1	LS	\$750.00	\$750.00
36	Basin #3 Excavation	1	LS	\$5,000.00	\$5,000.00
37	Basin #3 Level Spreader	1	LS	\$1,500.00	\$1,500.00
38	Seeding & Stabilization	1	LS	\$2,000.00	\$2,000.00
Subtotal					\$84,738.00
Contingency				10%	\$8,473.80
Total					\$93,211.80
