



YOUR GOALS. OUR MISSION.

January 23, 2025

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

**SUBJECT: CONSTRUCTION COST AND QUANTITY ESTIMATE
JOSEPH WIDMER PRELIMINARY/FINAL LAND DEVELOPMENT
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
T&M PROJECT NO. SMTW-R0017**

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 an estimate of Required Site Improvements January 7, 2025 and the Preliminary/Final Land Development Plan Set last revised January 7, 2025, both prepared by RKR Hess. We have made modifications to the submitted proposal, which include addition of line items for a construction entrance and 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 **\$187,030.25**.

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 – Smithfield Township Zoning Officer
Nick DeFrank, P.E., RKR Hess – Applicant's Engineer
Joseph Widmer – Applicant/Property Owner
Melissa E. Hutchison, P.E. – T&M Associates

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CONSTRUCTION QUANTITY AND COST ESTIMATE
JOSEPH WIDMER LAND DEVELOPMENT
SMITHFIELD TOWNSHIP, MONROE COUNTY, PA
January 22, 2025

T&M ASSOCIATES PROJECT NO.: SMTW-R0017

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
I											
General Conditions											
A	Survey Stakeout & Layout	LS	1	\$ 1,500.00	\$ 1,500.00		\$		\$		\$
B	Set Monuments	EA	3	\$ 200.00	\$ 600.00		\$		\$		\$
C	Asbuilt Drawings	LS	1	\$ 3,500.00	\$ 3,500.00		\$		\$		\$
	SUBTOTAL ITEM I			\$	\$ 5,600.00						
II											
E&S Controls											
A	12" Compost Filter Sock (Onsite)	LF	325	\$ 5.00	\$ 1,625.00		\$		\$		\$
B	12" Compost Filter Sock (Off site)	LF	185	\$ 5.00	\$ 925.00		\$		\$		\$
C	18" Compost Filter Sock	LF	140	\$ 11.00	\$ 1,540.00		\$		\$		\$
D	Erosion Control Matting	SF	6,050	\$ 0.50	\$ 3,025.00		\$		\$		\$
E	Inlet Protection w/Filter Bags	EA	2	\$ 125.00	\$ 250.00		\$		\$		\$
F	Concrete Washout	EA	1	\$ 500.00	\$ 500.00		\$		\$		\$
G	Rock Filler	EA	2	\$ 1,250.00	\$ 2,500.00		\$		\$		\$
H	Maintenance & Removal of E&S Controls	LS	1	\$ 2,500.00	\$ 2,500.00		\$		\$		\$
I	Construction Entrance	LS	1	\$ 3,000.00	\$ 3,000.00		\$		\$		\$
	SUBTOTAL ITEM II			\$	\$ 15,865.00		\$		\$		\$
III											
Earthwork											
A	Earthwork/Grade Site	LS	1	\$ 5,000.00	\$ 5,000.00		\$		\$		\$
B	3rd Party Inspections & Compaction Tests	LS	1	\$ 2,500.00	\$ 2,500.00		\$		\$		\$
	SUBTOTAL ITEM III			\$	\$ 7,500.00		\$		\$		\$
IV											
Sanitary Sewer											
A	Sewer Line and Connection (Pipe, Cleanout, Grinder Pump, Curb Stop, etc.) Complete	LS	1	\$ 7,500.00	\$ 7,500.00		\$		\$		\$
	SUBTOTAL ITEM IV			\$	\$ 7,500.00		\$		\$		\$
V											
Waterline											
A	Proposed Well and Connection to Building (Complete)	LS	1	\$ 3,500.00	\$ 3,500.00		\$		\$		\$
	SUBTOTAL ITEM V			\$	\$ 3,500.00		\$		\$		\$
VI											
Storm Sewer											
A	15" Smooth-Lined HDPE Stormwater Pipe	LF	146	\$ 35.00	\$ 5,110.00		\$		\$		\$
B	15" RCP Stormwater Pipe	LF	23	\$ 50.00	\$ 1,150.00		\$		\$		\$
C	PennDOT Type M Inlet	EA	2	\$ 3,500.00	\$ 7,000.00		\$		\$		\$
D	PennDOT Manhole	EA	3	\$ 3,800.00	\$ 11,400.00		\$		\$		\$
E	Stilling Basins	EA	2	\$ 500.00	\$ 1,000.00		\$		\$		\$
F	Snouts Oil-Water Separators	EA	1	\$ 600.00	\$ 600.00		\$		\$		\$
G	Type D or Field Stone Head/End Walls	EA	2	\$ 1,000.00	\$ 2,000.00		\$		\$		\$



CONSTRUCTION QUANTITY AND COST ESTIMATE
 JOSEPH WIDMER LAND DEVELOPMENT
 SMITHFIELD TOWNSHIP, MONROE COUNTY, PA
 January 22, 2025

T&M ASSOCIATES PROJECT NO.: SMTW-R0017

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
H	Antiseep Collar	EA	2	\$ 750.00	\$ 1,500.00		\$ -		\$ -		\$ -
I	Infiltration Basin (Complete w/OCS)	EA	1	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEM VI				\$ 37,260.00		\$ -		\$ -		\$ -
VII	Interior Paving										
A	Stone Base - 8" 2A Stone	SY	700	\$ 12.30	\$ 8,610.00		\$ -		\$ -		\$ -
B	3.5" 19mm Superpave Base Course	SY	700	\$ 27.00	\$ 18,900.00		\$ -		\$ -		\$ -
C	1.5" 9.5mm Superpave Wearing Course	SY	700	\$ 18.00	\$ 12,600.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEM VII				\$ 40,110.00		\$ -		\$ -		\$ -
VIII	Guiderail & Fencing										
**** A	Signs (Stop and ADA Parking)	EA	3	\$ 250.00	\$ 750.00		\$ -		\$ -		\$ -
** B	Fence (Split Rail)	LF	230	\$ 45.00	\$ 10,350.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEM VIII				\$ 11,100.00		\$ -		\$ -		\$ -
IX	Landscaping										
* A	Canopy Trees	EA	11	\$ 450.00	\$ 4,950.00		\$ -		\$ -		\$ -
* B	Evergreen Trees	EA	10	\$ 650.00	\$ 6,500.00		\$ -		\$ -		\$ -
C	Shrubs/Bushes	EA	50	\$ 125.00	\$ 6,250.00		\$ -		\$ -		\$ -
D	Topsoil, Seed and Mulch	LS	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEM IX				\$ 20,200.00		\$ -		\$ -		\$ -
X	Site Electrical Services										
** A	Parking Lot Site Lighting	EA	2	\$ 5,500.00	\$ 11,000.00		\$ -		\$ -		\$ -
*** B	Building Lighting	EA	4	\$ 750.00	\$ 3,000.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEM X				\$ 14,000.00		\$ -		\$ -		\$ -
	SUBTOTAL ITEMS I-X:				\$ 162,635.00		\$ -		\$ -		\$ -
	CONTINGENCY (10%)				\$ 16,263.50		\$ -		\$ -		\$ -
	INSPECTION AND ADMINISTRATION (5%)				\$ 8,131.75		\$ -		\$ -		\$ -
	TOTAL REQUIRED FINANCIAL SECURITY				\$ 187,030.25		\$ -		\$ -		\$ -
*	Line Item Added										
**	Unit Cost Adjusted										
***	Quantity Adjusted										
****	Unit Cost and Quantity Adjusted										

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 187,030.25
TOTAL VALUE OF WORK CONSTRUCTED TO DATE	\$ -
LESS AMOUNT PREVIOUSLY RELEASED	\$ -
AMOUNT RECOMMENDED FOR RELEASE	\$ -
REMAINING FINANCIAL SECURITY (INCLUDING RETAINAGE)¹	\$ 187,030.25

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

REQUIRED SITE IMPROVEMENTS

Date: 01-07-2025

Project No. 10842.004

Description	Quantity	UM	Unit Price	Total Price
General Conditions				
Survey Stakout & Layout	1	LS	\$ 1,500.00	\$ 1,500.00
Set Monuments	3	EACH	\$ 200.00	\$ 600.00
Asbuilt Drawings	1	LS	\$ 3,500.00	\$ 3,500.00
Total Price for General Conditions Items				\$ 5,600.00
E&S Controls				
12" Compost Filter Sock (Onsite)	325	LF	\$ 5.00	\$ 1,625.00
12" Compost Filter Sock (Offsite)	185	LF	\$ 5.00	\$ 925.00
18" Compost Filter Sock	140	LF	\$ 11.00	\$ 1,540.00
Erosion Control Matting	6,050	SF	\$ 0.50	\$ 3,025.00
Inlet Protection W/ Filter Bags	2	EACH	\$ 125.00	\$ 250.00
Concrete Washout	1	EACH	\$ 500.00	\$ 500.00
Rock Filter	2	EACH	\$ 1,250.00	\$ 2,500.00
Maintenance & Removal of E&S Controls	1	LS	\$ 2,500.00	\$ 2,500.00
Total Price for E&S Controls Items				\$ 12,865.00
Earthwork				
Earthwork/Grade Site	1	LS	\$ 5,000.00	\$ 5,000.00
3rd Party Inspections & Compaction Tests	1	LS	\$ 2,500.00	\$ 2,500.00
Total Price for Earthwork Items				\$ 7,500.00
Sanitary Sewer				
Sewer Line and Connection (Pipe, cleanout, grinder pump, curb stop, etc.) Complete	1	LS	\$ 6,500.00	\$ 7,500.00
Total Price for Sanitary Sewer Items				\$ 7,500.00
Waterline				
Proposed Well and connection to building (Complete)	1	LS	\$ 3,500.00	\$ 3,500.00
Total Price for Waterline Items				\$ 3,500.00
Storm Sewer				
15" Smooth-Lined HDPE Stormwater Pipe	146	LF	\$ 35.00	\$ 5,110.00
15" RCP Stormwater Pipe	23	LF	\$ 50.00	\$ 1,150.00
PennDOT Type M Inlet	2	EACH	\$ 3,500.00	\$ 7,000.00
PennDOT Manhole	3	EACH	\$ 3,800.00	\$ 11,400.00
Stilling Basins	2	EACH	\$ 500.00	\$ 1,000.00
Snouts Oil-Water Separators	1	EACH	\$ 600.00	\$ 600.00
Type D or Field Stone Head/End walls	2	EACH	\$ 1,000.00	\$ 2,000.00
Antiseep Collar	2	EACH	\$ 750.00	\$ 1,500.00
Infiltration Basin (Complete w/ OCS)	1	EACH	\$ 7,500.00	\$ 7,500.00
Total Price for Storm Sewer Items				\$ 37,260.00

Joseph Widmer Land Development

Smithfield Township, Monroe County



REQUIRED SITE IMPROVEMENTS

Date: 01-07-2025

Project No. 10842.004

Description	Quantity	UM	Unit Price	Total Price
Interior Paving				
Stone Base - 8" 2A Stone	700	SY	\$ 12.30	\$ 8,610.00
3.5" 19 mm Superpave Base Course	700	SY	\$ 27.00	\$ 18,900.00
1.5" 9.5 mm Superpave Wearing Course	700	SY	\$ 18.00	\$ 12,600.00
Total Price for Interior Paving Items				\$ 40,110.00
Guiderail & Fencing				
Signs (Stop and ADA Parking)	2	EACH	\$ 150.00	\$ 300.00
Fence (Split Rail)	230	LF	\$ 25.00	\$ 5,750.00
Total Price for Fencing Items				\$ 6,050.00
Landscaping				
Trees	21	EACH	\$ 350.00	\$ 7,350.00
Shrubs/Bushes	50	EACH	\$ 125.00	\$ 6,250.00
Topsoil, Seed and Mulch	1	LS	\$ 3,500.00	\$ 2,500.00
Total Price for Landscaping Items				\$ 9,850.00
Site Electrical Services				
Parking Lot Site Lighting	2	EACH	\$ 1,500.00	\$ 3,000.00
Building Lighting	3	EACH	\$ 750.00	\$ 2,250.00
Total Price for Site Electrical Services Items				\$ 5,250.00
TOTAL ESTIMATED REQUIRED SITE IMPROVEMENTS COST				\$ 135,485.00
PROPOSED FINANCIAL GUARANTEE AMOUNT = 110% OF REQUIRED SITE IMPROVEMENTS COST				\$149,033.50

This is certified to be a fair and reasonable estimate of cost.

Note:

1