



Town of Coventry
Town Engineering Office
1675 Flat River Road, Coventry, RI 02816
Tel. 401-822-9181 Fax. 401-822-6236

MEMORANDUM

TO: Doug McLean, AICP – Director of Planning and Development

FROM: Joseph Levesque, PE - Town Engineer

DATE: January 22, 2026

SUBJECT: Construction Bond Setting
The Village at Tiogue
AP. 32, Lots 149, 150, 151 & 153
Coventry, Rhode Island

This bond estimate relies upon town subdivision regulations and the town's Soil Erosion and Sediment Control Ordinance (Chapter 200) as the Building Official's appointed agent.

The applicant, 232 Realty Associates intends to separate the subject project into four (4) phases. A phasing plan was submitted for use with the applicant's originally submitted bond estimate. Subsequent changes were made to the project design and an updated phasing plan was never submitted to the town. In the absence of a revised phasing plan, Engineering has prepared the phase descriptions below using approximate structure grouping and infrastructure placement.

Phase 1: Construct new "Road D" from Station 0+00 (Minglewood Drive) to Station 4+11, construct new "Road B" from Station 18+40 to Station 21+96 (East Shore Drive) and construct on Lot 202. This includes the construction of Underground Infiltration System C, Water Quality Pond B, Infiltration Pond B and Sediment Forebays B1 and B2. Approximate length of new roadway construction = 767 LF

Phase 2: Construct new "Road B" from approximately Station 10+75 to Station 18+40, construct Lots 62 thru 85 and the remainder of Lot 202. Approximate length of new roadway construction = 765 LF

Phase 3: Construct new "Road B" from approximately Station 1+80 to Station 10+75, construct Lots 32 thru 39 and Lots 44 thru 60. Approximate length of new roadway construction = 895 LF

Phase 4: Construct new “Road A” from Station 0+00 (Tiffany Drive) to Station 10+15, construct new “Road B” from 0+00 (“Road A”) to Station 1+80 and construct Lots 1 thru 43. Approximate length of new roadway construction = 1195 LF

The applicant, 232 Realty Associates originally submitted the following bond estimates for each phase:

Phase 1 = \$521,465.00
Phase 2 = \$694,450.00
Phase 3 = \$759,500.00
Phase 4 = \$975,400.00

Total Phases 1-4 = \$2,950,815.00

I reviewed the applicant’s estimates for Phases 1-4 and requested that the applicant have a select number of the submitted unit costs verified by the Engineer of Record (EOR), DiPrete Engineering.

The EOR returned a new bond estimate back to me stating that they reviewed and updated **all** bond estimate items. They also stated that I can disregard the prior bond estimate submitted by the applicant. The EOR stated that an updated phasing plan did not exist and that their estimate was not broken out by phase. Only a lump sum amount was submitted at \$2,483,818.86.

I reviewed the EOR’s new bond estimate. Many important drainage related items that were included in the original bond estimate submitted by the applicant were intentionally removed. When I inquired about the deleted drainage items, the applicant’s attorney, Joelle Rocha stated that “per state law, bonds are for public infrastructure only. There’s no authority otherwise. We will not be bonding private improvements.”

I have prepared a corrected bond estimate that reinstates the drainage items. The estimate was prepared utilizing my own takeoff quantities and quantities from the applicant’s bond estimate. Unit prices were utilized from the EOR’s bond estimate.

Engineering’s corrected bond estimates for each phase are as follows:

Phase 1 = \$806,425.80
Phase 2 = \$679,301.60
Phase 3 = \$936,245.91
Phase 4 = \$996,833.56

Total Phases 1-4: \$3,418,806.87

I have attached detailed Bond Reduction Calculation Work Sheets for each of the four (4) phases.

In summary, the total bond estimate that was originally submitted by the applicant was **\$2,950,815.00**, the revised total bond estimate submitted by the Engineer of Record was **\$2,483,818.86** and the total corrected bond estimate prepared by Engineering is **\$3,418,806.87**.

Attachments

			Subtotal=	\$214,935.13			\$214,935.13
Task	Quantity	Unit	Unit Price	Total Price	% Complete	\$ Remaining	
Drainage:							
Catch Basin - Double	5	EA	\$11,069.43	\$55,347.15	0.00%	\$55,347.15	
Catch Basin - Single	4	EA	\$4,000.00	\$16,000.00	0.00%	\$16,000.00	
Manhole	2	EA	\$3,874.30	\$7,748.60	0.00%	\$7,748.60	
HDPE Pipe 6"	0	LF	\$35.98	\$13,145.00	0.00%	\$13,145.00	
HDPE Pipe 8"	0	LF	\$35.98	\$0.00	0.00%	\$0.00	
HDPE Pipe 12"	167	LF	\$40.13	\$6,701.71	0.00%	\$6,701.71	
HDPE Pipe 15"	22	LF	\$44.28	\$974.16	0.00%	\$974.16	
HDPE Pipe 18"	114	LF	\$52.58	\$5,994.12	0.00%	\$5,994.12	
HDPE Pipe 24"	7	LF	\$35.42	\$247.94	0.00%	\$247.94	
Pipe End Section 12"	1	EA	\$116.04	\$116.04	0.00%	\$116.04	
UIS C	61	EA	\$1,500.00	\$91,500.00	0.00%	\$91,500.00	
Sediment Forebay B1	2275	SF	\$10.17	\$23,136.75	0.00%	\$23,136.75	
Sediment Forebay B2	2275	SF	\$10.17	\$23,136.75	0.00%	\$23,136.75	
WQ Pond B	7225	SF	\$2.85	\$20,591.25	0.00%	\$20,591.25	
Infiltration Pond B	39000	SF	\$2.85	\$111,150.00	0.00%	\$111,150.00	
			Subtotal=	\$375,789.47		\$375,789.47	
Task	Quantity	Unit	Unit Price	Total Price	% Complete	\$ Remaining	
Roadway:							
Subbase	700	CY	\$35.59	\$24,913.00	0.00%	\$24,913.00	
Binder	2100	SY	\$23.00	\$48,300.00	0.00%	\$48,300.00	
Top	2100	SY	\$18.00	\$37,800.00	0.00%	\$37,800.00	
Sidewalks	1320	SF	\$12.00	\$15,840.00	0.00%	\$15,840.00	
			Subtotal=	\$126,853.00		\$126,853.00	
			ORIGINAL TOTAL=	\$806,425.80		\$806,425.80	

Subdivision: Village at Tiogue

Number of Lots: 24
232 Realty Associates

Address: 420 Scrabbletown Rd.
Suite G
North Kingstown, RI 02852

Progress Update:

BOND SETTING

Inspection Fee (2% of the Original Total Estimated Cost) = \$13,586.03

Phase II Bond Amount = \$679,301.60

Date Recorded:

Bond Estimate:

Phase II: Lots 62-85 & Lot 202

Task	Quantity	Unit	Unit Price	Total Price		<u>% Complete</u>	<u>\$ Remaining</u>
<u>General Items:</u>							
Erosion Control	1300	LF	\$10.00	\$13,000.00		0.00%	\$13,000.00
Construction Entrance	0	SY	\$15.00	\$0.00		0.00%	\$0.00
As-Built Survey/Bounds	1	LS	\$17,500.00	\$17,500.00		0.00%	\$17,500.00
Clearing & Grubbing	1	AC	\$8,000.00	\$8,000.00		0.00%	\$8,000.00
Signage	0	EA	\$198.84	\$0.00		0.00%	\$0.00
Cut Fill R.O.W. & Fine Grade	4775	SY	\$10.00	\$47,750.00		0.00%	\$47,750.00
Loam & Seed	1950	SY	\$8.00	\$15,600.00		0.00%	\$15,600.00
Landscaping (Trees)	14	EA	\$221.39	\$3,099.46		0.00%	\$3,099.46
			Subtotal=	\$104,949.46			\$104,949.46

Task	Quantity	Unit	Unit Price	Total Price		<u>% Complete</u>	<u>\$ Remaining</u>
<u>Utilities</u>							
Electric/Communication	750	LF	\$35.00	\$26,250.00		0.00%	\$26,250.00
Light Pole w/Foundation	7	EA	\$2,500.00	\$17,500.00		0.00%	\$17,500.00
Sewer MH	5	EA	\$4,000.00	\$20,000.00		0.00%	\$20,000.00
Sewer Gravity Main	700	LF	\$78.88	\$55,216.00		0.00%	\$55,216.00
Sewer Services	30	EA	\$2,000.00	\$60,000.00		0.00%	\$60,000.00
6" PVC Sewer Lateral	30	EA	\$727.26	\$21,817.80		0.00%	\$21,817.80
Water Tapping Sleeve & Valve	0	EA	\$5,132.89	\$0.00		0.00%	\$0.00
Hydrant	1	EA	\$4,480.21	\$4,480.21		0.00%	\$4,480.21
Individual Water Service 3/4"	30	EA	\$1,165.91	\$34,977.30		0.00%	\$34,977.30
Water - Road Connection	0	EA	\$40,000.00	\$0.00		0.00%	\$0.00

Water Main 8" Pipe	850	LF	\$96.17	\$81,744.50			0.00%	\$81,744.50
Temporary Sediment Trap	4200	SF	\$2.85	\$11,970.00			0.00%	\$11,970.00
			Subtotal=	\$333,955.81				\$333,955.81

Task	Quantity	Unit	Unit Price	Total Price			% Complete	\$ Remaining
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Drainage:

Catch Basin - Double	0	EA	\$11,069.43	\$0.00			0.00%	\$0.00
Catch Basin - Single	4	EA	\$4,000.00	\$16,000.00			0.00%	\$16,000.00
Manhole	6	EA	\$3,874.30	\$23,245.80			0.00%	\$23,245.80
HDPE Pipe 6"	0	LF	\$35.98	\$0.00			0.00%	\$0.00
HDPE Pipe 8"	0	LF	\$35.98	\$0.00			0.00%	\$0.00
HDPE Pipe 12"	133	LF	\$40.13	\$5,337.29			0.00%	\$5,337.29
HDPE Pipe 15"	0	LF	\$44.28	\$0.00			0.00%	\$0.00
HDPE Pipe 18"	153	LF	\$52.58	\$8,044.74			0.00%	\$8,044.74
HDPE Pipe 24"	625	LF	\$35.42	\$22,137.50			0.00%	\$22,137.50
Pipe End Section 12"	0	EA	\$116.04	\$0.00			0.00%	\$0.00
			Subtotal=	\$74,765.33				\$74,765.33

Task	Quantity	Unit	Unit Price	Total Price			% Complete	\$ Remaining
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Roadway:

Subbase	900	CY	\$35.59	\$32,031.00			0.00%	\$32,031.00
Binder	2600	SY	\$23.00	\$59,800.00			0.00%	\$59,800.00
Top	2600	SY	\$18.00	\$46,800.00			0.00%	\$46,800.00
Sidewalks	2250	SF	\$12.00	\$27,000.00			0.00%	\$27,000.00
			Subtotal=	\$165,631.00				\$165,631.00

			ORIGINAL TOTAL=	\$679,301.60				\$679,301.60

Subdivision: Village at Tiogue

Number of Lots: 43
 232 Realty Associates

Address: 420 Scrabbletown Rd.
 Suite G
 North Kingstown, RI 02852

Progress Update:

BOND SETTING

Inspection Fee (2% of the Original Total Estimated Cost) = \$19,936.67

Phase IV Bond Amount = \$996,833.56

Date Recorded:

Bond Estimate:

Phase IV: Lots 1-43

Task	Quantity	Unit	Unit Price	Total Price	% Complete	\$ Remaining
General Items:						
Erosion Control	1600	LF	\$10.00	\$16,000.00	0.00%	\$16,000.00
Construction Entrance	133	SY	\$15.00	\$1,995.00	0.00%	\$1,995.00
As-Built Survey/Bounds	1	LS	\$18,000.00	\$18,000.00	0.00%	\$18,000.00
Clearing & Grubbing	1.5	AC	\$8,000.00	\$12,000.00	0.00%	\$12,000.00
Signage	3	EA	\$198.84	\$596.52	0.00%	\$596.52
Cut Fill R.O.W. & Fine Grade	6900	SY	\$10.00	\$69,000.00	0.00%	\$69,000.00
Loam & Seed	3000	SY	\$8.00	\$24,000.00	0.00%	\$24,000.00
Landscaping (Trees)	29	EA	\$221.39	\$6,420.31	0.00%	\$6,420.31
			Subtotal=	\$148,011.83		\$148,011.83
Utilities						
Electric/Communication	1200	LF	\$35.00	\$42,000.00	0.00%	\$42,000.00
Light Pole w/Foundation	14	EA	\$2,500.00	\$35,000.00	0.00%	\$35,000.00
Sewer MH	10	EA	\$4,000.00	\$40,000.00	0.00%	\$40,000.00
Sewer Gravity Main	1025	LF	\$78.88	\$80,852.00	0.00%	\$80,852.00
Sewer Force Main	165	LF	\$80.00	\$13,200.00	0.00%	\$13,200.00
Sewer Services	43	EA	\$2,000.00	\$86,000.00	0.00%	\$86,000.00
6" PVC Sewer Lateral	43	EA	\$727.26	\$31,272.18	0.00%	\$31,272.18
Water Tapping Sleeve & Valve	0	EA	\$5,132.89	\$0.00	0.00%	\$0.00
Hydrant	2	EA	\$4,480.21	\$8,960.42	0.00%	\$8,960.42
Individual Water Service 3/4"	43	EA	\$1,165.91	\$50,134.13	0.00%	\$50,134.13
Water - Road Connection	0	EA	\$40,000.00	\$0.00	0.00%	\$0.00
Water Main 8" Pipe	1200	LF	\$96.17	\$115,404.00	0.00%	\$115,404.00
			Subtotal=	\$502,822.73		\$502,822.73
Drainage:						
Catch Basin - Double	1	EA	\$11,069.43	\$11,069.43	0.00%	\$11,069.43
Catch Basin - Single	13	EA	\$4,000.00	\$52,000.00	0.00%	\$52,000.00
Manhole	0	EA	\$3,874.30	\$0.00	0.00%	\$0.00
HDPE Pipe 6"	0	LF	\$35.98	\$0.00	0.00%	\$0.00
HDPE Pipe 8"	0	LF	\$35.98	\$0.00	0.00%	\$0.00
HDPE Pipe 12"	189	LF	\$40.13	\$7,584.57	0.00%	\$7,584.57
HDPE Pipe 15"	0	LF	\$44.28	\$0.00	0.00%	\$0.00
HDPE Pipe 18"	0	LF	\$52.58	\$0.00	0.00%	\$0.00
HDPE Pipe 24"	734	LF	\$35.42	\$25,998.28	0.00%	\$25,998.28
HDPE Pipe 30"	86	LF	\$38.74	\$3,331.64	0.00%	\$3,331.64
Pipe End Section 12"	1	EA	\$116.04	\$116.04	0.00%	\$116.04
Pipe End Section 30"	1	EA	\$116.04	\$116.04	0.00%	\$116.04
WQ Pond A	5500	SF	\$2.85	\$15,675.00	0.00%	\$15,675.00
			Subtotal=	\$115,891.00		\$115,891.00
Roadway:						
Subbase	1200	CY	\$35.59	\$42,708.00	0.00%	\$42,708.00
Binder	3400	SY	\$23.00	\$78,200.00	0.00%	\$78,200.00
Top	3400	SY	\$18.00	\$61,200.00	0.00%	\$61,200.00
Sidewalks	4000	SF	\$12.00	\$48,000.00	0.00%	\$48,000.00
			Subtotal=	\$230,108.00		\$230,108.00
			ORIGINAL TOTAL=	\$996,833.56		\$996,833.56

PHASE 1	QTY	UNIT	PRICE	TOTAL
EROSION CONTROL				26500
~wattle	1900	ea	10	19000
~div trenches/basins	1	ls	7500	7500
CLEAR&GRUB	0.75	acre	8000	6000
SITE PREP TO GRADE	3700	sy	10	37000
SEWER				72800
~mh	6	ea	4000	24000
~gravity main	510	lf	80	40800
~force main	0	lf	50	0
~services	4	ea	2000	8000
WATER				119000
~road connection	1	ea	40000	40000
~main	410	lf	130	53300
~services	280	ea	65	18200
~hydrants	1	ea	7500	7500
DRAINAGE				56750
~dmh	0	ea	3500	0
~cb	9	ea	4500	40500
~piping	250	lf	65	16250
ELECTRIC	475	lf	35	16625
UIS C	61	ea	750	45750
PAVEMENT SUBBASE	700	cy	25	17500
SIDEWALK	1320	sf	12	15840
BINDER	2100	sy	23	48300
TOP	2100	sy	18	37800
LOAM RESTORATION	1450	sy	8	11600
LANDSCAPING (TBD)	1	ls	0	0
ASBUILTS/BOUNDS	1	ls	10000	10000
			TOTAL	521465

PHASE 2	QTY	UNIT	PRICE	TOTAL
EROSION CONTROL				21750
~wattle	1300	lf	7.5	9750
~div trenches/basins	1	ls	15000	12000

CLEAR&GRUB	1	acre	8000	8000
SITE PREP TO GRADE	4775	sy	10	47750
SEWER				174000
~mh	4	ea	4000	16000
~gravity main	700	lf	80	56000
~force main	400	lf	50	20000
~services	41	ea	2000	82000
WATER				179500
~main	850	lf	130	110500
~services	41	ea	1500	61500
~hydrants	1	ea	7500	7500
DRAINAGE				48000
~dmh	1	ea	3500	3500
~cb	7	ea	4500	31500
~piping	200	lf	65	13000
ELECTRIC	750	lf	35	26250
PAVEMENT SUBBASE	900	cy	25	22500
SIDEWALK	2250	sf	12	27000
BINDER	2600	sy	23	59800
TOP	2600	sy	18	46800
LOAM RESTORATION	1950	sy	8	15600
LANDSCAPING (TBD)	1	ls	0	0
ASBUILTS/BOUNDS	1	ls	0	17500
			TOTAL	694450

PHASE 3	QTY	UNIT	PRICE	TOTAL
EROSION CONTROL				12375
~wattle	850	lf	7.5	6375
~div trenches/basins	1	ls	6000	6000
CLEAR&GRUB	1	acre	8000	8000
SITE PREP TO GRADE	4750	ls	10	47500
SEWER				124000
~mh	5	ea	4000	20000

~gravity main	650	lf	80	52000
~force main	0	lf	50	0
~services	26	ea	2000	52000
WATER				163200
~main	840	lf	130	109200
~services	26	ea	1500	39000
~hydrants	2	ea	7500	15000
DRAINAGE				98150
~dmh	2	ea	3500	7000
~cb	10	ea	4500	45000
~piping	710	lf	65	46150
ELECTRIC	700	lf	35	24500
PAVEMENT SUBBASE	2450	cy	25	61250
SIDEWALK	2000	sf	12	24000
BINDER	2425	sy	23	55775
TOP	2425	sy	18	43650
LOAM RESTORATION	2100	sy	8	16800
LANDSCAPING (TBD)	1	ls	0	0
ASBUILTS/BOUNDS	1	ls	0	7500
			TOTAL	759500

PHASE 4	QTY	UNIT	PRICE	TOTAL
EROSION CONTROL				27000
~wattle	1600	lf	7.5	12000
~div trenches/basins	1	ls	15000	15000
CLEAR&GRUB	1.5	acre	8000	12000
SITE PREP TO GRADE	6900	ls	10	69000
SEWER				200250
~mh	10	ea	4000	40000
~gravity main	1025	lf	80	82000
~force main	165	lf	50	8250
~services	35	ea	2000	70000
WATER				223500
~main	1200	lf	130	156000

~services	35	ea	1500	52500
~hydrants	2	ea	7500	15000
DRAINAGE				86000
~dmh	1	ea	3500	3500
~cb	14	ea	4500	63000
~piping	300	lf	65	19500
ELECTRIC	1200	lf	35	42000
PAVEMENT SUBBASE	1200	cy	25	30000
SIDEWALK	4000	sf	12	48000
BINDER	3400	sy	23	78200
TOP	3400	sy	18	61200
LOAM RESTORATION	3000	sy	8	24000
LANDSCAPING (TBD)	1	ls	0	0
TIFFANY ROAD WIDENG	1125	sy	50	56250
ASBUILTS/BOUNDS	1	ls	18000	18000
			TOTAL	975400

TOWN OF COVENTRY

**SUBDIVISION CONSTRUCTION ESTIMATE
WITH PUBLIC PUMP STATION**

Village at Tiogue _____ 1/20/2026

232 Realty Associates

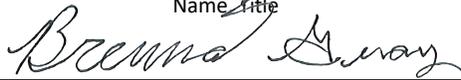
SURETY SUMMARY

	Original Estimate
HIGHWAY	\$ 438,256.75
DRAINAGE	\$ 329,054.86
WATER	\$ 508,333.58
SEWER	\$ 925,610.30
SURVEY	\$ 3,514.70
MISCELLANEOUS	\$ 160,771.58
TOTAL	\$ 2,365,541.77
CONTINGENCY (5%)	\$ 118,277.09
GRAND TOTAL	\$ 2,483,818.86

As per the subdivision and development regulations of the Town of Coventry, at the completion of all required improvements, the applicant may request the release of up to ninety (90%) percent of the surety. The remaining surety amount will be retained by the Town for one (1) additional year and released at the end of that period following certification by the Town Engineer that no defects in the design or construction of the required improvements have become evident.

Prepared by: _____ Brenna Guay, Project Engineer

Name Title



Signature

TOWN OF COVENTRY

SUBDIVISION CONSTRUCTION ESTIMATE

Village at Tiogue

1/20/2026

232 Realty Associates

Item Number	Item Description	Unit	Estimated Quantity	Cost/Unit	Amount
HIGHWAY					
1	Clear & Grubbing	AC	4.023	\$ 1,143.43	\$ 4,600.02
2	Loam Excavation	CY		\$ 9.89	\$ -
3	Earth Excavation (cut)	CY		\$ 26.00	\$ -
4	Earth Excavation (fill)	CY		\$ 10.56	\$ -
5	Common Borrow (fill from offsite)	CY		\$ 8.87	\$ -
6	Rock Excavation (common)	CY		\$ 93.55	\$ -
7	Precast Concrete Curb (straight)	LF		\$ 46.38	\$ -
8	Precast Concrete Curb (circular)	LF		\$ 83.02	\$ -
9	Gravel Borrow Base Course	CY	3362	\$ 33.09	\$ 111,248.58
10	Cut & Match Existing Bit. Pavement	LF		\$ 1.97	\$ -
11	Remove & Dispose Bit. Pavement	SY		\$ 5.59	\$ -
12	2 1/2" Modified Bit. Binder Course	TN	811	\$ 110.00	\$ 89,210.00
13	12" Wide Bituminous Concrete Berm (Binder)	LF	5216	\$ 2.04	\$ 10,640.64
14	Cleaning and Sweeping Pavement	HSY		\$ 5.73	\$ -
15	Asphalt Emulsion Tack Coat	SY		\$ 0.48	\$ -
16	1 1/2" Type I-1 Bit. Surface Course	TN	811	\$ 110.00	\$ 89,210.00
17	12" Wide Bituminous Concrete Berm (Top)	LF	5216	\$ 2.04	\$ 10,640.64
18	Sidewalk Gravel Borrow Course	CY	322	\$ 33.09	\$ 10,654.98
19	Portland Cement Sidewalk Monolithic	CY	0	\$ 536.87	\$ -
20	Grading Sideslopes	SY	19475	\$ 2.01	\$ 39,144.75
21	Loam Spread 4" Thick	SY	8086	\$ 5.99	\$ 48,435.14
22	Seed, Fertilizer & Lime	SY		\$ 2.50	\$ -
23	Class XX Portland Cement Concrete Sidewalk	CY	161	\$ 152.00	\$ 24,472.00
SUBTOTAL					\$ 438,256.75

TOWN OF COVENTRY

SUBDIVISION CONSTRUCTION ESTIMATE

Village at Tiogue

1/20/2026

232 Realty Associates

Item Number	Item Description	Unit	Estimated Quantity	Cost/Unit	Amount
DRAINAGE					
1	Hay Bales	LF		\$ 2.40	\$ -
2	Silt Fence	LF		\$ 6.68	\$ -
3	Catch Basin (4' dia) Type 'F' w/ F&G	EA	30	\$ 4,000.00	\$ 120,000.00
4	Double Grate Catch Basin w/ F&G	EA	10	\$ 11,069.43	\$ 110,694.30
5	Manhole (4' dia.) w/ F&G	EA	1	\$ 3,874.30	\$ 3,874.30
6	Hay Bales at Catch Basins	LF		\$ 5.14	\$ -
7	Apron Stones	EA		\$ 257.80	\$ -
8	Transition Stones	EA		\$ 253.49	\$ -
9	6" Diameter (HDPE) Pipe*	LF		\$ 35.98	\$ -
10	8" Diameter (HDPE) Pipe*	LF		\$ 35.98	\$ -
11	12" Diameter (HDPE) Pipe *	LF		\$ 40.13	\$ -
12	15" Diameter (HDPE) Pipe *	LF		\$ 44.28	\$ -
13	18" Diameter (HDPE) Pipe *	LF		\$ 52.58	\$ -
14	24" Diameter (HDPE) Pipe *	LF		\$ 35.42	\$ -
15	30" Diameter (HDPE) Pipe *	LF		\$ 38.74	\$ -
16	Trench Rock Excavation	CY		\$ 93.55	\$ -
17	12" (HDPE) Pipe End Section *	EA		\$ 116.04	\$ -
18	15" (HDPE) Pipe End Section *	EA		\$ 116.04	\$ -
19	18" (HDPE) Pipe End Section *	EA		\$ 116.04	\$ -
20	24" (HDPE) Pipe End Section *	EA		\$ 116.04	\$ -
21	30" (HDPE) Pipe End Section *	EA		\$ 116.04	\$ -
22	Trash Rack for (RCP) End Section	EA		\$ 285.00	\$ -
23	Riprap R-1, R-2 on 12" Thick on Bedding	SY		\$ 34.00	\$ -
24	Riprap R-3, R-4, R-5, R-6	SY		\$ 38.74	\$ -
25	Ditch Treatment	SY		\$ 21.49	\$ -
26	Flush and Clean CB's & MH's	EA		\$ 136.49	\$ -
27	Flush and Clean Pipe All Sizes	LF		\$ 2.14	\$ -
28	Detention Basins	SF		\$ 2.85	\$ -
29	Sediment Forebay(s)	SF		\$ 10.17	\$ -
30	Sand Filter(s)	SF		\$ 29.22	\$ -
31	Clean and Maintain Soil & Erosion Control	SF			\$ -
32	Total (HDPE) Pipe* (line items 9-15)	LF	1797	\$ 52.58	\$ 94,486.26
				SUBTOTAL	\$ 329,054.86

* Includes cost for pipe, bedding, excavation and backfill.

TOWN OF COVENTRY

SUBDIVISION CONSTRUCTION ESTIMATE

Village at Tiogue

1/20/2026

232 Realty Associates

Item Number	Item Description	Unit	Estimated Quantity	Cost/Unit	Amount
WATER					
1	6" Diameter (PVC) Pipe *	LF		\$ 62.71	\$ -
2	8" Diameter (PVC) Pipe *	LF		\$ 96.17	\$ -
3	10" Diameter (PVC) Pipe *	LF		\$ 84.47	\$ -
4	12" Diameter (PVC) Pipe *	LF		\$ 90.90	\$ -
5	Tapping Sleeve & Valve	EA	1	\$ 5,132.89	\$ 5,132.89
6	(Size") Gate Valves w/Box	EA		\$ 1,964.20	\$ -
7	Tees, Elbows, Reducers, End Caps	LB		\$ 8.29	\$ -
8	Blow-Off Assembly	EA		\$ 1,826.46	\$ -
9	Hydrant Assembly (incl. valve & tee)	EA	6	\$ 4,480.21	\$ 26,881.26
10	Trench Rock Excavation	CY		\$ 83.02	\$ -
11	Pressure Test Water Main	LF		\$ 0.83	\$ -
12	Sterilization of Water main	LF		\$ 1.27	\$ -
13	Temporary Pavement Patch	TN		\$ 101.84	\$ -
14	Permanent Pavement Patch	TN		\$ 108.48	\$ -
15	Individual Service 1"	EA		\$ 1,165.91	\$ -
16	Individual Service 3/4"	EA	105	\$ 1,165.91	\$ 122,420.55
17	Road conection	EA	1	\$ 40,000.00	\$ 40,000.00
18	8" Diameter (CLDI) Pipe *	LF	3264	\$ 96.17	\$ 313,898.88
SUBTOTAL					\$ 508,333.58

* Includes cost for pipe, bedding, excavation and backfill.

TOWN OF COVENTRY

SUBDIVISION CONSTRUCTION ESTIMATE

Village at Tiogue

1/20/2026

232 Realty Associates

Item Number	Item Description	Unit	Estimated Quantity	Cost/Unit	Amount
SEWER					
1	6" Diameter (PVC) Lateral *	EA	105	\$ 727.26	\$ 76,362.30
2	8" Diameter (PVC) Pipe *	LF	4100	\$ 78.88	\$ 323,408.00
3	10" Diameter (PVC) Pipe *	LF		\$ 83.64	\$ -
4	Sewer Manhole	EA	24	\$ 4,000.00	\$ 96,000.00
5	Trench Rock Excavation / Mechanical	CY		\$ 83.02	\$ -
6	Pressure Testing	LF		\$ 0.49	\$ -
7	Flush & Clean Pipes All Sizes	LF		\$ 2.14	\$ -
8	Flush & Clean Manholes	EA		\$ 136.49	\$ -
9	Temporary Pavement Patch	TN		\$ 150.00	\$ -
10	Permanent Pavement Patch	TN		\$ 150.00	\$ -
11	Services	EA	106	\$ 2,000.00	\$ 212,000.00
12	Force Main	LF	848	\$ 80.00	\$ 67,840.00
13	Public Sewer Pump Station	EA	1	\$150,000.00	\$ 150,000.00
SUBTOTAL					\$ 925,610.30

* Includes cost for pipe, bedding, excavation and backfill.