

Trailblazer Parking Lot – Glencoe, MN Summary of Work and Materials Needed

NOTE: This document was created for the Independent Cost Analysis required as part of the solicitation requirements for MnDOT. The actual work to be completed may vary from this summary and will depend on a) the contract signed with the selected vendor and 2) what is discovered during the excavation of problems areas in the parking lot.

1) Valley Gutter Catch Basin Repair (including the removal and replacement of doghouse under the catch basin, if necessary)

a) Soil Corrections Under Catch Basin Doghouse in Valley Gutter

Remove and Replace Dirt

The average cost to remove 52 cubic yards of dirt ranges from **\$7,280 to \$11,960**, assuming standard professional rates of \$140 to \$230 per cubic yard. However, because this specific project involves tight spaces (around a doghouse) and structural obstacles (a roof valley gutter or a drainage valley), the actual cost could escalate significantly due to specialized manual labor and equipment constraints.

Cost Breakdown Estimates

Expense Category	Low-End Estimate	High-End Estimate	Key Factors
Basic Dirt Removal	\$7,280	\$11,960	Based on standard national averages (\$140–\$230/yard).
Manual Labor Surcharge	\$1,500	\$4,000	Required if machinery cannot fit near the doghouse.
Valley Gutter Protection	\$500	\$1,500	Cost to avoid damaging drainage or roofing structures.
Total Estimated Cost	\$9,280	\$17,460	Final price depends heavily on site accessibility.

Critical Pricing Factors

- **Structural Constraints & Accessibility:** Digging around structural elements and a doghouse means heavy machinery (like standard excavators) cannot be used safely.

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Workers will likely have to use shovels, wheelbarrows, or mini-skid steers, dramatically increasing labor hours.

- **Volume and Weight:** 52 cubic yards of dry dirt is a massive amount—roughly equivalent to 4 to 5 large commercial dump truck loads. Loose dirt weighs about 1 to 1.5 tons per yard, meaning you are moving roughly 52 to 78 tons of material. If the soil is wet, the weight (and the landfill disposal fees) will skyrocket.
- **Disposal and Hauling Fees:** Standard commercial dumpsters often restrict dirt to 10-yard maximum capacities to prevent trucks from bottoming out. You will need multiple roll-off dumpsters or a dedicated hauling service.

Replace Dirt with Crushed Concrete

The total cost to replace dirt with 52 cubic yards of crushed concrete ranges from **\$2,340 to \$7,020**.

1. Project Cost Breakdown

The total project is broken down into three main categories: dirt removal, material acquisition, and delivery/labor.

Cost Component	Price per Cubic Yard	Total Cost for 52 Yards
Dirt Excavation & Removal	\$15 – \$50	\$780 – \$2,600
Crushed Concrete Material	\$20 – \$45	\$1,040 – \$2,340
Delivery & Spreading Labor	\$10 – \$40	\$520 – \$2,080
Total Estimated Project	\$45 – \$135	\$2,340 – \$7,020

b) Remove and Replace Doghouse Under Catch

Concrete doghouse 4ft x 3ft wide x 4ft tall

A 4-foot by 3-foot by 4-foot solid precast concrete doghouse typically costs between **\$1,500 and \$2,500**. Concrete doghouses are incredibly durable, weather-resistant, and heavy, meaning the price mostly reflects custom fabrication, specialized heavy-duty materials, and professional freight delivery.

Cost Breakdown & Alternatives

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- **Precast Concrete Shell:** Custom-ordered precast concrete structures of this volume generally price out between **\$1,500 and \$2,400** per unit from manufacturers.
- **Manhole-style Concrete Shelters:** Some precast companies create doghouse-style access structures (often used for utility or pipe access) which range around **\$1,500**.

4-inch pipes – 10-Feet long – Quantity: 3

The cost of a 4-inch pipe that is 10 feet long ranges from **\$6 to \$55 per stick**, depending primarily on the material type and wall thickness.

A breakdown of the average pricing by material type makes comparison clear:

Pipe Material	Common Applications	Average Price Range (Per 10-ft Stick)
Black Corrugated HDPE	Yard drainage, downspout runoffs	\$6 – \$15
Sewer & Drain PVC (SDR 35 / D2729)	Gravity-fed sewer lines, main drainage	\$16 – \$27
Schedule 40 PVC	Household plumbing (DWV), water supply lines	\$26 – \$45
ABS Pipe (Black Plastic)	Residential drain, waste, and vent systems	\$31 – \$55

Material Details & Retailer Pricing Examples

- **Black Corrugated HDPE (Flexible):** This is the most affordable 4-inch option. For example, the Advanced Drainage Systems 4 in. x 10 ft. Singlewall Solid Drainpipe costs about **\$14.00**.
- **Sewer & Drain PVC:** Thinner than standard household PVC, these are designed for underground yard drainage. A 4 in. x 10 ft. PVC Sewer Pipe typically runs around **\$16.50 to \$25.00** depending on the specific ASTM rating.

15-inch pipe – 10 feet long – Quantity: 1

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A 15-inch pipe that is 10 feet long costs anywhere from \$97 to over \$1,400, depending primarily on the material and its intended application.

The most common options at this size include:

- Corrugated HDPE (Plastic): Typically \$97 to \$199. This style is commonly used for outdoor drainage, ditches, and farm driveways. It features a corrugated exterior with a smooth inner wall to allow debris-free flow.
- Galvanized Steel: Typically \$230 to \$390. Often used for heavy-duty culverts and structural drainage projects.
- Cast Iron / Heavy Sewer Pipe: Typically \$1,362 to \$1,465. Used for commercial and municipal waste or vent plumbing applications.

Riser Rings 4 feet x 3 feet – Quantity: 4

A 4-foot by 3-foot precast concrete or plastic riser ring (typically used for catch basins or access chambers) usually costs between **\$100 and \$200**, depending on the height and whether it is traffic-rated. Custom or traffic-rated cast iron and specialized polyethylene shims can increase this price up to **\$300** or more.

Precast concrete structures are heavy and pricing depends heavily on the wall height (e.g., 4-inch vs. 12-inch rise).

Below is a breakdown of estimated prices for a 4 foot by 3 foot catch basin riser:

Riser Height Price Range

4-inch	\$100 – \$145
6-inch	\$145 – \$170
8-inch	\$149 – \$180
12-inch	\$162 – \$210

Bags of concrete – Quantity: 6

The total cost for 6 bags of concrete ranges from **\$24 to \$78**, depending on the weight of the bags and the type of concrete mix you select.

Cost Breakdown by Bag Size

Most standard, general-purpose concrete mixes cost roughly **\$5 to \$10 per bag**. Here is what you can expect to pay for 6 bags:

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- **60-lb Bags:** ~\$4.85 to \$8.59 each. Total cost for six: **\$29.10 to \$51.54**
- **80-lb Bags:** ~\$6.47 to \$9.99 each. Total cost for six: **\$38.82 to \$59.94**

Special Formulations

If you require specialty concrete, the price will increase:

- **Fast-Setting / Post-Setting Concrete:** Formulations designed to set within 20–40 minutes generally cost **\$7 to \$13 per 50-lb bag**. Six bags will total **\$42 to \$78**.

Type S mortar mix – Quantity: 10

A single bag of Type S mortar mix typically costs **between \$7.00 and \$13.00**, depending mostly on the bag weight and the retailer.

Price Breakdown by Bag Weight

Prices fluctuate slightly by brand and retail store location.

- **60 lb. Bags:** Generally range from **\$7.00 to \$9.00**
- **80 lb. Bags:** Generally range from **\$9.00 to \$13.00**.

Waterproofing Tar – Quantity: 10 Gallons (estimated)

Prices vary depending on the chemical composition and whether the product is fibered (reinforced for leaks) or non-fibered (for smooth coating):

- **Asphalt Emulsion Sealer:** Costs **\$15 to \$18 per gallon**.
- **Fibered Roof & Foundation Coating:** Costs **\$15 to \$20 per gallon**.
- **Coal Tar Emulsion:** Costs **\$18 to \$28 per 5-gallons**. This is primarily used for commercial driveway and parking lot sealcoating.
- **Premium Liquid Rubber / Elastomeric Tar Alternatives:** Costs **\$40 to \$45 per gallon** or **\$150 to \$250 per 5-gallons**. **Material Costs vs. Coverage**

Traditional waterproofing tar generally covers **50 to 100 square feet per gallon**, depending on surface porosity.

Material Type	Price per 1-Gallon	Price per 5-Gallon	Estimated Material Cost / Sq. Ft.
Coal Tar Emulsion	N/A (usually bulk)	\$18 – \$28	\$0.06 – \$0.10

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Asphalt Emulsion	\$15 – \$18	\$28 – \$42	\$0.08 – \$0.17
Fibered Roof Cement	\$15 – \$25	\$40 – \$55	\$0.15 – \$0.30
Liquid Rubber Membrane	\$40 – \$45	\$150 – \$255	\$0.50 – \$1.00

Professional Project Costs Using Tar

If you are budgeting for a larger construction project that utilizes waterproofing tar or membranes, expect significantly different pricing scales due to labor and equipment requirements:

- **Foundation Waterproofing (Exterior):** Costs **\$100 to \$250 per linear foot**. This process involves heavy excavation down to the footings before a professional applies a thick liquid asphalt/tar coating or membrane.

Remove and replace 24 foot by 24 foot of concrete

A 24-foot by 24-foot concrete slab (576 sq ft) typically costs between **\$3,500 and \$7,000** for professional installation. The final cost will be driven primarily by the thickness of the slab, the cost of labor in our area, and whether we need to add structural reinforcements.

Cost Breakdown by Thickness

Thickness directly changes the volume of concrete required. The total cost ranges based on the depth of the pour:

- **4-inch thickness (Standard patio/shed):** Costs **\$3,400 to \$6,000**. It requires about 7.2 cubic yards of concrete.
- **6-inch thickness (Heavy vehicle/garage):** Costs **\$5,700 to \$9,000**. It requires about 10.7 cubic yards of concrete.

Cost Factors Explained

The standard cost per square foot for basic concrete ranges from **\$6 to \$12**. This total is divided into specific material and preparation categories:

TYPICAL COST BREAKDOWN

Labor (Placement & Finishing) | 35% - 45% (\$5–\$8 / sq ft)

Concrete Materials (Ready-Mix) | 30% - 40% (\$125–\$175 / cu yd)

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Site Prep & Leveling | 10% - 15% (\$1–\$3 / sq ft)

Reinforcement (Rebar or Mesh) | 5% - 10% (\$0.35–\$1.50 / sq ft)

- **Labor:** Professional finishing labor accounts for nearly half of our budget. Complex finishes or difficult property access will push labor rates higher.
- **Site Preparation:** Clearing, grading, and compacting the ground adds **\$0.40 to \$2.00 per square foot**. Adding a necessary gravel sub-base costs **\$1 to \$3 per square foot**.
- **Reinforcement:** Adding wire mesh or steel rebar increases the overall price but protects the slab against heavy loads and cracking.

Replace 24 foot by 3 foot concrete valley gutter

The total estimated cost to install a 24-foot by 3-foot concrete valley gutter ranges from **\$850 to \$1,900**.

Because a 3-foot wide valley gutter is much wider and thicker than standard 1-to-2-foot roadside curbs, contractors typically charge a premium rate of **\$35 to \$80 per linear foot** for the extra concrete volume, labor, and custom grading.

Cost Breakdown

- **Materials: \$250 to \$450**
 - This covers roughly 1 to 1.5 cubic yards of 4000 PSI ready-mix concrete, rebar/wire mesh reinforcement, and wooden forming stakes.
- **Labor & Equipment: \$600 to \$1,450**
 - This covers site excavation, establishing the proper drainage slope, building the forms, pouring, and finishing the concrete.

Cost Factors to Keep in Mind

- **Minimum Job Fees:** A 24-foot project is considered small for commercial concrete crews. Many contractors enforce a minimum day rate (often **\$800 to \$1,000**) regardless of how short the gutter is.
- **Site Preparation:** If the contractor has to tear out and haul away old, cracked asphalt or concrete first, we can expect an extra **\$3 to \$6 per linear foot** in demolition fees.

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- **Thickness:** Standard valley gutters are 4 to 6 inches thick. If this gutter will face heavy vehicle traffic it must be poured 8 inches thick with heavy rebar reinforcement, increasing material costs by 30%

Concrete must have rebar number 5 with 18 inches on center

The total cost for installed concrete reinforced with #5 rebar spaced 18 inches on center both ways ranges from **\$8.50 to \$16.50 per square foot**.

Because #5 rebar (5/8-inch diameter) is heavier than typical residential reinforcement, it is usually reserved for structural pads, heavy-duty commercial driveways, or thick foundation slabs.

Cost Breakdown Per Square Foot

The overall price is determined by the cost of the raw concrete volume, the heavier rebar grid, and the labor required to tie and pour it.

Cost Component	Price Range (Per Sq. Ft.)	Details & Notes
Concrete Materials	\$1.50 – \$3.50	Assumes a 4" to 6" slab thickness using a standard 4,000 PSI mix.
#5 Rebar Grid (Materials)	\$1.50 – \$2.50	Accounts for 1.5 linear feet of bar per sq. ft. plus overlap waste.
Labor (Site Prep, Tying, Pouring)	\$5.00 – \$9.50	Tying heavy #5 rebar and placing concrete chairs increases labor time.
Total Estimated Cost	\$8.50 – \$16.50	

Component Cost Details

1. Concrete Mix Prices

Delivered ready-mix concrete averages **\$140 to \$180 per cubic yard**.

- Upgrading to a 4,000 PSI mix to support structural loads with #5 rebar adds roughly \$15 to \$30 per yard over standard 3,000 PSI concrete.
- Short-load fees ranging from \$45 to \$85 apply if ordering less than a full 10-yard truckload.

2. #5 Rebar Material Costs

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Buying #5 steel rebar averages **\$0.70 to \$1.50 per linear foot**.

- Standard 20-foot pieces bought in bulk run roughly \$15 to \$20 each.
- For an 18-inch on-center grid running both directions, you need approximately **1.33 linear feet** of rebar per square foot of area.
- Factoring in a standard 10% waste allowance for lap splices and edge clear space, plan for **1.5 linear feet per square foot**.

Key Cost Drivers

- **Slab Thickness:** A thicker slab (e.g., 6 to 8 inches for heavy machinery or RV pads) increases the required concrete volume, adding \$1.00 to \$2.50 per square foot to the base cost.
- **Delivery Distance:** Distant job sites often trigger mileage surcharges of \$5 to \$10 per mile from the ready-mix plant.
- **Accessibility:** Pumping concrete into a restricted location costs an extra \$500 to \$1,000 for pump truck rental.

Reinstall existing catch basin

Reinstalling or rebuilding an existing catch basin typically costs between **\$2,500 and \$5,000** for standard commercial properties.

Cost Breakdown by Basin Type

The material composition of our existing catch basin greatly dictates the scope of labor required to reset it:

- **Concrete or Masonry Catch Basins:** Heavy-duty commercial or driveway basins require heavy machinery to lift and re-level. Re-leveling the concrete structure, replacing deteriorated cinder block rows, and reconnecting lines runs from **\$2,000 to \$5,000**.

Primary Cost Factors

- **Surrounding Surface Restoration:** If contractors must saw-cut, excavate, and repave surrounding asphalt or concrete, expect to add **\$1,000 to \$2,500** to the total invoice.
- **Structural Condition:** True "reinstallation" often shifts into a "rebuild" if the interior concrete rings or cinder blocks have crumbled due to freeze-thaw cycles. Replacing these sections drives up labor expenses.

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- **Pipe & Utility Alignment:** If the basin has shifted or sunk, the connecting storm sewer pipes often crack or break. Re-grouting, sealing, or extending the pipe connections adds **\$500 to \$3,000** depending on the damage.
- **Depth and Accessibility:** Deep basins require more extensive excavation and safety shoring, which increases machine operating hours and labor rates.

What the Reinstallation Process Includes

1. **Demolition:** Saw-cutting and removing the perimeter pavement.
2. **Excavation:** Digging out the soil surrounding the shifted basin.
3. **Resetting/Rebuilding:** Elevating the unit, adding concrete adjustment rings, or replacing brick rows to reach proper grade.
4. **Sealing:** Re-grouting pipe connections to prevent dirt and water leaks.
5. **Backfilling & Patching:** Compacting the soil and pouring new asphalt or reinforced concrete sloped toward the original grate

2) North Catch Basin Repair

The average cost to repair or rebuild a single catch basin in a commercial or industrial parking lot typically ranges from **\$2,500 to \$6,500**. For minor structural adjustments, costs can be as low as **\$1,000**, while complex structural failures requiring full replacement or deep excavation can exceed **\$10,000**.

Cost Breakdown by Repair Type

- **Minor Repairs (\$300 – \$1,500):** This covers simple tasks such as replacing a broken cast iron grate (\$300 – \$1,200), vacuuming out heavy debris, or sealing minor cracks in the upper masonry.
- **Standard Rebuild (\$2,500 – \$5,000):** This involves saw-cutting the surrounding pavement, removing the grate, replacing 1 to 4 failed rows of concrete blocks or adjustment rings, and patching the perimeter with new asphalt or concrete.
- **Major Structural Overhaul (\$5,000 – \$10,000+):** Required if the entire concrete vault has collapsed, if internal discharge pipes are broken, or if heavy industrial truck traffic requires a thick, reinforced concrete collar to prevent future sinkholes.

Key Cost Factors

Factor	Impact on Cost
Damage Depth	Replacing 1 row of bricks is cheap; rebuilding a deep, multi-tiered vault requires heavy excavation.
Surface Finish	Concrete perimeter patches cost more than asphalt but withstand heavy industrial loads better.
Pipe Integrity	If the connection to the city storm main is broken, expect an extra \$1,000 to \$4,000 for pipe repairs.
Site Prep	Mud, sand, or toxic industrial runoff buildup must be professionally flushed out first, increasing labor costs.

The Repair Process

Paving and utility contractors typically follow a standard multi-step process to ensure structural longevity:

1. **Pavement Saw-Cutting:** Contractors cut a perimeter (usually 12 to 24 inches out) around the sinking drain.

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2. **Excavation:** The failed pavement and collapsed interior block layers are hauled away.
3. **Masonry Reconstruction:** New concrete adjustment rings or cinder blocks are laid to reset the drain height.
4. **Pipe Grouting:** Connections to the main sewer line are resealed to prevent water from washing away the soil base.
5. **Surface Restoration:** The grate is re-installed, and a sloped concrete collar or asphalt patch is poured to direct water flow into the basin.

3) Trench Crack – Corrections to Driveway on North Side of Office

Remove 20 foot by 10 foot Section of Asphalt

The professional removal of a 20-foot by 10-foot section of asphalt costs between **\$600 and \$1,400**.

Full-service asphalt removal ranges from **\$3 to \$7 per square foot**, encompassing demolition, cleanup, and debris disposal.

Cost Breakdown by Component

- **Professional Full-Service Demolition:** Expect a total project cost of **\$600 to \$1,400**. This encompasses heavy machinery work, manual labor, hauling, and recycling facility drop-off fees.

Key Factors Influencing the Final Price

- **Pavement Thickness:** Because this section features commercial-grade depth (8+ inches), labor and disposal costs increase.
- **Site Accessibility:** Confined spaces that restrict heavy skid-steer machinery access add a 5% to 10% premium due to extended manual labor hours.
- **Disposal Fees:** Landfills charge heavy fees for asphalt. Contractors often lower their rates if the debris is transported directly to local aggregate recycling plants.

Remove 13 Yards of Dirt and Replace with Crushed Concrete

The total estimated cost to remove 13 cubic yards of dirt and replace it with crushed concrete ranges from **\$2,210 to \$3,900**. This estimation covers professional excavation, waste disposal, material delivery, and basic spreading or leveling.

Cost Breakdown Overview

A direct comparison of the individual service and material factors shows how the final costs are accumulated:

Project Phase	Cost per Cubic Yard	Total Cost (13 yards)
Dirt Excavation & Haul-off	\$140 - \$230	\$1,820 - \$2,990
Crushed Concrete (Material & Delivery)	\$30 - \$70	\$390 - \$910

Estimated Total Project Cost	\$170 - \$300	\$2,210 - \$3,900
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1. Calculate Dirt Removal

Professional excavation and haul-off rates typically fall between \$140 and \$230 per cubic yard. This fee includes heavy machinery operation, labor, and municipal landfill dump fees.

Low-end Dirt Removal = 13 yards x \$140 = \$1,820

High-end Dirt Removal = 13 yards x \$230 = \$2,990

2. Calculate Crushed Concrete Replacement

Raw material and delivery costs run roughly \$30 to \$70 per cubic yard installed.

Low-end Concrete Base = 13 yards x \$30 = \$390

High-end Concrete Base = 13 yards x \$70 = \$910

3. Add Project Totals

Combining both steps provides the full scope of your project expenses:

Minimum Total Cost = \$1,820 + \$390 = \$2,210

Maximum Total Cost = \$2,990 + \$910 = \$3,900

Key Variables Impacting Your Final Price

- **Soil Condition:** Rocks, roots, or overly wet clay increase weight and drive up hauling prices.
- **Site Accessibility:** Limited space requiring smaller machinery or manual wheelbarrow labor will increase our overall budget.
- **Compaction:** Utilizing a heavy motorized compactor to solidify the sub-base adds minor equipment or labor fees but prevents future settling.

Remove 12 feet of Concrete Curb Next to the Building

Cost Breakdown by Method

Contractors generally price curb removal by the linear foot:

- **Manual Removal:** Costs **\$6 to \$12 per linear foot**. This approach is common for smaller jobs where large machinery cannot fit or isn't cost-effective, resulting in a baseline of **\$72 to \$144** for 12 feet.

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- **Mechanical Removal:** Costs **\$3 to \$7 per linear foot**. Contractors use mini-excavators or skid steers to break and pull up the concrete, making the base rate **\$36 to \$84**.

Key Cost Factors

- **Concrete Type:** Commercial property curbs reinforced with rebar add **\$1 to \$2 more per linear foot** to break down.
- **Disposal and Dump Fees:** Concrete is incredibly heavy. If haul-away isn't bundled into our contractor's linear-foot price, standalone debris disposal or a curbside junk pickup service can add **\$79 to \$150**.

Replace 12 feet of Concrete Curb Next to the Building

Replacing 12 feet of concrete curb typically costs **between \$250 and \$1,200 total**, with most standard roadway or driveway curb replacements averaging around **\$500 to \$800**.

Cost Breakdown by Project Type

- **Street or Driveway Curbs (Structural):** Professional contractors usually charge **\$45 to \$100 per linear foot**. This higher cost is due to heavy commercial-grade concrete requirements, excavation depths of over 12 inches, and the necessary removal and disposal of old, heavy concrete

4) Motorcycle Pad Catch Basin Repair in Northeast Corner of Parking Lot

Remove and Replace 15 foot by 15 foot area of Concrete and Curb

The average cost to remove and replace a 15-foot by 15-foot concrete slab along with a 15-foot curb ranges from **\$2,500 to \$6,100** total.

Cost Breakdown Overview

Project Component	Dimensions	Cost Per Unit	Total Cost Range
Concrete Flatwork Removal	225 sq. ft.	\$2 – \$6 / sq. ft.	\$450 – \$1,350
New Concrete Flatwork Pour	225 sq. ft.	\$5 – \$10 / sq. ft.	\$1,125 – \$2,250
Curb Removal & Replacement	15 linear ft.	\$15 – \$35 / linear ft.	\$225 – \$525
Contractor Minimum Fees / Permits	Flat Fee	Varies	\$700 – \$2,000
Estimated Total Cost	—	—	\$2,500 – \$6,100

1. Concrete Slab Calculations

A 15-foot by 15-foot area equals **225 square feet** of flatwork.

- **Tear-out and disposal:** Demolishing and hauling away the old unreinforced concrete runs about \$2 to \$6 per square foot. This equals **\$450 to \$1,350**.
- **New pour and finish:** Pouring a standard 4-inch thick concrete slab ranges from \$5 to \$10 per square foot. This equals **\$1,125 to \$2,250**.

2. Curbing Calculations

Assuming the curb runs along one full 15-foot side of the slab, you have **15 linear feet** of curbing.

- **Standard barrier or gutter curbs:** Removing and replacing structural roadside or driveway curbs costs roughly \$15 to \$35 per linear foot. This adds **\$225 to \$525** to the project.

3. Contractor Minimums and Extra Fees

The total estimated cost to remove 13 cubic yards of dirt and replace it with 13 cubic yards of crushed concrete ranges from **\$2,100 to \$4,200**.

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This comprehensive price window covers equipment, professional labor, heavy hauling, disposal fees, and material delivery.

Remove 13 yards of dirt

The total cost to excavate, load, and haul away the existing dirt will run between **\$1,800 and \$3,200**.

- **Excavation & Loading:** Standard run between \$8 and \$25 per cubic yard for labor and equipment. For 13 yards, expect roughly **\$100 to \$325** in basic digging.
- **Hauling & Dumping:** Professionally clearing fill dirt averages **\$140 to \$230 per cubic yard**, depending heavily on transport distances and local disposal fees. This component makes up the bulk of the expense, coming out to **\$1,820 to \$2,990**.

Replace Dirt with 13 Cubic Yards of Crushed Concrete

Sourcing, delivering, and spreading 13 cubic yards of recycled aggregate will cost between **\$300 and \$1,000**.

- **Materials:** Crushed concrete is highly economical, generally trading between **\$16 and \$75 per cubic yard** depending on how finely it is graded. For 13 yards, the raw aggregate costs **\$210 to \$975**.
- **Delivery:** Landscape supply yards usually charge a flat delivery fee or a distance surcharge based on truck size. Expect a delivery addition of **\$90 to \$150** to haul the heavy aggregate to your site.

Summary Cost Breakdown

Project Component	Low-End Estimate	High-End Estimate
Dirt Excavation & Hauling	\$1,800	\$3,200
Crushed Concrete (Material)	\$210	\$850
Aggregate Delivery & Spreading	\$90	\$150
Total Estimated Project Cost	\$2,100	\$4,200

Re-Install the Existing Catch Basin

The professional labor cost to re-install an existing catch basin (when dealing with large, heavy commercial concrete basins that require heavy machinery) can scale from **\$2,000 to \$4,000**.

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The overall cost depends entirely on the layout of our drainage project, necessary supplemental materials, and site accessibility.

Labor Cost Breakdown

Contractors generally price this work through flat project rates or hourly charges:

- **Hourly Rates:** Landscape and drainage contractors usually charge **\$50 to \$100 per hour** per worker.
- **Basic Excavation:** Labor to dig a standard trench and set a single plastic basin spans **\$500 to \$1,000**.
- **Heavy Utility Excavation:** Shoveling around existing gas, water, or electric lines requires slow hand-digging, increasing costs by **\$200 to \$500**.
- **Pavement Cutting:** If the basin must be retrofitted into an existing concrete or asphalt driveway, expect an extra **\$300 to \$800** for cutting and patching.

Supplemental Material Costs

An existing basin cannot function by itself; it requires connection to a discharge routing path. We will need to budget for the following components:

- **Drainage Pipe:** **\$1 to \$5 per linear foot** for corrugated pipe or rigid PVC.
- **Crushed Stone/Gravel:** **\$30 to \$60 per ton** to act as a stable, filtering foundation base beneath the basin.
- **Filter Fabric:** **\$0.15 to \$0.60 per square foot** to keep silt out of the system.
- **Fittings and Sealants:** **\$2 to \$10 each** for adapters, PVC cement, or waterproof caulking

4) General Asphalt Maintenance

a) Repair 200 feet of Cracks in Asphalt

Cut out Rubber in Cracks

Cutting out and replacing 200 linear feet of cracked asphalt containing old rubber crack filler typically costs **\$2,000 to \$3,000**.

Because contractors usually approach this by routing (widening/cleaning the crack) or cut-patching, the final invoice depends on the repair method chosen and the contractor's minimum job fee.

Cost Breakdown by Repair Method

The method our contractor uses to remove the old rubber and repair the asphalt will dictate the total cost:

- **Routing and Hot-Pour Re-Sealing (\$300 – \$600):** If the surrounding asphalt is stable, a contractor will use a mechanical router to cut out the old rubber and wide-debris. They charge **\$1.50 to \$3.00 per linear foot** to route and re-seal the joint with fresh hot rubberized sealant.
- **Saw-Cutting and Section Patching (\$2,000 – \$3,000):** If the old rubberized crack has failed so severely that the surrounding asphalt has "alligator cracking" or base damage, the area cannot just be cleaned. A crew must use an asphalt saw to cut a 1-to-2-foot-wide trench along the 200-foot span, remove the broken asphalt, and lay a new hot-mix asphalt section. This runs from **\$10 to \$15 per square foot**

Blow Out Cracks with Air Compressor

The professional cost to blow out 200 feet of cracks in asphalt with an air compressor typically ranges from **\$100 to \$250 total**, which represents a contractor's standard minimum call-out fee.

- **Cost Breakdown & Scenarios**

Approach	Estimated Cost	Notes
Professional (Prep Only)	\$100 – \$250	Minimum job fee applies; covers blowing out dirt, weeds, and debris.
Professional (Full Repair)	\$200 – \$600	Includes air compressor blowout <i>plus</i> full hot-rubberized crack sealing (\$1–\$3/ft).

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Fill Cracks with 4 Inches of Sand

Filing 200 linear feet of cracks in asphalt with sand costs between **\$150** and **\$600** for a professional who uses sand as a deep-crack base stabilizer.

Cost Breakdown

Approach	Estimated Cost	What Is Included
Professional Contractor	\$150 – \$600	\$100–\$300 for the linear footage (\$0.50–\$1.50/ft) plus a minimum service fee (\$100–\$300).

Professional Pricing Factors

- **Prep Labor:** Contractors charge more if the 200 feet of cracks require extensive power-washing or wire-brushing to remove weeds and dirt

Reseal with Rubber Coating

The professional cost to reseal 200 feet of cracks in asphalt with a hot-pour rubberized coating typically ranges from **\$200 to \$600**.

1. Project Cost Breakdown

- **Professional Services:** Paving contractors generally bill between **\$1.00 and \$3.00 per linear foot** for hot-pour rubberized asphalt crack sealing.

2. Standard Pricing Comparison

The table below outlines the estimated project costs based on the application method and the treatment process.

Project Type	Cost Per Linear Foot	Estimated Total (200 Feet)	Best For
Pro Direct Seal	\$0.90 – \$1.50	\$180 – \$300	Cleaning and sealing standard cracks

Trailblazer Parking Lot – Summary of Work and Materials Needed

Pro Route + Seal	\$1.50 – \$3.00	\$300 – \$600	Deep, shifting cracks requiring widening
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b) Sealcoat and Re-stripe the Parking Lot

The combined cost to sealcoat and restripe a commercial parking lot typically ranges from **\$0.25 to \$0.50 per square foot** for standard projects.

Cost Breakdown by Component

1. Sealcoating Costs (\$0.14 – \$0.40 per sq. ft.)

The type of sealer will heavily influence our final invoice. Most contractors provide a professional two-coat application:

- **Refined Coal Tar:** \$0.14 – \$0.20 per sq. ft. (Long-lasting but heavily restricted or banned in many states).
- **Asphalt Emulsion (SS-1h):** \$0.22 – \$0.28 per sq. ft. (Universally permitted, standard 3-year lifespan).
- **Premium Polymer-Modified Emulsion:** \$0.28 – \$0.40 per sq. ft. (Best for harsh freeze-thaw climates or high-traffic drives).

2. Line Restriping Costs (\$4 – \$5 per stall)

- **Standard Lines:** \$4 to \$5 per parking stall, or **\$0.20 to \$0.38 per linear foot**.
- **ADA Handicap Spaces:** \$25 to \$50 per stencil.
- **Directional Arrows / Stencils:** \$10 to \$30 each.
- **Curb Painting:** \$1 to \$4 per linear foot.

3. Necessary Prep & Add-ons (The "Hidden" Costs)

A contractor cannot put sealer over active cracks or heavy dirt, so these line items are almost always required to ensure the treatment lasts:

- **Hot-Pour Crack Filling:** **\$1.50 to \$2.20 per linear foot**. Skipping this step guarantees water will penetrate the subgrade and destroy the sealcoat within 12 months.
- **Extensive Cleaning/Sweeping:** **\$500 to \$3,500** if the lot has heavy dirt, oil spots, or overgrowth that requires industrial power-sweeping.

Trailblazer Parking Lot – Summary of Work and Materials Needed

- **Contractor Mobilization Fee: \$400 to \$900** to cover moving heavy machinery, setting up traffic barricades, and working outside of normal business hours.

Total Estimated Cost by Project Size

The layout density and structural condition of our asphalt will dictate where our property lands in these general pricing tiers:

Parking Lot Size / Capacity	Estimated Total Cost (Seal + Restripe + Crack Fill)
Small Lot (20–50 spaces / ~10,000 sq. ft.)	\$2,500 – \$5,000
Medium Lot (50–100 spaces / ~25,000 sq. ft.)	\$6,500 – \$11,000