



Architecture  
Civil Engineering  
Land Surveying  
Site Development

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**OPINION OF PROBABLE COST**  
**Club Carwash, Lee's Summit Missouri**  
**1021 Jefferson Crossing**  
**SITE IMPROVEMENTS**  
**August 28, 2025**  
**Project No. M24-8767A**

| <b><u>ITEM</u></b>                                    | <b><u>QUANTITY</u></b> | <b><u>UNIT</u></b> | <b><u>UNIT COST</u></b> | <b><u>TOTAL</u></b> |
|-------------------------------------------------------|------------------------|--------------------|-------------------------|---------------------|
| <b><u>Parking Lot:</u></b>                            |                        |                    |                         |                     |
| Heavy Duty Concrete (7")                              | 1,767                  | S.Y.               | \$45.00                 | \$79,515.00         |
| Standard Duty Concrete (5")                           | 1,247                  | S.Y.               | \$40.00                 | \$49,880.00         |
| Base Rock                                             | 892                    | TONS               | \$15.00                 | \$13,380.00         |
| 6" Concrete Curb and Gutter                           | 1,413                  | L.F.               | \$12.00                 | \$16,956.00         |
| 6" Temporary Asphalt Curb                             | 43                     | L.F.               | \$10.00                 | \$430.00            |
| 4" Concrete Sidewalk and Pad for Signs and Trash Cans | 94                     | S.Y.               | \$35.00                 | \$3,290.00          |
| 6" Concrete Sidewalk and Pad for Camera Archs.        | 231                    | S.Y.               | \$40.00                 | \$9,240.00          |
| 3' Wide Concrete Island                               | 1                      | L.S.               | \$3,000.00              | \$3,000.00          |
| ADA Ramps                                             | 2                      | E.A.               | \$1,250.00              | \$2,500.00          |
| <b><u>Water:</u></b>                                  |                        |                    |                         |                     |
| 6" C900 PVC Water Service Line                        | 384                    | L.F.               | \$50.00                 | \$19,200.00         |
| 4" C900 PVC Water Service Line                        | 315                    | L.F.               | \$45.00                 | \$14,175.00         |
| 2" Copper Service Line                                | 18                     | L.F.               | \$15.00                 | \$270.00            |
| 2" Water Meter                                        | 1                      | E.A.               | \$1,750.00              | \$1,750.00          |
| 1" Irrigation Meter                                   | 1                      | E.A.               | \$750.00                | \$750.00            |
| 2" x 4" Increaser                                     | 1                      | E.A.               | \$500.00                | \$500.00            |
| 4" x 2" Reducer                                       | 1                      | E.A.               | \$500.00                | \$500.00            |
| Irrigation Back Flow Preventer                        | 1                      | E.A.               | \$1,000.00              | \$1,000.00          |
| Fire Hydrant                                          | 2                      | E.A.               | \$3,500.00              | \$7,000.00          |
| <b><u>Sanitary:</u></b>                               |                        |                    |                         |                     |
| 6" C900 PVC                                           | 98                     | L.F.               | \$25.00                 | \$2,450.00          |
| <b><u>Storm:</u></b>                                  |                        |                    |                         |                     |
| 8" SDR 26 PVC Downspout Collector                     | 149                    | L.F.               | \$35.00                 | \$5,215.00          |
| 12" RCP                                               | 495                    | L.F.               | \$52.00                 | \$25,740.00         |
| Curb Inlet                                            | 1                      | E.A.               | \$2,300.00              | \$2,300.00          |
| Grated Curb Inlet with Side Intake                    | 2                      | E.A.               | \$2,700.00              | \$5,400.00          |
| Grated Inlet                                          | 2                      | E.A.               | \$2,300.00              | \$4,600.00          |
| Storm Manhole                                         | 1                      | E.A.               | \$2,500.00              | \$2,500.00          |
| Connect to Existing Storm                             | 1                      | L.S.               | \$1,000.00              | \$1,000.00          |

**Grading:**

|                                                                             |       |      |            |             |
|-----------------------------------------------------------------------------|-------|------|------------|-------------|
| Grading                                                                     | 2,865 | C.Y. | \$6.50     | \$18,622.50 |
| Erosion Control (Silt Fence, Inlet Protection, Construction Entrance, etc.) | 1     | L.S. | \$4,000.00 | \$4,000.00  |

**Landscaping:**

|                  |   |      |             |             |
|------------------|---|------|-------------|-------------|
| Site Landscaping | 1 | L.S. | \$20,000.00 | \$20,000.00 |
| Irrigation       | 1 | L.S. | \$5,000.00  | \$5,000.00  |

**Other Items:**

|                         |       |      |            |             |
|-------------------------|-------|------|------------|-------------|
| Accessible Sign         | 1     | E.A. | \$300.00   | \$300.00    |
| Striping                | 1     | L.S. | \$1,500.00 | \$1,500.00  |
| Removal of Improvements | 1     | L.S. | \$5,000.00 | \$5,000.00  |
| Sawcut                  | 55    | L.F. | \$5.00     | \$275.00    |
| Bollards                | 14    | E.A. | \$150.00   | \$2,100.00  |
| Dumpster Enclosure      | 1     | L.S. | \$7,500.00 | \$7,500.00  |
| Retaining Wall          | 1,415 | S.F. | \$25.00    | \$35,375.00 |

|                                      |  |  |  |                     |
|--------------------------------------|--|--|--|---------------------|
| <b>Total Amount of Improvements:</b> |  |  |  | <b>\$372,213.50</b> |
|--------------------------------------|--|--|--|---------------------|

**NOTE:**

This estimate does not include any expense for the building, utility permit fees or building permit fees.

This estimate does not include any expense for Rock Excavation

This estimate does not include any expense for Utility Relocations.

This estimate does not include any expense for Gas, Electric or Phone Improvements.

This estimate does not include any expense for Soft Costs.

This estimate does not include any expense for operational signage.

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