



Architecture
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Land Surveying
Site Development

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OPINION OF PROBABLE COST
Club Carwash, Lee's Summit Missouri
1021 Jefferson Crossing
SITE IMPROVEMENTS
September 11, 2025
Project No. M24-8767A

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>Parking Lot:</u>				
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
<u>Water:</u>				
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
Backflow Vault	1	E.A.	\$3,500.00	\$3,500.00
Backflow Assembly	1	E.A.	\$4,000.00	\$4,000.00
Gate Valve	1	E.A.	\$450.00	\$450.00
<u>Sanitary:</u>				
6" C900 PVC	98	L.F.	\$25.00	\$2,450.00
<u>Storm:</u>				
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

Total Amount of Improvements:				\$380,163.50
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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.
