



ALURA APARTMENTS

9/9/2025

SITE INFRASTRUCTURE & STORM

Engineer's Opinion of Probable Costs

NO.	ITEM	UNIT	UNIT QUANTITY	UNIT PRICE (\$)	UNIT TOTAL
1.0	SITE INFRASTRUCTURE				
1.01	PORTLAND CEMENT CONCRETE PAVEMENT (8")	SY	326	\$70.00	\$22,820.00
1.02	2" KCMMB TYP A2 ASPHALT W/BASE	SY	40,660	\$10.00	\$406,600.00
1.03	4" BITUMINOUS BASE COURSE	SY	40,660	\$20.00	\$813,200.00
1.04	4" MODOT TYPE 5 COMPACTED AGGREGATE BASE	SY	326	\$12.00	\$3,912.00
1.05	6" MODOT TYPE 5 AGGREGATE BASE	SY	45,539	\$10.00	\$455,392.00
1.06	6" CHEMICALLY STABILIZED SUBGRADE	SY	45,539	\$8.00	\$364,313.60
1.07	9" COMPACTED CHEMICALLY STABILIZED SUBGRADE	SY	360	\$10.00	\$3,600.00
1.08	EARTHWORK	LS	1	\$200,000.00	\$200,000.00
1.09	EROSION CONTROL	LS	1	\$15,000.00	\$15,000.00
1.1	PARKING LOT STRIPING	LS	1	\$5,000.00	\$5,000.00
1.11	CONCRETE CURB AND GUTTER - CG-1	LF	15,523	\$30.00	\$465,690.00
1.12	4" THICK x 6' WIDE CONCRETE SIDEWALK W/BASE AGGREGATE	SF	52,578	\$8.00	\$420,624.00
1.13	ADA RAMPS	EA	13	\$1,700.00	\$22,100.00
SITE INFRASTRUCTURE SUB-TOTAL					\$3,198,251.60
2.0	STORM SEWER IMPROVEMENTS				
2.01	CONNECT TO EXISTING STRUCTURE	EA	3	\$1,500.00	\$4,500.00
2.02	15" HDPE	LF	2,321	\$45.00	\$104,445.00
2.03	18" HDPE	LF	870	\$55.00	\$47,850.00
2.04	24" HDPE	LF	558	\$65.00	\$36,270.00
2.05	24" FLARED END SECTION W/CONCRETE TOE WALL	EA	5	\$1,500.00	\$7,500.00
2.06	DETENTION BASIN OUTLET CONTROL STRUCTURE	EA	1	\$10,000.00	\$10,000.00
2.07	RIP RAP	SY	69	\$50.00	\$3,450.00
2.08	4'x4' JUNCTION BOX	EA	5	\$4,500.00	\$22,500.00
2.09	6'x4' CURB INLET	EA	32	\$5,850.00	\$187,200.00
2.10	4'x4' AREA INLET	EA	1	\$4,500.00	\$4,500.00
STORM SEWER SUB-TOTAL					\$428,215.00
3.0	SANITARY SEWER SERVICE IMPROVEMENTS				
3.01	6" PVC LATERAL	LF	1,104	\$60.00	\$66,240.00
3.02	6"x8" SEWER SERVICE WYE CONNECTION TO MAIN	EA	13	\$130.00	\$1,690.00
3.03	TRACER WIRE	LF	1,104	\$2.00	\$2,208.00
SANITARY SEWER SERVICE SUB-TOTAL					\$70,138.00
4.0	WATER SERVICE IMPROVEMENTS				
4.01	6" C900 PVC FIRE SERVICE	LF	983	\$65.00	\$63,895.00
4.02	3" TYPE K COPPER DOMESTIC SERVICE	LF	481	\$80.00	\$38,480.00
4.03	2" TYPE K COPPER DOMESTIC SERVICE	LF	573	\$70.00	\$40,110.00
4.04	2" METER & METER PIT	EA	26	\$1,500.00	\$39,000.00
WATER SERVICE SUB-TOTAL					\$181,485.00
ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES				SUB-TOTAL \$	3,878,090
				10% CONTINGENCY \$	387,809
				TOTAL \$	4,265,899

