ALURA APARTMENTS

9/9/2025



SITE INFRASTRUCTURE & STORM

Engineer's Opinion of Probable Costs

10% CONTINGENCY \$ 387,809				UNIT	UNIT	UNIT
1.01 PORTLAND CEMENT CONCRETE PAYEMENT (8") 57, 32,6 570.00 522,820.00	NO.	ITEM	UNIT	QUANTITY	PRICE (\$)	TOTAL
1.02 2" KCMMB TYP A2 ASPHALT W/BASE	1.0	SITE INFRASTRUCTURE				
1.03 4" BITUMINOUS BASE COURSE SY 40,660 \$20.00 \$813,200.00 1.04 4" MODOT TYPE 5 COMPACTED AGREGATE BASE SY 326 \$12.00 \$3,912.00 1.05 6" MODOT TYPE 5 COMPACTED AGREGATE BASE SY 45,539 \$10.00 \$455,392.00 1.06 6" CHEMICALTY STABILIZED SUBGRADE SY 45,539 \$10.00 \$455,392.00 1.07 9" COMPACTED CHEMICALTY STABILIZED SUBGRADE SY 360 \$10.00 \$3,000.00 1.08 EARTH-WORK S 1 \$200,000.00 \$20,000.00 1.08 EARTH-WORK S 1 \$15,000.00 \$23,000.00 1.09 REOSION CONTROL S 1 \$15,000.00 \$15,000.00 1.11 PARKING LOT STRIPING S 1 \$5,000.00 \$5,000.00 1.12 A" THICK X 6" WIDE CONCRETE SIDEWALK W/BASE AGGREGATE SF \$5,578 \$8.00 \$420,624.00 1.12 4" THICK X 6" WIDE CONCRETE SIDEWALK W/BASE AGGREGATE SF \$5,578 \$8.00 \$420,624.00 1.11 CONCRETE CUIRS AND GUTTER - G-1 ST. 1 \$5,000.00 \$5,000.00 1.12 4" THICK X 6" WIDE CONCRETE SIDEWALK W/BASE AGGREGATE SF \$5,578 \$8.00 \$420,624.00 1.13 ADA RAMPS SITE INFRASTRUCTURE SUB-TOTAL ST. 200.00 \$53,000.00 2.01 CONNECT TO EXISTING STRUCTURE EA 3 \$1,500.00 \$45,000.00 2.02 15" HDPE SF \$5,231 \$45,00 \$10,445.00 2.03 18" HDPE SF \$58 \$55,00 \$36,270.00 2.04 24" HDPE SF \$58 \$55,00 \$36,270.00 2.05 24" LABED END SECTION W/CONCRETE TOE WAIL EA 5 \$1,500.00 \$7,500.00 2.05 24" LABED END SECTION W/CONCRETE TOE WAIL EA 5 \$1,500.00 \$7,500.00 2.06 DETENTION BASIN OUTLET CONTROL STRUCTURE EA 1 \$1,000.00 \$1,000.00 2.07 RIP RAP SF \$6,250.00 \$36,270.00 \$3,250.00 2.08 44" HUDE SF \$6,250.00 \$3,250.00 \$3,250.00 \$3,250.00 2.06 DETENTION BASIN OUTLET CONTROL STRUCTURE EA 1 \$1,000.00 \$3,250.00 2.07 A" HUDE SF \$6,000.00 \$3,250.00 \$3,250.00 \$3,250.00 \$3,250.00 \$3,250.00 2.08 44" HUDE SF \$6,000.00 \$3,250.00 \$3,250.00 \$3,250.00 \$3,250.00 \$3,250.00 \$3,250.00 \$3,250.00 \$3,250.	1.01	PORTLAND CEMENT CONCRETE PAVEMENT (8")	SY	326	\$70.00	\$22,820.00
1.04 4" MODOT TYPE \$ COMPACTED AGGREGATE BASE \$Y 3.76 \$12.00 \$3.3912.00	1.02	2" KCMMB TYP A2 ASPHALT W/BASE	SY	40,660	\$10.00	\$406,600.00
1.05 6" MODOT TYPE 5 AGGREGATE BASE	1.03	4" BITUMINOUS BASE COURSE	SY	40,660	\$20.00	\$813,200.00
1.00 6"CHEMICALLY STABILIZED SUBGRADE	1.04	4" MODOT TYPE 5 COMPACTED AGGREGATE BASE	SY	326	\$12.00	\$3,912.00
1.07 9" COMPACTED CHEMICALLY STABILIZED SUBGRADE	1.05	6" MODOT TYPE 5 AGGREGATE BASE	SY	45,539	\$10.00	\$455,392.00
1.08	1.06	6" CHEMICALLY STABILIZED SUBGRADE	SY	45,539	\$8.00	\$364,313.60
1.09 EROSION CONTROL LIS	1.07	9" COMPACTED CHEMICALLY STABILIZED SUBGRADE	SY	360	\$10.00	\$3,600.00
1.1 PARKING LOT STRIPING	1.08	EARTHWORK	LS	1	\$200,000.00	\$200,000.00
1.11 CONCRETE CURB AND GUTTER - CG-1	1.09	EROSION CONTROL	LS	1	\$15,000.00	\$15,000.00
1.12 4" THICK x 6' WIDE CONCRETE SIDEWALK W/BASE AGGREGATE	1.1	PARKING LOT STRIPING	LS	1	\$5,000.00	\$5,000.00
1.13 ADA RAMPS EA 13 \$1,700.00 \$22,100.00	1.11	CONCRETE CURB AND GUTTER - CG-1	LF	15,523	\$30.00	\$465,690.00
SITE INFRASTRUCTURE SUB-TOTAL \$3,198,251.60	1.12	4" THICK x 6' WIDE CONCRETE SIDEWALK W/BASE AGGREGATE	SF	52,578	\$8.00	\$420,624.00
2.0 STORM SEWER IMPROVEMENTS	1.13	ADA RAMPS	EA	13	\$1,700.00	\$22,100.00
2.01 CONNECT TO EXISTING STRUCTURE 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'X 4 JUNCTION BOX EA 5 \$4,500.00 \$22,500.00 2.09 6'X4' CURB INLET EA 32 \$5,565.00 \$34,500.00 2.09 6'X4' CURB INLET EA 32 \$5,560.00 \$187,200.00 2.10 4'X4' AREA INLET EA 1 \$4,500.00 \$4,500.00 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 4.0 WATER SERVICE IMPROVEMENTS 4.01 6" C900 PVC FIRE SERVICE 4.02 BY TYPE K COPPER DOMESTIC SERVICE LF 983 \$65.00 \$38,480.00 4.03 2" TYPE K COPPER DOMESTIC SERVICE LF 573 \$70.00 \$40,110.00 4.04 2" METER & METER PIT WATER SERVICE SUB-TOTAL ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY (GAS, COMM, ELEC) FEES SUB-TOTAL \$3,878,090		SITE INFRASTRUCTURE SUB-TOTAL				\$3,198,251.60
2.02 15" HDPE	2.0	STORM SEWER IMPROVEMENTS				
2.03 18" HDPE 2.04 24" HDPE 2.05 24" FLARED END SECTION W/CONCRETE TOE WALL 2.05 24" FLARED END SECTION W/CONCRETE TOE WALL 2.06 DETENTION BASIN OUTLET CONTROL STRUCTURE 2.07 RIP RAP 2.08 4'' YA JUNCTION BOX 2.09 6'**4" CURB INLET 2.09 6'*4" CURB INLET 2.09 6'*4" CURB INLET 2.09 6'*4" CURB INLET 2.00 4'X4' AREA INLET 2.00 4'X4' AREA INLET 2.00 5ANITARY SEWER SUB-TOTAL 2.01 6'' PVC LATERAL 2.02 6'' *8" SEWER SERVICE IMPROVEMENTS 2.03 6'' *8" SEWER SERVICE WYE CONNECTION TO MAIN 2.04 6'' *8" SEWER SERVICE WYE CONNECTION TO MAIN 2.05 6'' *8" SEWER SERVICE IMPROVEMENTS 2.06 6'' *8" SEWER SERVICE IMPROVEMENTS 3.07 CONTINGENCY 3.08 ANITARY SEWER SERVICE SUB-TOTAL 3.09 CANON SERVICE SUB-TOTAL 3.00 SANITARY SEWER SERVICE WYE CONNECTION TO MAIN 3.01 TRACER WIRE 3.02 G'' *8" SEWER SERVICE SUB-TOTAL 3.03 TRACER WIRE 3.04 WATER SERVICE IMPROVEMENTS 4.05 SANITARY SEWER SERVICE SUB-TOTAL 4.04 OF SERVICE SERVICE 4.05 SANITARY SEWER SERVICE 4.06 SCA, 200.00 3.07 SANITARY SEWER SERVICE SUB-TOTAL 4.08 WATER SERVICE IMPROVEMENTS 4.09 SANITARY SEWER SERVICE 4.01 SANITARY SEWER SERVICE 570,138.00 570,138.00 583,895.00 593,895	2.01	CONNECT TO EXISTING STRUCTURE	EA	3	\$1,500.00	\$4,500.00
2.04 24" HDPE 2.05 24" FLARED END SECTION W/CONCRETE TOE WALL 2.06 DETENTION BASIN OUTLET CONTROL STRUCTURE 2.07 RIP RAP 2.08 4'x'4 JUNCTION BOX 2.09 6'x'4 CURB INLET 2.10 4'X4' AREA INLET 3.01 4'X4' AREA INLET 3.01 SANITARY SEWER SERVICE IMPROVEMENTS 3.01 6" PVC LATERAL 3.02 6"x8" SEWER SERVICE WYE CONNECTION TO MAIN 3.03 TRACER WIRE 4.04 WATER SERVICE IMPROVEMENTS 4.01 6" G'090 PVC FIRE SERVICE 4.02 3" TYPE K COPPER DOMESTIC SERVICE 4.03 2" TYPE K COPPER DOMESTIC SERVICE 4.04 2" METER & METER PIT 4.05 CONTINGENCY \$ 387,809 ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY (GAS, COMM, ELEC) FEES 50 SA,50.00 57,500.00 5	2.02	15" HDPE	LF	2,321	\$45.00	\$104,445.00
2.05 24" FLARED END SECTION W/CONCRETE TOE WALL 2.06 DETENTION BASIN OUTLET CONTROL STRUCTURE 2.07 RIP RAP 2.07 RIP RAP 2.08 4"x4 JUNCTION BOX 2.09 6"x4" CURB INLET 2.09 6"x4" CURB INLET 2.01 4"x4" AREA INLET 3.01 6" PVC LATERAL 3.01 6" PVC LATERAL 3.01 6" PVC LATERAL 3.02 \$5,850.00 3.03 TRACER WIRE 3.03 TRACER WIRE 3.04 WATER SERVICE WYE CONNECTION TO MAIN 3.05 ANITARY SEWER SERVICE SUB-TOTAL 3.06 6"x8" SEWER SERVICE IMPROVEMENTS 3.07 LIF 1,104 \$60.00 3.08 SANITARY SEWER SERVICE SUB-TOTAL 3.09 TRACER WIRE 3.00 \$3,650.00 3.00 \$56,240.00 4.01 6" 0900 PVC FIRE SERVICE 4.01 6" 0900 PVC FIRE SERVICE 4.02 3" TYPE K COPPER DOMESTIC SERVICE 4.03 2" TYPE K COPPER DOMESTIC SERVICE 4.04 2" METER & METER PIT 4.05 CONTINGENCY 4.07 SAR7,809 SAR7,809 SAR7,809 SAR7,809 \$10% CONTINGENCY \$387,809	2.03	18" HDPE	LF	870	\$55.00	\$47,850.00
2.06 DETENTION BASIN OUTLET CONTROL STRUCTURE	2.04	24" HDPE	LF	558	\$65.00	\$36,270.00
2.07 RIP RAP 2.08 4"x'4 JUNCTION BOX 2.09 6"x4" CURB INLET 2.09 6"x4" SEA 32 \$5,850.00 \$187,200.00 2.10 4"X4" AREA INLET 2.00 \$4,500.00 2.10 4"X4" AREA INLET 2.00 \$428,215.00 2.10 4"X4" AREA INLET 2.00 \$428,215.00 2.10 4"X4" AREA INLET 2.00 \$6,240.00 2.10 6" PVC LATERAL 2.00 \$6,240.00 2.10 6"x8" SEWER SERVICE WYE CONNECTION TO MAIN 2.10 \$130.00 \$1,690.00 2.10 \$40.00 \$2,208.00 2.10 \$40.00 \$2,208.00 2.10 \$40.00 \$2,208.00 2.10 \$40.00 \$2,208.00 2.10 \$40.00 \$2,208.00 2.10 \$40.00 \$2,208.00 2.10 \$40.00 \$40.	2.05	24" FLARED END SECTION W/CONCRETE TOE WALL	EA	5	\$1,500.00	\$7,500.00
2.08 4'x'4 JUNCTION BOX 2.09 6'x4' CURB INLET 2.09 6'x4' AREA INLET 2.09 6'x4' AREA INLET 2.09 6'x4' AREA INLET 2.09 6'x4' AREA INLET 2.09 50,800.00 \$4,500.00 \$4,	2.06	DETENTION BASIN OUTLET CONTROL STRUCTURE	EA	1	\$10,000.00	\$10,000.00
2.09 6'x4' CURB INLET 2.10 4'X4' AREA INLET 2.10 4'X4' AREA INLET 3.0 SANITARY SEWER SERVICE IMPROVEMENTS 3.01 6" PVC LATERAL 3.02 6"x8" SEWER SERVICE WYE CONNECTION TO MAIN 3.03 TRACER WIRE 3.04 13 \$130.00 \$1,690.00 3.03 TRACER WIRE 4.01 \$70,138.00 4.00 WATER SERVICE IMPROVEMENTS 4.01 6" C900 PVC FIRE SERVICE 4.02 3" TYPE K COPPER DOMESTIC SERVICE 4.03 2" TYPE K COPPER DOMESTIC SERVICE 4.04 2" METER & METER PIT 4.05 WATER SERVICE SUB-TOTAL 570,000.00 WATER SERVICE SUB-TOTAL 570,000.00 \$38,480.00 \$40,110.00 \$	2.07	RIP RAP	SY	69	\$50.00	\$3,450.00
2.10 4'X4' AREA INLET	2.08	4'x'4 JUNCTION BOX	EA	5	\$4,500.00	\$22,500.00
STORM SEWER SUB-TOTAL \$428,215.00	2.09	6'x4' CURB INLET	EA	32	\$5,850.00	\$187,200.00
3.0 SANITARY SEWER SERVICE IMPROVEMENTS 3.01 6" PVC LATERAL 3.02 6"x8" SEWER SERVICE WYE CONNECTION TO MAIN 3.03 TRACER WIRE SANITARY SEWER SERVICE SUB-TOTAL 4.0 WATER SERVICE IMPROVEMENTS 4.01 6" C900 PVC FIRE SERVICE 4.02 3" TYPE K COPPER DOMESTIC SERVICE 4.03 2" TYPE K COPPER DOMESTIC SERVICE 4.04 2" METER & METER PIT WATER SERVICE SUB-TOTAL WATER SERVICE SUB-TOTAL ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES 10% CONTINGENCY \$ 387,809	2.10	4'X4' AREA INLET	EA	1	\$4,500.00	\$4,500.00
3.01 6" PVC LATERAL 3.02 6" x8" SEWER SERVICE WYE CONNECTION TO MAIN 4.03 WATER SERVICE IMPROVEMENTS 4.01 6" C990 PVC FIRE SERVICE 4.02 3" TYPE K COPPER DOMESTIC SERVICE 4.03 2" TYPE K COPPER DOMESTIC SERVICE 4.04 2" METER & METER PIT 4.05 WATER SERVICE SUB-TOTAL 4.06 WATER SERVICE 4.07 SABJECT OF SERVICE 4.08 SABJECT OF SERVICE 4.09 SABJECT OF SABJECT		STORM SEWER SUB-TOTAL				\$428,215.00
3.02 6"x8" SEWER SERVICE WYE CONNECTION TO MAIN 3.03 TRACER WIRE SANITARY SEWER SERVICE SUB-TOTAL SANITARY SEWER SERVICE SUB-TOTAL 4.0 WATER SERVICE IMPROVEMENTS 4.01 6" C900 PVC FIRE SERVICE 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 WATER SERVICE SUB-TOTAL ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES 10% CONTINGENCY \$ 387,809	3.0	SANITARY SEWER SERVICE IMPROVEMENTS				
3.03 TRACER WIRE SANITARY SEWER SERVICE SUB-TOTAL 4.0 WATER SERVICE IMPROVEMENTS 4.01 6" C900 PVC FIRE SERVICE 4.02 3" TYPE K COPPER DOMESTIC SERVICE 4.03 2" TYPE K COPPER DOMESTIC SERVICE 4.04 2" METER & METER PIT WATER SERVICE SUB-TOTAL ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY (GAS, COMM, ELEC) FEES LF 1,104 \$2.00 \$2,208.00 \$70,138.00 \$4,013.00 \$4,04.01 \$4,04.01 \$5,000 \$1,00	3.01	6" PVC LATERAL	LF	1,104	\$60.00	\$66,240.00
SANITARY SEWER SERVICE SUB-TOTAL \$70,138.00	3.02	6"x8" SEWER SERVICE WYE CONNECTION TO MAIN	EA	13	\$130.00	\$1,690.00
4.0 WATER SERVICE IMPROVEMENTS LF 983 \$65.00 \$63,895.00 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 \$387,809	3.03	TRACER WIRE	LF	1,104	\$2.00	\$2,208.00
4.01 6" C900 PVC FIRE SERVICE 4.02 3" TYPE K COPPER DOMESTIC SERVICE 4.03 2" TYPE K COPPER DOMESTIC SERVICE 4.04 2" METER & METER PIT WATER SERVICE SUB-TOTAL ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES LF 983 \$65.00 \$63,895.00 \$38,480.00 \$38,480.00 \$40,110.00 \$39,000.00 \$39,000.00 \$39,000.00 \$181,485.00 \$10% CONTINGENCY \$ 387,809		SANITARY SEWER SERVICE SUB-TOTAL				\$70,138.00
4.02 3" TYPE K COPPER DOMESTIC SERVICE	4.0	WATER SERVICE IMPROVEMENTS				
4.03 2" TYPE K COPPER DOMESTIC SERVICE	4.01	6" C900 PVC FIRE SERVICE		983	\$65.00	\$63,895.00
4.04 2" METER & METER PIT WATER SERVICE SUB-TOTAL ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES 10% CONTINGENCY \$ 387,809	4.02	3" TYPE K COPPER DOMESTIC SERVICE	LF	481	\$80.00	\$38,480.00
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	4.03	2" TYPE K COPPER DOMESTIC SERVICE	LF	573	\$70.00	\$40,110.00
ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES SUB-TOTAL \$ 3,878,090 10% CONTINGENCY \$ 387,809	4.04	2" METER & METER PIT	EA	26	\$1,500.00	\$39,000.00
10% CONTINGENCY \$ 387,809		WATER SERVICE SUB-TOTAL		·		\$181,485.00
<u></u>	ESTIMATE I	DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES			SUB-TOTAL	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
TOTAL \$ 4.265.899				10% C	ONTINGENCY	\$ 387,809
					TOTAL	\$ 4,265,899

