



Five Four Restaurant and Drafthouse
Project No.: 024-02510
10/15/2025
For: the City of Lee's Summit, MO

Opinion of Probable Cost Final Development Plans Based on Final Plans

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
GRADING				
Common Excavation (<10 acre site)	719.90	C.Y.	\$5.00	\$3,599.50
Embankment (<10 acre site)	2416.46	C.Y.	\$3.40	\$8,215.96
Subgrade Stabilization (6" rock w/fabric)	13597.38	S.Y.	\$6.75	\$91,782.32
Fine Grading (Subgrade)	13597.38	S.Y.	\$1.75	\$23,795.42
Subtotal				\$127,393.19
PAVEMENT				
8" Concrete	168.00	S.Y.	\$72.00	\$12,096.00
4" Non-Reinforced Concrete (Colored and Textured)	205.00	S.Y.	\$75.00	\$15,375.00
6" Asphalt	7540.00	S.Y.	\$21.00	\$158,340.00
Subtotal				\$185,811.00
PAVEMENT MARKING AND SIGNAGE				
4" Solid Parking Stall Striping	3276.00	L.F.	\$0.25	\$819.00
Accessible Parking Stall Striping	6.00	Ea.	\$25.00	\$150.00
Subtotal				\$969.00
CURBS, SIDEWALKS & DRIVES				
Curb and Gutter				
Curb & Gutter (Type CG-1)	2658.00	L.F.	\$15.00	\$39,870.00
Ribbon Curb	634.00	L.F.	\$13.00	\$8,242.00
Concrete Sidewalks	4964.00	S.F.	\$5.00	\$24,820.00
Curb Ramps with Detectable Warning	10.00	Ea.	\$1,200.00	\$12,000.00
Subtotal				\$84,932.00
HARDSCAPE & AMENITIES				
Light Poles	16.00	Ea.	\$15,000.00	\$240,000.00
Subtotal				\$240,000.00
LANDSCAPE & IRRIGATION				
Landscape				
Deciduous Trees, 2" Cal	36.00	Ea.	\$650.00	\$23,400.00
Evergreen Trees, 6'-8' Ht	10.00	Ea.	\$500.00	\$5,000.00
Ornamental Trees, 2" Cal	12.00	Ea.	\$500.00	\$6,000.00
Shrub, 5 gal	119.00	Ea.	\$75.00	\$8,925.00
Shrub, 3 gal	303.00	Ea.	\$50.00	\$15,150.00
Perennial / Grasses, 1 gal	347.00	Ea.	\$25.00	\$8,675.00
Hardwood mulch	110.00	CY	\$90.00	\$9,900.00
2-4" Dia. Rock Mulch	900.00	S.F.	\$7.00	\$6,300.00
4-10" Rock Mulch	300.00	S.F.	\$12.00	\$3,600.00
Boulder A	81.00	Ea.	\$100.00	\$8,100.00
Boulder B	35.00	Ea.	\$500.00	\$17,500.00
Boulder C	26.00	Ea.	\$1,000.00	\$26,000.00
Irrigation				
Irrigation	24000.00	S.F.	\$2.00	\$48,000.00
Subtotal				\$186,550.00
STORM SEWERS				
High Density Polyethylene Pipe				
8" Roof Drains	960.60	L.F.	\$25.00	\$24,015.00
15" HDPE	246.98	L.F.	\$40.00	\$9,879.20

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
Structures				
Nyloplast Basins				
18" I.D. Drain Basin	3.00	Ea.	\$1,000.00	\$3,000.00
Curb Inlets				
Std. 5' x 3' Inside (0' - 6' deep)	5.00	Ea.	\$3,200.00	\$16,000.00
Miscellaneous				
Connect to Existing Structures	3.00	Ea.	\$2,000.00	\$6,000.00
		Subtotal		\$58,894.20
SANITARY SEWERS				
Laterals				
4" Pipe	420.16	L.F.	\$30.00	\$12,604.80
Service Line Connections (Wyes, Bends, Risers)				
6" Mains	1.00	Ea.	\$125.00	\$125.00
Manholes				
4' dia. (0'-12' deep)	1.00	Ea.	\$3,750.00	\$3,750.00
		Subtotal		\$16,479.80
WATER LINES				
Mains				
2" Type K Copper	91.19	L.F.	\$14.00	\$1,276.66
6" C900 PVC	70.05	L.F.	\$36.00	\$2,521.80
Bends				
2" Service	2.00	Ea.	\$82.00	\$164.00
Tees / Crosses				
8" Mains	1.00	Ea.	\$430.00	\$430.00
Solid Sleeves				
8" Mains	2.00	Ea.	\$242.00	\$484.00
Gate Valves				
6" Mains	1.00	Ea.	\$755.00	\$755.00
8" Mains	2.00	Ea.	\$1,250.00	\$2,500.00
Miscellaneous				
Chlorination and Connection to Existing	2.00	Ea.	\$3,000.00	\$6,000.00
		Subtotal		\$14,131.46
EROSION CONTROL				
Vehicle Tracking Device	1.00	Ea.	\$2,300.00	\$2,300.00
Inlet Protection	8.00	Ea.	\$125.00	\$1,000.00
Silt Fence	1192.00	L.F.	\$2.00	\$2,384.00
		Subtotal		\$5,684.00
MISCELLANEOUS				
Sectionalizer/Transformer Pad	1.00	Ea.	\$1,500.00	\$1,500.00
Sch. 40 PVC Conduit	305.00	L.F.	\$7.00	\$2,135.00
		Subtotal		\$3,635.00
		TOTAL OF CONSTRUCTION COSTS		\$924,479.65
		MISC. EXTRAS & OVERRUNS (10%)		\$92,447.97
		GRAND TOTAL		\$1,016,927.62

Final construction costs may be impacted by input from local, state, and federal regulatory authorities. Estimate does not include state or federal regulatory permit fees or potential mitigation cost for stream and wetland impacts.

Construction costs are subject to unit cost increases due to inflation and market factors beyond control of or unknown to consultant at time of estimate.

We do not guarantee that our opinions will not differ materially from negotiated prices or bids. If assurances as to probable construction costs are desired, an independent estimator or contractor should be employed.