



27 February, 2026

Development Engineering
220 SE Green Street
Lee's Summit, MO 64063
816-969-1200

RE: Engineer's Opinion of Probable Cost
Valvoline Instant Oil Change
610 NW Chipman Rd
Lee's Summit, MO 64086

This opinion of probable construction cost has been prepared for the proposed Valvoline Instant Oil Change. The permit is for the development of a 1,462 SF, single story building with associated parking and ancillary improvements. The 0.742-acre site is located at the northwest corner of NW Chipman Rd and NW Ward Rd.

The estimate is based on the civil construction drawings prepared by **HFA-AE, LTD** dated **26 February 2026**, and prepared in accordance with Lee's Summit regulations, and Standard Specifications.

This opinion represents the professional judgment of the undersigned engineer and is not a guarantee of actual construction cost. Actual bids may vary due to market conditions, contractor availability, material price volatility, subsurface conditions, and other factors beyond the engineer's control.

Pavement section shall be installed per the following specifications:

1. Hot Mix Asphaltic Concrete: In accordance with MoDOT Standard Specification for Highway Construction Section 401.3/402/403 meeting gradation BP-2 (PG 64-28).
2. Hot Mix Asphaltic Concrete: In accordance with MoDOT Standard Specification for Highway Construction Section 401.3/402/403 meeting gradation BP-2 (PG 64-22).
3. Portland Cement Concrete: In accordance with MoDOT Standard Specification for Highway Construction Section 502/1036.
4. Crushed Aggregate Base: In accordance with MoDOT Standard Specification for Highway Construction Section 304/1007.3 meeting MoDOT Type 5 gradation.

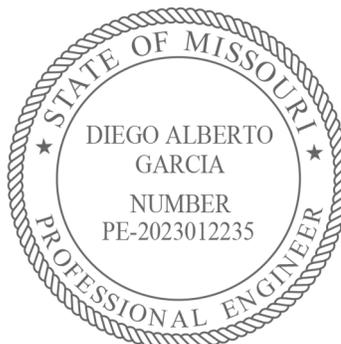
Opinion of Probable Construction Cost is attached on the following page.

Based on the information available at this time, it is my professional opinion that the probable cost to construct the proposed sanitary sewer improvements described herein is **\$1,618,961.25**

This opinion has been prepared for submittal to the Lee's Summit Development Services in accordance with the Unified Development Ordinance (Section 3.415).

Sincerely,

Diego A. Garcia, PE, CFM
Civil Engineer
Diego.Garcia@hfa-ae.com
(479) 273-7780x303
HFA-AE, Ltd.
www.hfa-ae.com





**VALVOLINE
INSTANT
OIL CHANGE**

Project Number 06-24-20062

Project Name Valvoline Instant Oil Change 610 NW Chipman Rd. Lee Summit, MO. 64086

Construction Line Items	QTY	Units	\$/ Unit	
A&E, Civil, Permits, Fees	1	LS		\$82,000
Field Engineering / Staking	1	LS		\$3,750
Materials Testing	1	LS		\$8,986
Final Clean	1	LS		\$3,500
Quality Control, Testing, Soil	1	LS		\$13,500
Construction Temp Facilities & Fence	1	LS		\$9,375
Construction Temp Utilities	1	LS		\$3,300
Paving Demo	1	LS		\$933
Clearing & Grubbing	1	LS		\$20,000
Excavation	1	LS		\$40,000
Fill	1	LS		\$10,451
Rock Excavation	1	LS		\$50,000
Soil Stabilization (Pre-treatment)	1	LS		\$1,500
Dust Control & Permit or Erosion requirements	1	LS		\$18,000
SWPP Plan Implementation (If required)	1	LS		\$2,450
Termite Pretreat	1	LS		\$1,065
Pavement Marking, Striping	1	LS		\$4,500
Power & Communication (Site)	1	LS		\$15,000
Site Furnishings Bike Rack , Trex or Green Screen	1	LS		\$1,500
Concrete Building/Site	1	LS		\$150,000
Masonry Building	1	LS		\$60,000
Masonry Site	1	LS		\$3,200
Structural Steel Building (Ladder, Canopy)	1	LS		\$75,000
Steel D/T Clearance Bar (If Applicable)	1	LS		\$0
Structural Steel Site (Bollards, Trash, Railing)	1	LS		\$15,000
Wood Framing (Plywood/Blocking)	1	LS		\$46,500
Finish Trim Carpentry (Laminate C-Top w/ support)	1	LS		\$16,500
Wall/Ceiling Insulation	1	LS		\$9,000
Stucco /EIFS building, site walls	1	LS		\$12,000
Roofing Foam or TPO	1	LS		\$31,250
Caulking & Sealant	1	LS		\$7,750
Architectural Metals/Siding	1	LS		\$12,000
Roof Hatch (If required) (Not on Exterior Ladder opt)	1	LS		\$3,750
Doors, Frames & Hardware with installation	1	LS		\$60,000
Drive Thru Windows only	1	LS		\$0
Fixed Glass Frame with Glazing	1	LS		\$15,000
Drywall / Gypsum	1	LS		\$17,500
Acoustic Ceiling	1	LS		\$9,950
FRP Panel	1	LS		\$12,717
Ceramic Tile	1	LS		\$19,700
Painting	1	LS		\$28,500
Fire Extinguisher (Basic Commercial with wall mount)	1	LS		\$1,250
Bathroom Accessories & Gen, Signage	1	LS		\$45,000
Owner Supplied Shelving	1	LS		\$35,625
Footings/Foundation	1	LS		\$115,681
Knox box (3272 model)	1	LS		\$850
Plumbing	1	LS		\$67,250
Mech, HVAC, Fly Fans, Exhaust Fans, Start up, Test	1	LS		\$55,125
Electrical Building	1	LS		\$45,000
Electrical Site	1	LS		\$62,750
Voice, Data, Comm Sleeving (CAT6 & 24 PP w/Rack)	1	LS		\$17,751
Site Surveillance Camera system	1	LS		\$0
Light Pole Base	3	EA	\$1,000.00	\$3,000.00
Concrete Pavement - 6"	718	SY	\$38.00	\$27,274.50
Hot Mix Asph Surface Course - 1.5"	710	SY	\$28.00	\$19,880.00
Hot Mix Asph Binder Course Asphalt - 3"	710	SY	\$40.00	\$28,400.00
Aggregate Base Course - 6"	124	CY	\$30.00	\$3,712.50
Aggregate Base Course - 8"	195	CY	\$36.00	\$7,016.40
Stabilized Subgrade (Parking & Drive Lanes) - 6"	270	CY	\$40.00	\$10,797.60
Curb & Gutter - 24"	347	LF	\$30.00	\$10,410.00
Concrete Sidewalk - 4" (Lee's Summit GEN-2)	161	SY	\$55.00	\$8,879.75
Aggregate Base Course - 4"	17	CY	\$25.00	\$417.50
ADA Ramps	3	EA	\$600.00	\$1,800.00
Striping & Directional Arrows	1	LS	\$3,473.00	\$3,473.00
Earthwork	1	LS	\$57,825.00	\$57,825.00
Silt Fence	259	LF	\$4.00	\$1,036.00
Construction Entrance	1,200	SF	\$5.00	\$6,000.00
Inlet Protection	4	EA	\$500.00	\$2,000.00
Curb Inlet (w/ ext)	1	EA	\$4,000.00	\$4,000.00
18-in RCP	20	LF	\$65.00	\$1,296.75
4-in HDPE	130	LF	\$6.50	\$841.75
8-in HDPE	134	LF	\$15.00	\$2,010.00
Sump Pump (Zoeller M267 or equivalent)	2	EA	\$750.00	\$1,500.00
Sump Pump Manhole	2	EA	\$2,500.00	\$5,000.00
Sod	13,801	SF	\$2.50	\$34,502.50
Seeding		SF	\$0.50	\$0.00
Irrigation sprinklers	1	LS		\$20,169.00
Sanitary - 6" PVC (SDR-26)	91	LF	\$110.00	\$10,010.00
Water - 1" type K soft copper	60	LF	\$105.00	\$6,300.00
Store Total				1,618,961.25

Opinion of Probable Cost Disclaimer

HFA-AE,LTD has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. HFA-AE,LTD. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.