



New Longview  
 Project No.: C21-02987  
 October 18, 2021  
 For: Box Real Estate

# Opinion of Probable Cost

## New Longview

### Based on Private FDP Plans

#### GRADING

1	Excavation	33302.00	C.Y.	\$5.00	\$166,510.00
2	Embankment	6911.00	C.Y.	\$3.40	\$23,497.40
<b>Subtotal</b>					<b>\$190,007.40</b>

#### PAVEMENT MARKING AND SIGNAGE

	Street Signs	3.00	Ea.	\$310.00	\$930.00
<b>Subtotal</b>					<b>\$930.00</b>

#### PAVEMENT

	6" PCC PAVEMENT	3118.00	S.Y.	\$56.50	\$176,167.00
	4" MoDOT Type 5 Aggregate	3118.00	S.Y.	\$4.25	\$13,251.50
	1.5" Surface Course	5233.00	S.Y.	\$10.00	\$52,330.00
	5" Base Course	5233.00	S.Y.	\$11.00	\$57,563.00
	6" MoDOT Type 5 Aggregate	5233.00	S.Y.	\$6.75	\$35,322.75
	6" Subgrade Stabilization	6333.00	S.Y.	\$3.45	\$21,848.85
<b>Subtotal</b>					<b>\$356,483.10</b>

#### CURBS, SIDEWALKS & DRIVES

##### Curb and Gutter

	Curb & Gutter ( Type CG-1 )	1857.00	L.F.	\$15.00	\$27,855.00
	Curb & Gutter ( Type CG-2 )	363.00	L.F.	\$15.00	\$5,445.00
	Concrete Curb ( Type C-1)	533.00	L.F.	\$17.50	\$9,327.50
	Concrete Sidewalks	1567.00	S.Y.	\$36.00	\$56,412.00
	4" Compacted Aggregate for Sidewalk	1567.00	S.Y.	\$5.50	\$8,618.50
	Curb Ramps with Detectable Warning	14.00	Ea.	\$1,200.00	\$16,800.00
	Curb Ramp	9.00	Ea.	\$1,000.00	\$9,000.00
<b>Subtotal</b>					<b>\$133,458.00</b>

#### STORM SEWERS

##### High Density Polyethylene Pipe

	15" HDPE	1083.00	L.F.	\$34.00	\$36,822.00
	18" HDPE	221.00	L.F.	\$40.00	\$8,840.00

##### Manholes

	4' dia.	1.00	Ea.	\$2,700.00	\$2,700.00
--	---------	------	-----	------------	------------

##### Curb Inlets

	Std. 5' x 3' Inside	5.00	Ea.	\$3,200.00	\$16,000.00
--	---------------------	------	-----	------------	-------------

##### Grate Inlets

	Std. 4' x 4' Inside	7.00	Ea.	\$2,850.00	\$19,950.00
--	---------------------	------	-----	------------	-------------

##### Field Inlets

	Std. 4' x 4' Inside	2.00	Ea.	\$3,100.00	\$6,200.00
<b>Subtotal</b>					<b>\$90,512.00</b>

#### WATER MAINS

##### Mains

	8" C900 PVC	1374.00	L.F.	\$44.00	\$60,456.00
--	-------------	---------	------	---------	-------------

##### Bends

	8" Bend	5.00	E.A.	\$54.00	\$270.00
--	---------	------	------	---------	----------

##### Tees / Crosses

	8"x8" Tee	4.00	Ea.	\$430.00	\$1,720.00
--	-----------	------	-----	----------	------------

##### Gate Valves

	8" Mains	6.00	Ea.	\$1,250.00	\$7,500.00
--	----------	------	-----	------------	------------

##### Miscellaneous

Fire Hydrant Assemblies	4.00	Ea.	\$4,400.00	\$17,600.00
			<b>Subtotal</b>	<b>\$87,546.00</b>
<b>SANITARY SEWERS</b>				
<b>Mains (0' - 16' deep)</b>				
8" PVC (SDR-26)	1035.00	L.F.	\$35.00	\$36,225.00
<b>Laterals</b>				
4" Pipe	1574.00	L.F.	\$30.00	\$47,220.00
<b>Manholes</b>				
4' dia.	11.00	Ea.	\$3,750.00	\$41,250.00
Adjust Existing Manhole (2' - 12')	10.15	V.F.	\$400.00	\$4,060.00
			<b>Subtotal</b>	<b>\$128,755.00</b>
TOTAL OF CONSTRUCTION COSTS				<b>\$987,691.50</b>
<b>GRAND TOTAL</b>				<b>\$987,691.50</b>

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.

