

**COOK, FLATT & STROBEL ENGINEERS, P.A.**

1421 E. 104TH STREET  
KANSAS CITY, MISSOURI 64131  
CFS PROJECT NUMBER: 21-5065

SUMMIT POINT PHASE-II  
504 NE CHIPMAN ROAD  
LEE'S SUMMIT, MISSOURI  
CONSTRUCTION ESTIMATE

DATE: 4/26/2022

FINAL DEVELOPMENT PLAN - SITE CONSTRUCTION ITEMS					
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	CLEARING AND GRUBBING	ACRE	7	\$1,500.00	\$10,815.00
2	REMOVAL OF PAVEMENT	S.Y.	1,281	\$17.50	\$22,417.50
3	EARTHWORK - EXCAVATION	C.Y.	17,500	\$8.00	\$140,000.00
4	EARTHWORK - FILL PLACEMENT	C.Y.	19,200	\$12.00	\$230,400.00
5	EARTHWORK - SUBGRADE COMPACTION	S.Y.	8,896	\$3.00	\$26,688.00
6	ASPHALT PAVEMENT - HEAVY DUTY SECTION	S.Y.	4,053	\$33.90	\$137,396.70
7	ASPHALT PAVEMENT - LIGHT DUTY SECTION	S.Y.	4,842	\$28.50	\$137,997.00
8	ASPHALT PAVEMENT - 4FT WALKING TRAIL	S.Y.	425	\$22.00	\$9,350.00
9	2' WIDE CURB & GUTTER	L.F.	4,055	\$13.50	\$54,742.50
10	CONCRETE SIDEWALK	S.Y.	1,797	\$52.00	\$93,444.00
11	CONCRETE TRASH DUMPSTER PAVEMENT	S.Y.	89	\$62.50	\$5,562.50
12	STORM SEWER PIPE - 6IN HDPE	L.F.	663	\$39.00	\$25,871.04
13	STORM SEWER PIPE - 8IN HDPE	L.F.	831	\$44.50	\$36,959.03
14	STORM SEWER PIPE - 12IN HDPE	L.F.	625	\$54.00	\$33,762.42
15	STORM SEWER PIPE - 15IN HDPE	L.F.	250	\$67.50	\$16,876.35
16	STORM SEWER PIPE - 18IN HDPE	L.F.	53	\$81.00	\$4,280.04
17	STORM SEWER PIPE - 24IN HDPE	L.F.	262	\$102.00	\$26,752.56
18	STORM SEWER PIPE - 30IN HDPE	L.F.	355	\$121.50	\$43,145.87
19	STORM SEWER PIPE - 36IN HDPE	L.F.	0	\$102.00	\$0.00
20	STORM SEWER PIPE - 42IN HDPE	L.F.	173	\$175.00	\$30,313.50
21	FLARED END SECTION W/ TOEWALL - 42IN HDPE	EA.	3	\$4,500.00	\$13,500.00
22	CONCRETE OUTLET STRUCTURE (PER DETAIL)	EA.	1	\$12,000.00	\$12,000.00
23	CONCRETE CURB INLET	EA.	2	\$8,000.00	\$16,000.00
24	NYLOPLAST CURB INLET	EA.	5	\$3,000.00	\$15,000.00
25	NYLOPLAST GRATE INLET	EA.	38	\$2,800.00	\$106,400.00
26	NYLOPLAST JUNCTION BOX	EA.	5	\$2,700.00	\$13,500.00
27	CONCRETE TRICKLE CHANNEL (PER DETAIL)	L.F.	125	\$55.00	\$6,875.00
28	RIPRAP BLANKET - 18IN MIN DIA. STONE	S.Y.	35	\$155.00	\$5,425.00
29	24IN DIA ENERGY DISSIPATOR BOULDERS	L.F.	20	\$250.00	\$5,000.00
30	EROSION CONTROL - TEMP CONST ENTRANCE & WASH PIT	EA.	1	\$3,500.00	\$3,500.00
31	EROSION CONTROL - SILT FENCE (PER ESC-02)	L.F.	1,613	\$3.50	\$5,645.50
32	EROSION CONTROL - GEOFABRIC SLOPE PROTECTION BLANKET	S.Y.	5,234	\$2.00	\$10,468.00
33	EROSION CONTROL - SEDIMENT BASIN SKIMMER	EA.	1	\$4,500.00	\$4,500.00
34	SAN SEW - MANHOLE 4 FT DIA.	EA.	11	\$6,000.00	\$66,000.00
35	SAN SEW - CONNECT TO EXISTING SEWER LINE	EA.	4	\$4,500.00	\$18,000.00
36	SAN SEW - PIPE - 4IN PVC SERVICE LINE	L.F.	302	\$36.00	\$10,861.20
37	SAN SEW - PIPE - 8IN PVC MAIN LINE	L.F.	1,097	\$51.00	\$55,947.51
38	SAN SEW - ABANDON / REMOVE EXIST PIPE	L.F.	572	\$20.00	\$11,444.00
39	WATER - PIPE 8IN (WATER MAIN)	L.F.	1,000	\$108.00	\$108,000.00
40	WATER - PIPE 6IN (FIRE HYDRANT)	L.F.	116	\$78.00	\$9,048.00
41	WATER - PIPE 4IN (FIRE PROTECTION)	L.F.	400	\$54.00	\$21,600.00
42	WATER - PIPE 2IN (DOMESTIC WATER SERVICE)	L.F.	400	\$48.00	\$19,200.00
43	WATER - INSTALL WATER METER ON EXIST 8IN LINE	EA.	2	\$5,000.00	\$10,000.00
44	WATER - INSTALL BACKFLOW PREVENTER ON EXIST 8IN LINE	EA.	2	\$10,000.00	\$20,000.00
45	WATER - FIRE HYDRANT ASSEMBLY W/ 6IN GATE VALVE	EA.	4	\$8,500.00	\$34,000.00

TOTAL \$1,688,688.22

Note: This opinion of probable costs is based upon the Engineer's experience on similar projects.  
Unit prices were derived from historical sources and standard cost estimating guides.  
This is not a detailed cost estimate and it is not guaranteed.  
This opinion of probable costs does not include financing costs or interest.