



Towneplace Suites
Project No.: F21-04643
12/22/2023
For: the City of Lee's Summit, MO

Opinion of Probable Cost Site Development Based on Final Plans

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
GRADING				
Common Excavation (>10 acre site)	533.00	C.Y.	\$3.50	\$1,865.50
Embankment (>10 acre site)	2185.00	C.Y.	\$1.90	\$4,151.50
Subtotal				\$6,017.00
PAVEMENT				
2" Mill and Overlay		S.Y.	\$17.50	\$0.00
6" Reinforced Concrete	1510.00	S.Y.	\$56.50	\$85,315.00
Subtotal				\$85,315.00
PAVEMENT MARKING AND SIGNAGE				
4" Solid White/Yellow Striping (Paint)	1556.00	L.F.	\$0.25	\$389.00
Turn Arrow (White Thermoplastic)	2.00	Ea.	\$225.00	\$450.00
Street Signs	2.00	Ea.	\$310.00	\$620.00
Subtotal				\$1,459.00
CURBS, SIDEWALKS & DRIVES				
Curb and Gutter				
Curb & Gutter (Type CG-1)	1760.00	L.F.	\$15.00	\$26,400.00
Concrete Sidewalks (5' Wide)	1612.00	L.F.	\$21.00	\$33,852.00
Curb Ramps with Detectable Warning	5.00	Ea.	\$1,200.00	\$6,000.00
Detectable Warning	5.00	L.F.	\$60.00	\$300.00
Subtotal				\$66,552.00
STORM SEWERS				
High Density Polyethylene Pipe				
15" HDPE	444.26	L.F.	\$40.00	\$17,770.40
Structures				
Curb Inlets				
Std. 5' x 3' Inside (0' - 6' deep)	1.00	Ea.	\$3,200.00	\$3,200.00
12" I.D. Nyloplast Drain w/ 12" Domed Grate	4.00	Ea.	\$1,000.00	\$4,000.00
15" I.D. Nyloplast Drain w/ Solid Grate	1.00	Ea.	\$1,000.00	\$1,000.00
15" I.D. Nyloplast Drain w/ 15" Domed Grate	1.00	Ea.	\$1,000.00	\$1,000.00
15" I.D. Nyloplast Drain w/ 18" Domed Grate	1.00	Ea.	\$1,000.00	\$1,000.00
18" I.D. Nyloplast Drain w/ 18" Solid Grate	1.00	Ea.	\$1,200.00	\$1,200.00
Miscellaneous				
Connect to Existing Structures	2.00	Ea.	\$2,000.00	\$4,000.00
Subtotal				\$33,170.40
WATER LINES				
Mains				
8" DIP	50.00	L.F.	\$54.00	\$2,700.00
8" C900 PVC	661.82	L.F.	\$44.00	\$29,120.08
Bends				
8" Mains	6.00	Ea.	\$278.00	\$1,668.00
Tees / Crosses				
8" Mains	5.00	Ea.	\$430.00	\$2,150.00
Gate Valves				
8" Mains	3.00	Ea.	\$1,250.00	\$3,750.00
Miscellaneous				
Fire Hydrant Assemblies	2.00	Ea.	\$4,400.00	\$8,800.00
Chlorination and Connection to Existing	1.00	Ea.	\$3,000.00	\$3,000.00
Subtotal				\$51,188.08
EROSION CONTROL				
Inlet Protection	15.00	Ea.	\$125.00	\$1,875.00
Diversion Berm	294.77	L.F.	\$2.00	\$589.54
Silt Fence	1191.45	L.F.	\$2.00	\$2,382.90
Subtotal				\$4,847.44
MISCELLANEOUS				
Seed & Mulch	1.34	Ac.	\$1,850.00	\$2,479.00
Retaining Wall	126.84	S.F.	\$30.00	\$3,805.20
Subtotal				\$6,284.20
TOTAL OF CONSTRUCTION COSTS				\$254,833.12
MISC. EXTRAS & OVERRUNS (10%)				\$25,483.31
GRAND TOTAL				\$280,316.43

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.

