



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 | | | | |
| 5.5" Asphalt | 1403.33 | S.Y. | \$21.00 | \$29,469.93 |
| 6.5" Asphalt | 2907.22 | S.Y. | \$24.00 | \$69,773.28 |
| 6" Concrete | 173.11 | S.Y. | \$56.50 | \$9,780.72 |
| Subtotal | | | | \$109,023.93 |
| PAVEMENT MARKING AND SIGNAGE | | | | |
| 4" Solid White/Yellow Striping (Paint) | 1159.00 | L.F. | \$0.25 | \$289.75 |
| Parking Signs | 4.00 | Ea. | \$310.00 | \$1,240.00 |
| Subtotal | | | | \$1,529.75 |
| CURBS, SIDEWALKS & DRIVES | | | | |
| Curb and Gutter | | | | |
| Curb & Gutter (Type CG-1) | 1760.00 | L.F. | \$15.00 | \$26,400.00 |
| Ribbon Curb | 50.00 | L.F. | \$13.00 | \$650.00 |
| Temporary Asphalt Curb | 397.67 | L.F. | \$15.00 | \$5,965.05 |
| Concrete Sidewalks (5' Wide) | 1612.00 | L.F. | \$21.00 | \$33,852.00 |
| Curb Ramps with Detectable Warning | 2.00 | Ea. | \$1,200.00 | \$2,400.00 |
| Subtotal | | | | \$69,267.05 |
| STORM SEWERS | | | | |
| High Density Polyethylene Pipe | | | | |
| 4" HDPE | 21.50 | L.F. | \$12.00 | \$258.00 |
| 6" HDPE | 12.00 | L.F. | \$15.00 | \$180.00 |
| 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 |
| 8" I.D. Nyloplast Inline Drain | 1.00 | Ea. | \$700.00 | \$700.00 |
| 10" I.D. Nyloplast Inline Drain | 1.00 | Ea. | \$750.00 | \$750.00 |
| 12" I.D. Nyloplast Inline Drain w/ 12" Domed Grate | 4.00 | Ea. | \$800.00 | \$3,200.00 |

| ITEM OF WORK | QUANTITY | UNIT | UNIT COST | COST |
|---|----------|------|-----------------|--------------------|
| 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 | \$34,258.40 |
| SANITARY SEWERS | | | | |
| Laterals | | | | |
| 4" Pipe | 34.50 | L.F. | \$30.00 | \$1,035.00 |
| 6" Pipe | 136.00 | L.F. | \$32.00 | \$4,352.00 |
| Service Line Connections (Wyes, Bends, Risers) | | L.F. | \$50.00 | \$0.00 |
| 8" Mains | 2.00 | Ea. | \$125.00 | \$250.00 |
| Miscellaneous | | | | |
| Grease Interceptor | 1.00 | Ea. | \$2,500.00 | \$2,500.00 |
| Sanitary Cleanout | 2.00 | Ea. | \$150.00 | \$300.00 |
| | | | Subtotal | \$8,437.00 |
| WATER LINES | | | | |
| Mains | | | | |
| 8" DIP | 50.00 | L.F. | \$54.00 | \$2,700.00 |
| 3" C900 PVC | 48.00 | L.F. | \$25.00 | \$1,200.00 |
| 4" C900 PVC | 49.70 | L.F. | \$28.00 | \$1,391.60 |
| 8" C900 PVC | 647.73 | L.F. | \$44.00 | \$28,500.12 |
| Bends | | | | |
| 3" Mains | 3.00 | Ea. | \$115.00 | \$345.00 |
| 4" Mains | 1.00 | Ea. | \$144.00 | \$144.00 |
| 8" Mains | 4.00 | Ea. | \$278.00 | \$1,112.00 |
| Tees / Crosses | | | | |
| 8"x4" Tees | 2.00 | Ea. | \$328.00 | \$656.00 |
| 8"x6" Tees | 1.00 | Ea. | \$430.00 | \$430.00 |
| Reducers | | | | |
| 4" Mains | 1.00 | Ea. | \$131.00 | \$131.00 |
| 16" Mains | | Ea. | \$1,938.00 | \$0.00 |
| Gate Valves | | | | |
| 3" Mains | 1.00 | Ea. | \$450.00 | \$450.00 |
| 4" Mains | 1.00 | Ea. | \$600.00 | \$600.00 |
| 8" Mains | 1.00 | Ea. | \$1,250.00 | \$1,250.00 |
| Irrigation Lines | | | | |
| 1" PVC Line | 3858.20 | L.F. | \$1.00 | \$3,858.20 |
| 1.5" PVC Line | 66.20 | L.F. | \$1.25 | \$82.75 |
| 2" PVC Line | 995.00 | L.F. | \$1.50 | \$1,492.50 |
| Miscellaneous | | | | |
| Fire Hydrant Assemblies | 3.00 | Ea. | \$4,400.00 | \$13,200.00 |
| Chlorination and Connection to Existing | 1.00 | Ea. | \$3,000.00 | \$3,000.00 |
| | | | Subtotal | \$60,543.17 |
| EROSION CONTROL | | | | |
| Inlet Protection | 15.00 | Ea. | \$125.00 | \$1,875.00 |

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|---------------------------------|----------|------|------------|---------------------|
| 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 |
| Transformer Pad | 1.00 | Ea. | \$1,000.00 | \$1,000.00 |
| Sch. 40 PVC Conduit | 293.00 | L.F. | \$7.00 | \$2,051.00 |
| Subtotal | | | | \$9,335.20 |
| TOTAL OF CONSTRUCTION COSTS | | | | \$303,258.94 |
| MISC. EXTRAS & OVERRUNS (10%) | | | | \$30,325.89 |
| GRAND TOTAL | | | | \$333,584.83 |

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.

