



# Engineering Surveys & Services

DELIVERING YOUR VISION™

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## OPINION OF PROBABLE SITE CONSTRUCTION COSTS

**Project:** Wilshire Hills Phase III  
**Description:** 50 Unit, Three Story, Senior Living Facility  
**Date:** May 1, 2024  
**Project No.:** 15925

**Revised Date:**  
**Prepared By:** ST  
**Regional Factor:** 1.117

Item	Description	Quantity	Unit	Unit Price	Total
1.00	<b>EARTHWORK</b>				
1.01	Site Prep., Clearing & Grubbing of Light Brush, Stump Removal (Chip on Site)	2.00	ACRES	\$7,707.30	\$15,414.60
1.02	Strip Topsoil (6") Stockpile	2,000	C.Y.	\$5.47	\$10,940.00
1.03	Respread Topsoil	2,000	C.Y.	\$4.76	\$9,520.00
1.04	On-Site Excavation & Placement, Compaction	1,532	C.Y.	\$8.11	\$12,424.52
1.05	Fine Grading of Building Areas	2,023	S.Y.	\$2.69	\$5,441.87
1.06	Proof-roll Subgrade Pavement Areas	6,098	S.Y.	\$1.63	\$9,939.74
<b>SUBTOTAL:</b>					<b>\$63,680.73</b>
2.00	<b>SLOPE STABILIZATION</b>				
2.01	Mechanically Stabilized Earth Retaining Walls (Does Not Include Fence)	3,600	S.F. Face	\$31.90	\$114,840.00
<b>SUBTOTAL:</b>					<b>\$114,840.00</b>
3.00	<b>EROSION &amp; SEDIMENT CONTROL</b>				
3.01	Construction Entrance/Exit (incl. Maintenance & Removal)	1	EACH	\$5,119.99	\$5,119.99
3.02	Concrete Washout Pit (incl. Maintenance & Removal)	1	EACH	\$4,116.98	\$4,116.98
3.03	Diversion Dike (incl. Maintenance & Removal)	733	L.F.	\$9.70	\$7,110.10
3.04	Erosion Control Blanket - Permanent	500	S.Y.	\$13.48	\$6,740.00

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Item	Description	Quantity	Unit	Unit Price	Total
3.05	Inlet Protection (incl. Maintenance & Removal)	22	EACH	\$165.94	\$3,650.68
3.06	Silt Fence (incl. Maintenance)	1,824	L.F.	\$4.43	\$8,080.32

**SUBTOTAL:** \$34,818.07

4.00	<b>STORM SEWER</b>				
4.01	8" HDPE	600	L.F.	\$22.34	\$13,404.00
4.02	15" HDPE	278	L.F.	\$48.59	\$13,508.02
4.03	18" HDPE	230	L.F.	\$63.67	\$14,644.10
4.04	24" HDPE	264	L.F.	\$108.35	\$28,604.40
4.05	Excavation (3'-6' Deep)	878	L.F.	\$16.10	\$14,135.80
4.06	Excavation (7'-14' Deep)	494	L.F.	\$37.53	\$18,539.82
4.07	Cleanout	1	EACH	\$196.03	\$196.03
4.08	Curb Inlet (<4' x <4')	4	EACH	\$8,856.74	\$35,426.96
4.09	Inline Drain	11	EACH	\$1,610.05	\$17,710.55
4.10	Drain Basin	4	EACH	\$2,236.85	\$8,947.40
4.11	Side Open Inlet (<4' x <4')	2	EACH	\$5,870.67	\$11,741.34

**SUBTOTAL:** \$176,858.42

5.00	<b>WATER SERVICE</b>				
5.01	4" PVC (PR 200)	75	L.F.	\$44.90	\$3,367.50
5.02	6" PVC (C-900)	323	L.F.	\$88.80	\$28,682.40
5.03	4" Ductile Iron Pipe	15	L.F.	\$91.66	\$1,374.90
5.04	6" Ductile Iron Pipe (push on joint)	20	L.F.	\$63.62	\$1,272.40
5.05	2" Type K Copper	10	L.F.	\$26.81	\$268.10
5.06	Excavation (3'-4' Deep)	398	L.F.	\$6.63	\$2,638.74
5.07	3" Gate Valve & Box	2	EACH	\$945.54	\$1,891.08
5.08	6" Gate Valve & Box	1	EACH	\$2,099.96	\$2,099.96
5.09	6" Tap (incl. Tapping Sleeve & Valve)	1	EACH	\$5,162.35	\$5,162.35
5.10	Fire Hydrant Assembly (incl. Gate Valve & Box)	2	EACH	\$5,283.97	\$10,567.94
5.11	3/4" Meter + Backflow Preventer (incl. Pit)	1	EACH	\$1,368.33	\$1,368.33



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5.12	3" Backflow Preventer (incl. Vault)	1	EACH	\$6,752.27	\$6,752.27
5.13	3" Meter (incl. Vault)	1	EACH	\$3,954.18	\$3,954.18
5.14	6" Backflow Preventer (incl. Vault)	1	EACH	\$13,404.00	\$13,404.00
5.15	3" Fitting (Bends, Reducers, etc.) w/ Thrust Block	4	EACH	\$464.45	\$1,857.80
5.16	6" Fitting (Bends, Reducers, etc.) w/ Thrust Block	5	EACH	\$893.26	\$4,466.30
5.17	6" Tee w/ Thrust Block	2	EACH	\$637.59	\$1,275.18
5.18	Testing & Disinfection	1	LUMP SUM	\$4,999.69	\$4,999.69
<b>SUBTOTAL:</b>					\$95,403.12
6.00	<b>SANITARY SEWER</b>				
6.01	6" PVC (SDR 35)	156	L.F.	\$16.03	\$2,500.68
6.02	Excavation (7'-14' Deep)	156	L.F.	\$37.53	\$5,854.68
6.03	Cleanout (6' to 10' Deep)	2	EACH	\$1,459.22	\$2,918.44
6.04	Standard Service Connection	1	EACH	\$2,710.23	\$2,710.23
<b>SUBTOTAL:</b>					\$13,984.03
7.00	<b>UTILITIES</b>				
7.01	2" PVC Conduit & Sweeps	95	L.F.	\$21.61	\$2,052.95
7.02	4" PVC Conduit & Sweeps	400	L.F.	\$32.50	\$13,000.00
7.03	Electric Transformer/ Switchgear Concrete Pad	1	EACH	\$2,124.03	\$2,124.03
7.04	Pullbox/Handhole	1	EACH	\$2,066.45	\$2,066.45
7.05	Service Connection - Electric (Wires Pulled by Utility)	1	LUMP SUM	\$5,585.00	\$5,585.00
7.06	Service Connection - Telecomm. (Wires Pulled by Utility)	1	LUMP SUM	\$3,351.00	\$3,351.00
<b>SUBTOTAL:</b>					\$28,179.43
8.00	<b>PAVING</b>				
8.01	Standard Duty Concrete (6" Concrete, 4" Base)	2,685	S.Y.	\$100.97	\$271,104.45
8.02	Heavy Duty Concrete (8" Concrete, 6" Base)	135	S.Y.	\$121.93	\$16,460.55
8.03	5' Concrete Sidewalks	1,300	L.F.	\$43.76	\$56,888.00



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Item	Description	Quantity	Unit	Unit Price	Total
8.04	Concrete Sidewalk, ADA Ramp	9	EACH	\$1,223.12	\$11,008.08
8.05	6" Concrete Curb w/ 18" Wide Gutter (incl. Base)	1,166	L.F.	\$42.73	\$49,823.18
<b>SUBTOTAL:</b>					\$405,284.26
9.00	<b>PAVEMENT MARKING, SIGNAGE, AND ACCESSORIES</b>				
9.01	Striping (2 Coats, 15 mil. Wet Thickness)	1,500	L.F.	\$2.13	\$3,195.00
9.02	Pedestrian Crossing Striping	1	EACH	\$401.32	\$401.32
9.03	Accessible Symbol	11	EACH	\$77.07	\$847.77
9.04	Site Signage (ADA Parking, Fire Lane, etc.)	13	EACH	\$363.03	\$4,719.39
9.05	Precast Concrete Wheel Stop	11	EACH	\$93.55	\$1,029.05
<b>SUBTOTAL:</b>					\$10,192.53
10.00	<b>LANDSCAPING</b>				
10.01	3" Tree	48	EACH	\$847.80	\$40,694.40
10.02	2 Gallon Shrub	226	EACH	\$223.40	\$50,488.40
10.03	Perennial Flower	134	EACH	\$33.51	\$4,490.34



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Item	Description	Quantity	Unit	Unit Price	Total
10.04	Grass Sod (Level Ground)	40,000	S.F.	\$1.05	\$42,000.00
10.05	Irrigation	1	LUMP SUM	\$61,435.00	\$61,435.00

**SUBTOTAL:** \$199,108.14

11.00	<b>SITE FINISHES</b>				
11.01	4' Tall Fence at Retaining Walls	250	L.F.	\$62.41	\$15,602.50
11.02	Trash Enclosure (incl. Gates, Bollards, etc.)	1	EACH	\$11,281.70	\$11,281.70
11.03	Monument Sign	1	LUMP SUM	\$7,428.05	\$7,428.05

**SUBTOTAL:** \$34,312.25

**GRAND TOTAL:** \$ 1,294,327.08

**SUBTOTAL:** \$0.00

13.00	<b>GENERAL CONDITIONS</b>				
13.01	SWPPP Testing	1.5	%	\$1,294,327.08	\$19,414.91
13.02	Site Layout (Construction Staking)	2.5	%	\$1,294,327.08	\$32,358.18
13.03	Construction Materials Testing	2.5	%	\$1,294,327.08	\$32,358.18
13.04	Mobilization and Bonds		%	\$1,294,327.08	\$0.00

**SUBTOTAL:** \$84,131.26

**GRAND TOTAL:** \$ 1,378,458.34

