

PRIVATE SITE IMPROVEMENTS - OPINION OF PROBABLE COST

Renaissance Infrastructure Consulting

Date: September 12, 2024

1815 McGee St

Riverside, MO 64150

Phone: 816.800.0950

Project: Evren Apartments

Project Number: 24-0166

Item	Units	Quantity	Unit Costs	Costs
1 Clearing and Grubbing	LS	1	92000	\$92,000.00
2 Erosion Control	LS	1	43000	\$43,000.00
3 Earthwork - Cut	CY	58300	\$1.50	\$87,450.00
4 Earthwork - Fill	CY	21900	\$1.75	\$38,325.00
5 Export	CY	36400	\$8.00	\$291,200.00
6 Asphaltic Concrete Pavement	SY	22600	\$42.00	\$949,200.00
7 7" Concrete Pavement	SY	225	\$60.00	\$13,500.00
8 6" Aggregate Base	CY	7600	\$18.00	\$136,800.00
9 2' Curb & Gutter	LF	6440	\$23.00	\$148,120.00
10 Concrete Sidewalk	SF	42400	\$6.00	\$254,400.00
11 Private Storm Sewer	LS	1	\$504,000.00	\$504,000.00
12 Private Water Mains	LS	1	\$617,000.00	\$617,000.00
13 Private Sanitary Sewer Mains	LS	1	\$387,000.00	\$387,000.00

*** Total: \$3,561,995.00**

*The Engineer, using their professional judgement, has developed this stated Opinion of Probable Construction Cost based upon the design status identified above. Development of this Opinion has included consideration of design input level; however, the circumstances under which the work is expected to be undertaken, the cost and availability of materials, labor and services, probable bidder response and the economic conditions at the time of bid solicitation are beyond the control of the Engineer and will impact actual bid costs. Should bidding be delayed, these costs should be reviewed, and if necessary, adjusted to a more applicable cost index.

