

OPINION OF PROBABLE COST

Renaissance Infrastructure Consulting

1815 McGee St
Riverside, MO 64150
Phone: 816.800.0950

Date: December 16, 2024

Project: Evren Apartments
Project Number: 24-0166

Item	Units	Quantity	Unit Costs	Costs	
1	Clearing and Grubbing	LS	1	\$94,000.00	\$94,000
2	Erosion Control	LS	1	\$48,000.00	\$48,000
3	Earthwork - Cut	CY	58300	\$1.75	\$102,025
4	Earthwork - Fill	CY	21900	\$2.00	\$43,800
5	Export	CY	36400	\$5.25	\$191,100
6	Asphaltic Concrete Pavement Surface - 2"	SY	22600	\$10.00	\$226,000
7	Asphaltic Concrete Pavement Base - 4"	SY	22600	\$15.00	\$339,000
8	Asphaltic Concrete Pavement - Geogrid	SY	22600	\$9.00	\$203,400
9	Aggregate Base - 6"	CY	7533	\$18.00	\$135,594
10	Concrete Pavement - 7"	SY	225	\$55.00	\$12,375
11	Concrete Pavement - 8"	SY	138	\$60.00	\$8,280
12	Concrete Pavement Aggregate Base - 4"	CY	121	\$18.00	\$2,178
13	2' Curb & Gutter	LF	6440	\$19.00	\$122,360
14	Concrete Sidewalk	SF	42400	\$4.50	\$190,800
15	Concrete Sidewalk Aggregate Base - 4"	CY	1570	\$18.00	\$28,267
16	6" HDPE Storm Sewer Pipe	LF	671	\$18.00	\$12,078
17	8" HDPE Storm Sewer Pipe	LF	753	\$21.00	\$15,813
18	10" HDPE Storm Sewer Pipe	LF	227	\$29.00	\$6,583
19	15" HDPE Storm Sewer Pipe	LF	1286	\$35.00	\$45,010
20	18" HDPE Storm Sewer Pipe	LF	402	\$43.00	\$17,286
21	24" HDPE Storm Sewer Pipe	LF	393	\$57.00	\$22,401
22	30" HDPE Storm Sewer Pipe	LF	691	\$70.00	\$48,370
23	30" Private Flared End Section w/ Toe Wall	EA	2	\$2,500.00	\$5,000
24	Private 6' x 5' Curb Inlet	EA	2	\$4,900.00	\$9,800
25	Private 4' x 6' Curb Inlet	EA	6	\$4,600.00	\$27,600
26	Private 4' Drain Basin w/ Traffic Rated Solid Lid	EA	3	\$1,900.00	\$5,700
27	Private 4' x 8' Setback Curb Inlet	EA	1	\$5,400.00	\$5,400
28	Private 4' x 4' Setback Curb Inlet	EA	2	\$4,100.00	\$8,200
29	Private 6' x 4' Area Inlet	EA	2	\$4,700.00	\$9,400
30	Private 5' x 5' Area Inlet	EA	1	\$4,900.00	\$4,900
31	Private 4' x 4' Area Inlet	EA	3	\$4,200.00	\$12,600
32	Private 4' Std. Manhole	EA	2	\$3,500.00	\$7,000
33	Private 4' Manhole w/ Traffic Rated Solid Lid	EA	1	\$3,600.00	\$3,600
34	Private 12" Drain Basin	EA	2	\$1,700.00	\$3,400
35	Private 12" Nyloplast Inline Drain	EA	3	\$1,200.00	\$3,600
36	Private 24" Dia. Detention Control Structure	EA	1	\$1,500.00	\$1,500
37	Private Water Mains - 8" Complete	LF	2431	\$126.00	\$306,306
38	Public Water Main - 8" Complete	LF	1327	\$126.00	\$167,202
39	Public Sanitary Sewer Main - 8"	LF	1179	\$115.00	\$135,585
40	Public Sanitary Sewer Main - 4" Service Stub	LF	60	\$95.00	\$5,700
41	Public 4' Dia. Sanitary Manhole - Complete	EA	5	\$4,700.00	\$23,500
42	Public 5' Dia. Sanitary Manhole - Complete	EA	1	\$5,100.00	\$5,100
43	Private Sanitary Sewer Main - 8"	LF	119	\$115.00	\$13,685
44	Private 4' Dia. Sanitary Manhole - Complete	EA	1	\$4,700.00	\$4,700.00

*** Total: \$2,684,197.67**

*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.