

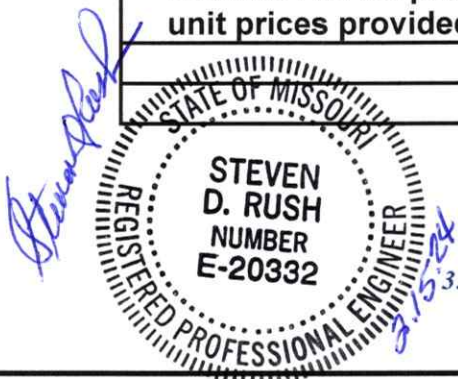
**OPINION OF PROBABLE CONSTRUCTION COSTS**

**The Manors at Lynstone Park**

**November 24, 2023**

ITEM	QUANTITY	UNIT PRICE	TOTAL
1. Clearing/grubbing	1.75 ac.	\$19,398	\$33,947
2. Bulk grading	1,500 cy	\$14	\$21,000
3. SWPPP			
a. siltation basin	1 LS	\$12,000	\$12,000
b. silt fence	790 LF	\$7.50	\$12,000
c. washdown station	1 LS	\$8,065	\$8,065
d. inlet protection	4 each	\$100	\$400
e. construction entrance/parking	1 LS	\$2,000	\$2,000
4. 12" RCP CL 3 storm pipe	412 LF	\$82	\$33,784
5. 15" RCP CL 3 storm pipe	68 LF	\$82	\$5,576
6. Double Curb Inlet	2 each	\$9,000	\$18,000
7. Area inlets	2 each	\$6,000	\$12,000
8. Storm sewer manholes	3 each	\$6,000	\$18,000
9. 15" RCP Flared end section (FES)	1 each	\$1,200	\$1,200
10. 15" end of pipe	1 each	\$1,000	\$1,000
11. MSD Type 7 light stone revetment	11 sy	\$47	\$517
12. Storm sewer granular backfill	171 cy	\$4	\$684
13. Det basin outlet structure (OS-10)	1 LS	\$9,000	\$9,000
14. Biodetention basin (incl underdrains, special soil, filter fabric, etc)	1 LS	\$87,737	\$87,737
15. Retaining Walls (PCC)	2,178	\$24	\$52,272
16. Fencing above detention basin	100 LF	\$17	\$1,700
17. 6" PVC Sanitary sewer laterals to BL	240 LF	\$150	\$36,000
18. 6"x8" Wye	9 each	\$62	\$558
19. Granular backfill for sewer laterals	264 cy	\$4	\$1,056
<b>TOTAL THIS SHEET</b>			<b>\$368,496</b>
NOTES:			
Site Development Engineering, Inc. assumes no responsibility for the unit prices provided herein.			Rev 2.15.24
			Rev 11/27/2023
			<b>11/24/2023</b>

Sheet 1 of 2



Site Development Engineering, Inc.  
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(314) 822-4800

**OPINION OF PROBABLE CONSTRUCTION COSTS**  
**The Manors at Lynstone Park**  
**November 24, 2023**

ITEM	QUANTITY	UNIT PRICE	TOTAL
20. Water service lines to R/W + 5'	240 LF	\$150	\$36,000
21. Granular backfill for water service line	23 cy	\$4	\$92
22. Sawcut exist. Rayburn and Spears St.	100 LF	\$6	\$600
23. Fine grading for street	1,778 sy	\$2	\$3,556
24. 7" PCC street, incl 4" rolled stone base	978 sy	\$80	\$78,240
25. 4" PVC street underdrain	791 LF	\$35	\$27,685
26. 4" x 5'W conc sidewalk incl 4" rolled stone base (rsb)	2,870 SF	\$7	\$20,090
27. 6" x 5' conc sidewalk incl 4" rsb	720 SF	\$8	\$5,760
28. Handicap ramps	4 each	\$1,420	\$5,680
29. 8'w painted cross walk	1 LS	\$250	\$250
30. "no parking" sign	4 each	\$340	\$1,360
31. stop sign	1 each	\$340	\$340
32. street name sign	1 each	\$340	\$340
33. street lights	1	\$750	\$750
34. survey monumentation	LS	\$1,700	\$1,700
35. common ground vegetation	LS	\$9,735	\$9,735
36. lot vegetation (per lot average)	9	\$4,465	\$40,185
<b>TOTAL THIS SHEET</b>			<b>\$232,363</b>
<b>TOTAL SHEET 1/2</b>			<b>\$368,496</b>
This opinion of probably construction cost (OPCC) is to be considered an estimate and is based on the plans submitted to the City of Sunset Hills on 11/13/2023. Contractors are to rely on their own quantity takeoffs and unit prices for submitting bids.			
<b>TOTAL</b>			<b>\$600,859</b>
NOTES:			
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			Rev 11/27/2023
			<b>11/24/23</b>

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