

## Rock Metropolitan District Opinion of Probable Construction Costs

	January 26, 2022						
Section 1	EARTHWORK		Quantity	Unit		Unit Cost	Total Cost
1.1	Fine Grading		11,084	sy	\$	3.75	41,565.00
1.2	Earthwork		41,326	су	\$	2.80	115,712.80
1.3	Erosion Control		1	ls	\$	20,000.00	20,000.00
1.4	Retaining Walls (0'-4')		141	lf	\$	70.00	9,870.00
1.5	Retaining Walls (4'-12')		392	lf	\$	280.00	109,760.00
Subtotal Earthwork			296,907.80				

Section 2	STREET AND SIDEWALKS	Quantity	Unit	Unit Cost	Total Cost
2.1	9" Thick Hot Bituminous Pavement	3,118	tons	\$ 91.00	\$283,738.00
2.2	Class VI aggregate Base Course (8" depth)	2,415	су	\$ 60.00	\$144,900.00
2.3	Sidewalks (5.0' both sides)	25,763	sf	\$ 5.00	\$128,815.00
2.4	Sidewalks (6.0' both sides)	1,721	sf	\$ 5.50	\$9,465.50
2.5	Vertical Curb & Gutter	4,648	lf	\$ 26.00	\$120,848.00
2.6	Ramp Curb & Gutter	268	lf	\$ 26.00	\$6,968.00
2.7	Cross Pan, local (8" thick reinforced, 6' wide to include return)	853	sf	\$ 9.00	\$7,677.00
2.8	A.D.A. Pedestrian Curb Ramps	22	ea	\$ 1,450.00	\$31,900.00
2.90	Street Signs and Striping	1	ls	\$ 7,500.00	\$7,500.00
2.10	Project signage and Wayfinding	1	ls	\$ 200,000.00	\$200,000.00

Subtotal Streets and Sidewalks \$941,811.50

\$524,229.00

Subtotal Water Improvements

Section 3	SANITARY SEWER IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
3.1	Connect to existing	1	ea	\$ 7,500.00	\$7,500.00
3.2	8" PVC Sanitary Sewer	2,875	lf	\$ 73.00	\$209,875.00
3.3	4" Sanitary Sewer Service	124	ea	\$ 2,000.00	\$248,000.00
3.4	Sanitary Manhole	18	ea	\$ 7,300.00	\$131,400.00
		Subtotal Sa	nitary Se	ewer Improvements	<i>\$596,775.00</i>

Section 4	WATER IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
4.1	Connect to existing	2	ea	\$ 15,000.00	\$30,000.00
4.2	8" PVC Main (Including valves and fittings)	2,464	lf	\$ 86.00	\$211,904.00
4.3	Fire Hydrant Assembly	5	ea	\$ 6,865.00	\$34,325.00
4.4	3/4" Copper Water Service	124	ea	\$ 2,000.00	\$248,000.00

Section 5	DRAINAGE	Quantity	Unit	Unit Cost	Total Cost
5.1	18" RCP Pipe	556	lf	\$ 75.00	\$41,683.50
5.2	24" RCP Pipe	27	lf	\$ 90.00	\$2,430.00
5.3	4' Type II Storm Manhole	1	ea	\$ 10,000.00	\$10,000.00
5.4	Type C Area Inlet	2	ea	\$ 5,000.00	\$10,000.00
5.5	5' Type R Curb Inlet	4	ea	\$ 8,000.00	\$32,000.00
5.6	Full Spectrum Water Quality/Detention Facility	1	ea	\$ 200,000.00	\$200,000.00
Subtotal Drainage Improvements				\$296,113.50	

Section 7	LANDSCAPE	Quantity	Unit	Unit Cost	Total Cost
7.1	Total Landscape Area	130,000	sf	\$ 4.50	\$ 585,000
7.2	Irrigation Taps	1	ea	\$ 50,000.00	\$ 50,000
		Subtot	al Lands	cape Improvements	\$ 635,000

Subtotal Offsite Hard Costs \$3,290,836.80

Section 8	SOFT COSTS	Percentage	Total Cost
8.1	Engineering Materials Testing	0.75%	\$24,681.28
8.2	Construction Survey	0.50%	\$16,454.18
8.3	Design Engineering	3.00%	\$98,725.10
8.4	Traffic Control	0.75%	\$24,681.28
8.5	Construction Supervision	2.00%	\$65,816.74
8.6	Project Management	2.50%	\$82,270.92
8.7	Landscape and Irrigation	1.00%	\$32,908.37
8.8	Mobilization/Demobilization/Contractor Permits	3.00%	\$98,725.10
8.9	Contingency	8%	\$263,266.94

**Subtotal Offsite Soft Costs** 

\$707,529.91

TOTAL	\$3,998,366.71

## **General Notes:**

- Since ENGINEER has no control over the costs of labor, materials, equipment, services provided by others, or over the Contractors method of determining pricing, or over the competitive bidding or market conditions, the opinion of probable cost provided herein are made on the basis of experience and qualifications. Engineer cannot and does not guarantee that proposals, bids or actual Projects or construction Cost will not vary from this opinion of probable costs.
- This summary of probable construction cost was prepared for estimating purposes only. Matrix Design Group cannot be held responsible for variances from this estimate as actual costs may vary due to bid and market fluctuations.
- Totals and Unit Prices are calculated in Present Worth or Present Value dollars. Adjustments should be made for years beyond the present year to better estimate needed capital dollars if used as a future capital improvement plan.
- This cost opinon does not include estimates for land acquisition, development or construction permitting, environmental remediation or special handling of materials other than identified within the cost opinon line items.
- Cost Opinion has been performed using quantities from the Site Plan exhibit, dated January 2022 by Matrix Design Group. Some cost utilized have been provided by others based on recent construction projects within the City of Colorado Springs geographic region.