

Key Assumptions:

This Opinion of Probable Cost is based upon a bid database compiled by Galloway. Galloway has no control over costs or the price of labor, equipment, materials, or the contractors methods of pricing. Galloway makes no warranty, expressed, or implied, as to the accuracy of such opinion compared to bid or actual costs.
This Opinion of Probable Cost reflects only the site improvements, and not any estimates of structural / architectural items.

In-N-Out, Parker, CO - OPC Estimate					
Item	Description	Unit	Qty	Unit Price	Extension
Paving Improvements					
3	Heavy Duty Asphalt Paving (7.5" full depth)	SF	25,265	\$5.75	\$145,273.75
4	Class II Aggregate Base Course (6" depth)	SY	4,595	\$15.00	\$68,925.00
5	Concrete Paving (7" full depth)	SF	5,863	\$8.50	\$49,835.50
6	Black Colored Concrete Paving (7" full depth)	SF	1,830	\$10.50	\$19,215.00
7	Truncated Domes	EA	2	\$1,000.00	\$2,000.00
8	ADA Ramps (With Truncated Dome)	EA	7	\$3,500.00	\$24,500.00
9	Subgrade Prep	SY	4,595	\$2.00	\$9,190.00
10	6" Curb & Gutter (No Pan)	LF	782	\$35.00	\$27,370.00
11	6" Curb & Gutter (1.5" Pan)	LF	1,021	\$40.00	\$40,840.00
12	6" Concrete Sidewalk	SF	4,500	\$8.50	\$38,250.00
13	6" Concrete Drainage Pan	LF	110	\$60.00	\$6,600.00
14	2" Associate Walkway	SF	230	\$10.00	\$2,300.00
				Total:	\$434,299.25
Grading & Erosion Control					
16	Clear and Grub Site (Entire Site)	AC	1.7	\$2,000.00	\$3,340.00
17	Onsite Earthwork (Cut to Fill)	CY	6,505	\$4.00	\$26,020.00
18					
19	Net Export Soils	CY	6,435	\$12.00	\$77,220.00
20	Erosion Control (Entire Site)	AC	1.7	\$4,000.00	\$6,800.00
21	Seed & Mulch Site (All areas not paved)	AC	0.7	\$1,800.00	\$1,260.00
22				Total:	\$114,556.00
Landscaping & Irrigation					
23	Landscaping - general	SF	31,363	\$8.00	\$250,904.00
24	1" Type K Copper	LF	10	\$80.00	\$800.00
25	1" Meter Pit (Excludes Meter)	EA	1	\$6,500.00	\$6,500.00
26				Total:	\$258,204.00
Signage & Striping					
Onsite					
33	4" Solid White Parking Striping	LF	1,206	\$1.50	\$1,809.00
34	4" Diagonal White Striping	SF	324	\$1.50	\$486.00
35	4" Diagonal Yellow Striping	SF	345	\$2.50	\$862.50
36	2" Wide White Stop Bar	LF	25	\$18.00	\$450.00
37	Directional Arrows & ADA Symbols	EA	8	\$350.00	\$2,800.00
38	No Parking Fire Lane Sign	EA	9	\$435.00	\$3,915.00
39	Pedestrian Crossing Sign	EA	2	\$435.00	\$870.00
40	ADA Parking Sign	EA	4	\$435.00	\$1,740.00
41	Drive-Thru Menu Board	EA	1	\$1,000.00	\$1,000.00
42	Drive-Thru Entrance & Exit Signage	EA	2	\$900.00	\$1,800.00
43	Stop Sign	EA	2	\$435.00	\$870.00
44	Bollard	EA	7	\$600.00	\$4,200.00
45				Total:	\$20,602.50
Drainage & Storm Sewer					
46					
47	12" RCP	LF	280	\$120.00	\$33,600.00
48	18" RCP	LF	113	\$220.00	\$24,860.00
49	24" RCP	LF	54	\$240.00	\$12,960.00
50	4" PVC Roof Drain	LF	200	\$65.00	\$13,000.00
51	6" PVC Roof Drain	LF	75	\$75.00	\$5,625.00
52	4" Dia. Manhole (Cone Top)	EA	3	\$9,000.00	\$27,000.00
53	6" Dia. Manhole (Cone Top)	EA	1	\$14,000.00	\$14,000.00
54	Type R Inlet - Single	EA	2	\$8,000.00	\$16,000.00
55	Type 13 Combo Inlet - Double	EA	1	\$11,000.00	\$11,000.00
56	4" Bend	EA	4	\$40.00	\$160.00
57	6" Bend	EA	2	\$50.00	\$100.00
58	4" Tee	EA	2	\$80.00	\$160.00
59	4"x6" Reducer	EA	6	\$100.00	\$600.00
60	4" Cleanout	EA	4	\$200.00	\$800.00
61	6" Cleanout	EA	1	\$250.00	\$250.00
62	Connect to Existing Outlet/Inlet Pipe	EA	1	\$5,000.00	\$5,000.00
63				Total:	\$165,115.00
Sanitary Sewer					
64					
65	4" SDR-35 PVC	LF	145	\$55.00	\$7,975.00
66	6" SDR-35 PVC	LF	142	\$60.00	\$8,520.00
67	750 Gallon Grease Interceptor	EA	1	\$15,000.00	\$15,000.00
68	1500 Gallon Grease Interceptor	EA	1	\$18,000.00	\$18,000.00
69	4" Cleanout	EA	7	\$200.00	\$1,400.00
70	6" Cleanout	EA	7	\$250.00	\$1,750.00
71	Remove Existing Cleanout	EA	1	\$1,500.00	\$1,500.00
72	Connect to Ex. Stub with Cleanout (single)	EA	1	\$3,500.00	\$3,500.00
73				Total:	\$57,645.00
Water					
74					
75	6" PVC Fire Hydrant Line	LF	140	\$90.00	\$12,600.00
76	6" PVC Fire Service Line	LF	168	\$90.00	\$15,120.00
77	1.5" Type K Copper Service Stub	LF	169	\$80.00	\$13,520.00
78	3/4" Type K Copper Service	LF	474	\$45.00	\$21,330.00
79	6" Gate Valve	EA	1	\$2,500.00	\$2,500.00
80	8" Gate Valve	EA	2	\$3,000.00	\$6,000.00
81	8"x8"x6" Tee	EA	1	\$3,000.00	\$3,000.00
82	Fire Hydrant Assembly (Including valve box, thrust block & fittings)	EA	1	\$9,000.00	\$9,000.00
83	Remove Existing 8" PVC	LF	14	\$40.00	\$560.00
84	Remove Existing Blowoff Valve	EA	2	\$300.00	\$600.00
85	Remove Existing Gate Valve	EA	1	\$300.00	\$300.00
86	Connect to Ex. Stub with Cleanout (single)	EA	1	\$5,000.00	\$5,000.00
87	Connect to Ex. Main	EA	2	\$8,000.00	\$16,000.00
88				Total:	\$105,530.00
Dry Utility					
89					
90	3" PVC Dry Utility conduit and backfill (gas, electric, fiber)	LF	450	\$50.00	\$22,500.00
91	Single-Head Site Light	EA	9	\$6,000.00	\$54,000.00
92	Double-Head Site Light	EA	2	\$8,000.00	\$16,000.00
93	Electrical Panel	EA	1	\$3,000.00	\$3,000.00
94	Electrical Meter	EA	1	\$2,000.00	\$2,000.00
95	Electrical Transformer	EA	1	\$10,000.00	\$10,000.00
96				Total:	\$107,500.00
Miscellaneous					
97					
98	Retaining Wall	LF	350	\$100.00	\$35,000.00
99	Hand Rail	LF	95	\$150.00	\$14,250.00
100	Stairs	SF	190	\$125.00	\$23,750.00
101	Vehicle Detector Loop	EA	2	\$1,000.00	\$2,000.00
102	Bench	EA	6	\$1,000.00	\$6,000.00
103	Seat Wall	SF	202	\$100.00	\$20,200.00
104	Umbrella	EA	2	\$300.00	\$600.00
105				Total:	\$101,800.00
106	Sub-Total - Site Improvements				\$1,365,251.75
107	Contingency		15%		\$204,787.76
108	TOTAL SITE IMPROVEMENTS				\$1,570,039.51

Assumptions and Notes	
	Assume heavy duty full depth pavement to be provided throughout all asphalt paved areas of the site.
	Truncated domes without ramps between access points.
	Assumed for all paved areas
	Assume clear and grub across entire site
	Grading Assumptions: Onsite earthwork accounts for total cut volume. Assume on-site soils are acceptable fill material (no geotechnical report available at time of OPC preparation).
	Does not account for utility spoils, pavement subgrade/section and any other factors that may affect earthwork quantities.
	One tap & meter to serve entire site.
	Striping area in spaces between ADA stalls.
	Striping area between double drive-thru lanes.
	Includes drive-thru symbol, arrows, ADA symbols, and VAN symbol.
	Includes post.
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	Storm quantities based on layout shown in attached exhibit.
	Canopy and Building Roof Drain Connections
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	Connection to existing line in southwest corner.
	Sanitary quantities based on layout shown in attached exhibit.
	Water quantities based on layout shown in attached exhibit
	3/4" pipe for hot/cold service
	Assume one 6" valve required on fire hydrant lateral line
	Assume two 8" valves required at fire hydrant tee
	Street light quantities based on attached exhibit.

** EXCLUSIONS
This cost estimate does not include any costs associated with design/permitting for this project, construction of proposed buildings and associated utility services onsite, any additional overexcavation that may be required based on condition of existing site soils, signal/intersection improvements, and any additional unforeseen site conditions which have not been identified within the scope of this OPC estimate. Assumes all additional infrastructure - utility connections, driveway, curb and gutter, etc for Lot 1 will be provided by others