



5500 Greenwood Plaza Blvd., Suite 200
 Greenwood Village, CO 80111
 303.770.8884 • GallowayUS.com

Date: 3/14/2024
 Project: Exchange Lot 1
 Location: 19590 E. Mainstreet
 Produced By: HCH
 Checked By: TDK

Key Assumptions:

1. 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.
2. This Opinion of Probable Cost reflects site improvements only, and not any estimates of structural / architectural items.

Item Description	Unit Cost	Unit	Quantity	Cost	Line Item Assumptions
Erosion Control					
CBMP					
Inlet Protection	\$ 341.67	E.A.	1	\$ 341.67	
Rock Socks	\$ 50.00	E.A.	8	\$ 400.00	
Construction Fence	\$ 5.50	L.F.	675	\$ 3,712.50	
Sediment Control Log	\$ 4.50	L.F.	376	\$ 1,692.00	
Silt Fence	\$ 5.09	L.F.	190	\$ 967.10	
Vehicle Tracking Control	\$ 3,500.00	E.A.	1	\$ 3,500.00	
Stabilized Staging Area	\$ 19.35	S.Y.	180	\$ 3,483.00	
Concrete Washout Area	\$ 2,450.00	E.A.	1	\$ 2,450.00	
Portable Toilet	\$ 1,600.00	E.A.	2	\$ 3,200.00	
CBMP Sub Total				\$ 19,746.27	
As-Builts	\$ 2,500.00	L.S.	1	\$ 2,500.00	
Construction Observation	\$ 2,500.00	L.S.	1	\$ 2,500.00	
Sub Total - As-Builts & Construction Observation				\$ 5,000.00	
General Contractors General Conditions	3.50%			\$ 866.12	
General Contractors OH & Profit	5.00%			\$ 1,237.31	
Sub Total				\$ 26,849.70	
10% Contingency				\$ 2,684.97	
TOTAL IMPROVEMENTS				\$ 29,534.67	



3/27/2024