



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
<b>Private Sanitary Sewer</b>					
<b>Sanitary Sewer</b>					
4" PVC	\$ 60.50	L.F.	155	\$ 9,377.50	
6" PVC	\$ 61.00	L.F.	91	\$ 5,551.00	
6" x 4" Wye	\$ 634.78	E.A.	1	\$ 634.78	
4" Cleanout	\$ 399.50	E.A.	6	\$ 2,397.00	
6" Cleanout	\$ 399.50	E.A.	1	\$ 399.50	
1200 Gallon Grease Interceptor	\$ 12,000.00	E.A.	1	\$ 12,000.00	
2' Sampling Manhole	\$ 3,000.00	E.A.	1	\$ 3,000.00	
Connect to Existing Main	\$ 1,300.00	E.A.	1	\$ 1,300.00	
<b>Sanitary Sub Total</b>				<b>\$ 34,659.78</b>	
<b>Private Water</b>					
<b>Water</b>					
4" DIP	\$ 62.00	L.F.	23	\$ 1,426.00	
3/4" Type K Copper	\$ 75.00	L.F.	33	\$ 2,475.00	
4" Gate Valve	\$ 1,080.00	E.A.	1	\$ 1,080.00	
6" Gate Valve	\$ 1,600.00	E.A.	1	\$ 1,600.00	
8" Gate Valve	\$ 2,222.00	E.A.	1	\$ 2,222.00	
8"x4" Tap	\$ 1,000.00	E.A.	1	\$ 1,000.00	
8"x6" Tee	\$ 1,000.00	E.A.	1	\$ 1,000.00	
Fire Department Connection	\$ 1,200.00	E.A.	1	\$ 1,200.00	
Fire Hydrant Assembly	\$ 9,934.29	E.A.	1	\$ 9,934.29	
Drip Valve	\$ 100.00	E.A.	2	\$ 200.00	
Quick Coupler	\$ 150.00	E.A.	1	\$ 150.00	
Irrigation Backflow Preventer	\$ 1,000.00	E.A.	1	\$ 1,000.00	
Irrigation Controller	\$ 200.00	E.A.	1	\$ 200.00	
<b>Water Sub Total</b>				<b>\$ 23,487.29</b>	
As-Builts	\$ 2,500.00	L.S.	1	\$ 2,500.00	
Construction Observation	\$ 2,500.00	L.S.	1	\$ 2,500.00	
<b>Sub Total - As-Builts &amp; Construction Observation</b>				<b>\$ 5,000.00</b>	
General Contractors General Conditions	3.50%			\$ 2,210.15	
General Contractors OH & Profit	5.00%			\$ 3,157.35	
<b>Sub Total</b>				<b>\$ 68,514.57</b>	
10% Contingency				\$ 6,851.46	
<b>TOTAL IMPROVEMENTS</b>				<b>\$ 75,366.03</b>	



3/27/2024