



ENGINEER'S OPINION SUMMARY OF PROBABLE COSTS 4/28/16

BASED ON PRELIMINARY PLAN DATED 4/28/16

City of Town & Country Wirth Tract Development

SUMMARY

TOTAL GRADING AMOUNT		\$	434,950.54
TOTAL SANITARY SEWER AMOUNT		\$	85,093.80
TOTAL STORM SEWER AMOUNT		\$	466,709.29
TOTAL RETAINING WALL AMOUNT		\$	259,602.75
TOTAL PAVEMENT AMOUNT		\$	421,647.22
ALLOWANCE FOR WATER FEATURE IN COMPASS		\$	150,000.00
ALLOWANCE FOR PAVILION		\$	100,000.00
ALLOWANCE FOR BATHROOM BUILDING		\$	150,000.00
ALLOWANCE FOR LANDSCAPING (TREES, SHRUBS, LAWNS, IRRIGATION, SOD/SEED & BIO PLANTINGS + 15% CONTINGENCY)		\$	501,561.00
	Construction Subtotal	\$	2,569,564.60
	15% Contingency	\$	385,434.69
	Construction Total	\$	2,954,999.28

Alternate 1:

FUTURE PARKING LOT: 126 CARS			
Asphalt Pavement (Type "C" & Type "X")	SY	\$65.00	= \$ 358,800
4" Type 1 Aggregate Road Base	SY	\$4.10	= \$ 23,546
Concrete Curb	LF	\$21.74	= \$ 45,122
Sawcut	LF	\$6.04	= \$ 2,681
Concrete Sidewalk	SF	\$4.20	= \$ 15,032
	Total Pavement Amount		\$ 445,181

Alternate 2:

8' x 8' Box Culvert- Pedestrian Crossing Under Clayton Road. With retaining walls & potential utility conflicts & temporary bypass.	1	\$400,000.00	= \$ 400,000
	Total Culvert Amount		\$ 400,000

**City of Town & Country Wirth Tract Development
Grading Estimate**

Item	Cost Code	Description	Quantity	Unit	Unit Price	Total Price
1		Mobilization	1	LS	\$18,375.00	= \$ 18,375
2		Tree protection per City requirements	1	LS	\$3,097.50	= \$ 3,098
3		Removal of Pavement	1983	SY	\$21.53	= \$ 42,694
4		Clearing and Grubbing	8.81	Acres	\$7,408.80	= \$ 65,272
5		Construction Staking	1	LS	\$30,000.00	= \$ 30,000
6		Mass grading cuts and fills (cut = 29,200 cy, fill = 30,500 cy)	29200	CY	\$6.00	= \$ 175,200
7		Finish Grade for Pavement	5399	SY	\$2.89	= \$ 15,590
8		Silt Fence	4012	LF	\$4.31	= \$ 17,272
9		Grate Inlet Protection	1	EACH	\$157.50	= \$ 158
10		Area Inlet Protection	12		\$288.75	= \$ 3,465
11		Construction Entrance / Washdown area	1	LS	\$6,798.75	= \$ 6,799
12		Site Sod	12000	SY	\$4.00	= \$ 48,000
13		Maintenance of SWPPP until site is stabilized	1	LS	\$9,030.00	= \$ 9,030
Total Grading Bid Amount						\$ 434,950.54

Based on Stock and Associate's Preliminary Plan dated 04-28-16

City of Town & Country Wirth Tract Development
SANITARY SEWER ESTIMATE

Item	Cost Code	Description	Quantity	Unit	Unit Price	Total Price
1		8" PVC	560	LF	\$35.70 = \$	19,992
2		6" PVC Lateral	54	LF	\$17.85 = \$	964
3		6" cleanouts	2	EACH	\$294.00 = \$	588
4		Manhole	8	EACH	\$2,714.25 = \$	21,714
5		Connect to existing	1	LS	\$1,260.00 = \$	1,260
6		8"x6" Wye	2	EACH	\$94.50 = \$	189
7		Granular Bedding	180	TONS	\$16.80 = \$	3,024
8		Mechanical trench compaction (no jetting)	614	LF	\$7.35 = \$	4,513
9		MSD Connection, testing, inspection fees	1	LS	\$17,850.00 = \$	17,850
10		Staking & As-Builts	1	LS	\$15,000.00 = \$	15,000

Total Sanitary Sewer Bid Amount \$ **85,093.80**

Based on Stock and Associate's Preliminary Plan dated 04-28-16

City of Town & Country Wirth Tract Development

STORM SEWER ESTIMATE

Item	Cost Code	Description	Quantity	Unit	Unit Price	Total Price
1		18" RCP	1748	LF	\$32.55 = \$	56,897
2		Area Inlet Single	12	EACH	\$1,953.00 = \$	23,436
3		Grate Inlet	1	EACH	\$2,717.40 = \$	2,717
4		Manhole	6	EACH	\$3,780.00 = \$	22,680
5		Overflow Structure	1	EACH	\$6,520.50 = \$	6,521
6		Granular Bedding	405	TONS	\$16.80 = \$	6,804
7		Granular Backfill	532	TONS	\$12.60 = \$	6,703
8		Mechanical compaction (no jetting)	1748	LF	\$5.25 = \$	9,177
9		Bio retention areas (entire detail less pea gravel and vegetation).	2067	SF	\$25.00 = \$	51,675
10		Retention Pond	10291	SF	\$19.64 = \$	202,064
11		Fountain	1	LS	\$50,000.00 = \$	50,000
12		MSD permit, inspection, testing fees	1	LS	\$14,910.00 = \$	14,910
13		Staking & As-Builts	1	LS	\$13,125.00 = \$	13,125
					Total Storm Sewer Bid Amount	\$ 466,709.29

Based on Stock and Associate's Preliminary Plan dated 04-28-16

City of Town & Country Wirth Tract Development

PAVEMENT ESTIMATE

Item	Cost Code	Description	Quantity	Unit	Unit Price	Total Price
1		Concrete Sidewalk	24458	SF	\$4.20 = \$	102,723.60
2		Asphalt Sidewalk	24947	SF	\$4.46 = \$	111,263.62
3		Pattern Concrete Walk	37705	SF	\$5.00 = \$	188,525.00
4		ADA Ramps (Allowance)	1	LS	\$10,000.00 = \$	10,000.00
5		Traffic Control as required	1	LS	\$2,625.00 = \$	2,625.00
6		Staking (and as-builts if required)	1	LS	\$6,510.00 = \$	6,510.00
		Clayon Road				
Total Pavement Amount						\$ 421,647.22

Alternate 1:

FUTURE PARKING LOT: 126 CARS

	Asphalt Pavement (Type "C" & Type "X")	5520	SY	\$65.00 = \$	358,800	
	4" Type 1 Aggregate Road Base	5743	SY	\$4.10 = \$	23,546	
	Concrete Curb	2076	LF	\$21.74 = \$	45,122	
	Sawcut	444	LF	\$6.04 = \$	2,681	
	Concrete Sidewalk	3579	SF	\$4.20 = \$	15,032	
Total Pavement Amount						\$ 445,181

Alternate 2:

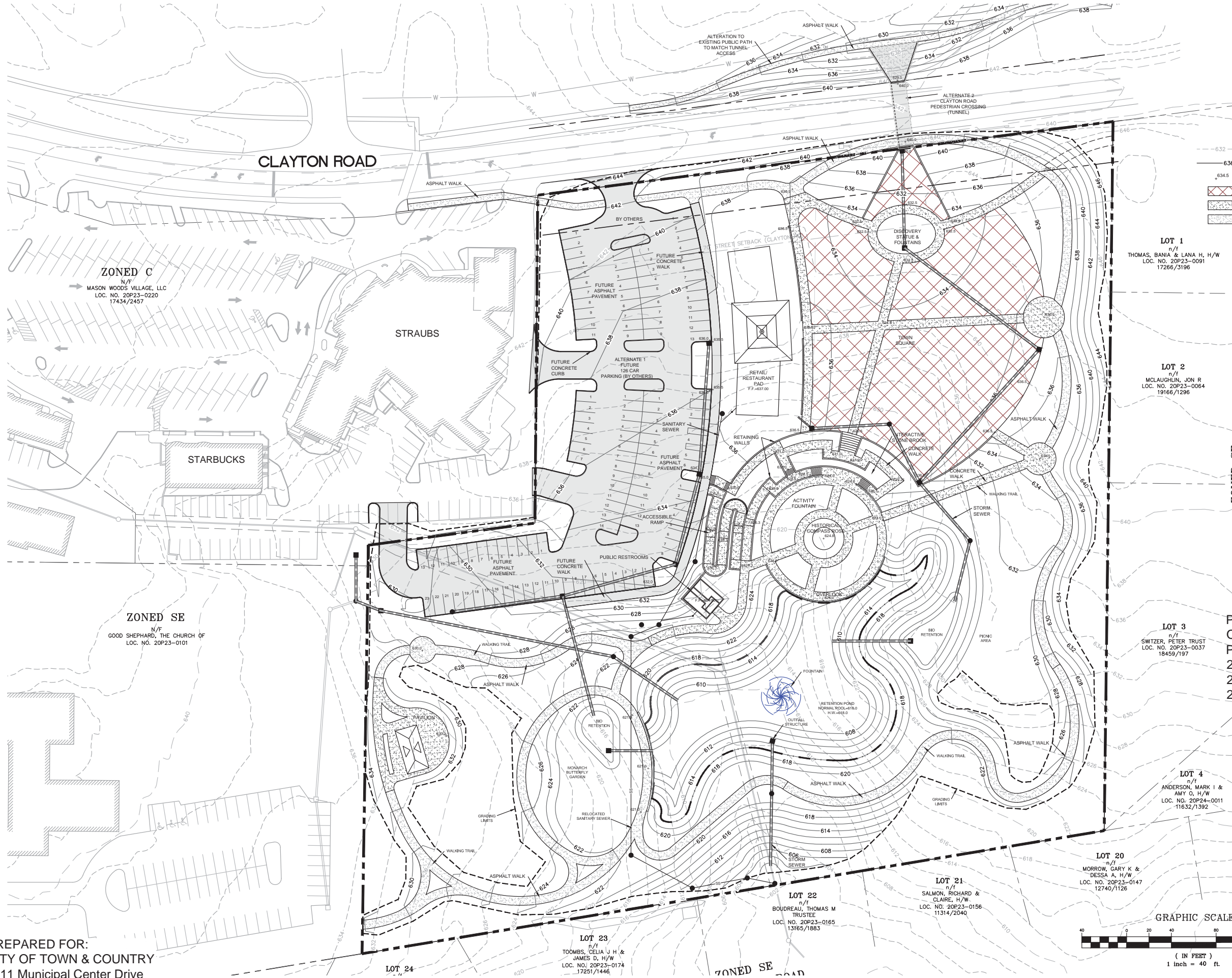
	8' x 8' Box Culvert- Pedestrian Crossing Under Clayton Road. With retaining walls & potential utility conflicts & temporary bypass.	1	LS	\$400,000.00 = \$	400,000
Total Culvert Amount					\$ 400,000

City of Town & County Wirth Tract Development

RETAINING WALL ESTIMATE

Item	Cost Code	Description	Quantity	Unit	Unit Price	Total Price
1		Cast in Place Structural Retaining Wall	5357	SF	\$45.00	\$ 241,065.00
2		Black aluminum fence atop walls.	433	LF	\$36.75	= \$ 15,912.75
3		Alternate Unit Price to use onsite boulders if available	Unit Price	SF		= \$ -
4		Staking (and as-builts if required)	1	LS	\$2,625.00	= \$ 2,625.00
Total Retaining Wall Amount						\$ 259,602.75

Based on Stock and Associate's Preliminary Plan dated 04-28-16



LEGEND

- - - 632 - - - EXISTING CONTOURS
- - - 636 - - - PROPOSED CONTOURS
- 634.5 PROPOSED SPOT ELEV.
- [Red Hatched Box] TOWN SQUARE CONCRETE
- [Grey Hatched Box] CONCRETE WALKS/PATHS
- [Black Hatched Box] ASPHALT WALKS/PATHS

LOT 1
n/f
THOMAS, BANIA & LANA H, H/W
LOC. NO. 20P23-0091
17266/3196

LOT 2
n/f
MCLAUGHLIN, JON R
LOC. NO. 20P23-0064
19166/1296

LOT 3
n/f
SWITZER, PETER TRUST
LOC. NO. 20P23-0037
18459/197

LOT 4
n/f
ANDERSON, MARK I &
AMY O, H/W
LOC. NO. 20P24-0011
11632/1392

LOT 20
n/f
MORROW, GARY K &
DESSA A, H/W
LOC. NO. 20P23-0147
12740/1126

LOT 21
n/f
SALMON, RICHARD &
CLAIRE, H/W
LOC. NO. 20P23-0156
11314/2040

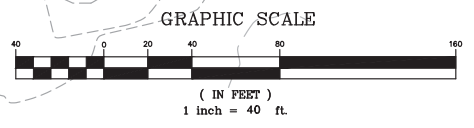
LOT 22
n/f
BOUDREAU, THOMAS M
TRUSTEE
LOC. NO. 20P23-0165
13165/1883

LOT 23
n/f
TOOMBS, CELIA J H &
JAMES D, H/W
LOC. NO. 20P23-0174
17251/1446

LOT 24

ZONED SE
RUTHERFORD LANE
PLAT BOOK 55, PAGE 38

Property Info:
Owner: City of Town & Country
Parcel Loc. No.
20P230028
20P230385
20P230394



PREPARED FOR:
CITY OF TOWN & COUNTRY
1011 Municipal Center Drive
Town & Country, MO 63131

PREPARED BY:

PRELIMINARY SITE PLANS FOR:

City of Town & Country Development

13360 Clayton Rd.
CITY OF TOWN & COUNTRY
MISSOURI

DATE:

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY:	J.E.F.	CHECKED BY:	G.M.S.
DATE:	04/28/16	JOB NO.:	215-5727
MSD: PE		BASE MAP #	
SLC: NAT #		NAT SUPP. #	
MSD: #			

SHEET TITLE:
**PRELIMINARY
SITE
PLAN**

SHEET NO.:

C-101

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100
530-9100 FAX: (636) 530-9130
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

Stock & Associates
Consulting Engineers, Inc.

