Preliminary Cost Estimates

Alternatives	**Base – Single FM and LS**
FM & LS	$17.481M (see page #2 for details)
Permanent Easements at 30" for single & same trench and at 40" for separate trench, $0.75/sf	$0.473M
Temporary Easements at 50', $0.158M	$0.158M
LS Land Purchase at 1 Acre	$0.350M
CRW Project Management Fee at 1%	$0.140M
Western States/Kilty	$0.235
Total	**$18.84M**
IGA	$14.0M
Additional Cost for CRW to Float until SDF's	***$4.8M***

S.J. LOUIS CONSTRUCTION, INC.

30% DESIGN COST ESTIMATE - PRICING OPTIONS

CASTLE ROCK Water

Sedalia Lift Station & Forcemain Project
30% Design Phase
April 29, 2025

						PRICING OPTIONS							
						DUAL FORCE MAINS - SAME TRENCH				SINGLE FORCE MAIN			
Item No	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Extension**	**Quantity**	**Unit**	**Unit Cost**	**Extension**	**Quantity**	**Unit**	**Unit Cost**	**Extension**
A	***Preconstruction Services (Design to 60% & Final GMP)***				***$ 633,203.00***				***$ 633,203.00***				***$ 633,203.00***
1	S.J. Louis Construction	1	LS	$ 119,620.00	$ 119,620.00	1	LS	$ 119,620.00	$ 119,620.00	1	LS	$ 119,620.00	$ 119,620.00
2	Garver - 60% Design & Permitting	1	LS	$ 513,583.00	$ 513,583.00	1	LS	$ 513,583.00	$ 513,583.00	1	LS	$ 513,583.00	$ 513,583.00
B	***Design & Preconstruction Services (60% to Final Design)***				***$ 864,580.00***				***$ 864,580.00***				***$ 864,580.00***
1	S.J. Louis Construction	1	LS	$ 63,000.00	$ 63,000.00	1	LS	$ 63,000.00	$ 63,000.00	1	LS	$ 63,000.00	$ 63,000.00
2	Garver - Final Design	1	LS	$ 455,615.00	$ 455,615.00	1	LS	$ 455,615.00	$ 455,615.00	1	LS	$ 455,615.00	$ 455,615.00
2	Garver - Permitting, Approvals and Field Work	1	LS	$ 323,125.00	$ 323,125.00	1	LS	$ 323,125.00	$ 323,125.00	1	LS	$ 323,125.00	$ 323,125.00
2	Garver - Construction Phase Services	1	LS	$ 22,840.00	$ 22,840.00	1	LS	$ 22,840.00	$ 22,840.00	1	LS	$ 22,840.00	$ 22,840.00
C	***Construction General Conditions***				***$ 746,150.00***				***$ 746,150.00***				***$ 681,270.00***
1	General Conditions (Per Proposal)	1	LS	$ 746,150.00	$ 746,150.00	1	LS	$ 746,150.00	$ 746,150.00	1	LS	$ 681,270.00	$ 681,270.00
D	***Estimated Cost of Work***				***$ 14,991,161.50***				***$ 14,080,511.50***				***$ 11,779,662.50***
	General Requirements				***$ 615,600.00***				***$ 615,600.00***				***$ 580,600.00***
1	Contractor Mobilization, Demobilization	1	LS	$ 328,000.00	$ 328,000.00	1	LS	$ 328,000.00	$ 328,000.00	1	LS	$ 328,000.00	$ 328,000.00
2	Traffic Control	1	LS	$ 50,000.00	$ 50,000.00	1	LS	$ 50,000.00	$ 50,000.00	1	LS	$ 50,000.00	$ 50,000.00
3	Stormwater / Sediment & Erosion Control Compliance	1	LS	$ 10,000.00	$ 10,000.00	1	LS	$ 10,000.00	$ 10,000.00	1	LS	$ 10,000.00	$ 10,000.00
4	Permit Fees	1	LS	$ 40,000.00	$ 40,000.00	1	LS	$ 40,000.00	$ 40,000.00	1	LS	$ 40,000.00	$ 40,000.00
5	Construction Survey / Staking / Layout	1	LS	$ 60,000.00	$ 60,000.00	1	LS	$ 60,000.00	$ 60,000.00	1	LS	$ 50,000.00	$ 50,000.00
6	Contractor Quality Control / Materials Testing	1	LS	$ 125,000.00	$ 125,000.00	1	LS	$ 125,000.00	$ 125,000.00	1	LS	$ 100,000.00	$ 100,000.00
7	Monitoring Well Abandonment	4	EA	$ 650.00	$ 2,600.00	4	EA	$ 650.00	$ 2,600.00	4	EA	$ 650.00	$ 2,600.00
	Stormwater / Sediment & Erosion Control				***$ 252,620.00***				***$ 252,620.00***				***$ 252,620.00***
8	Stabilized Staging Area	2,500	SY	$ 17.00	$ 42,500.00	2,500	SY	$ 17.00	$ 42,500.00	2,500	SY	$ 17.00	$ 42,500.00
9	Vehicle Tracking Pad	6	EA	$ 4,200.00	$ 25,200.00	6	EA	$ 4,200.00	$ 25,200.00	6	EA	$ 4,200.00	$ 25,200.00
10	Silt Fence	34,000	LF	$ 1.50	$ 51,000.00	34,000	LF	$ 1.50	$ 51,000.00	34,000	LF	$ 1.50	$ 51,000.00
11	Sediment Control Log	400	LF	$ 8.00	$ 3,200.00	400	LF	$ 8.00	$ 3,200.00	400	LF	$ 8.00	$ 3,200.00
12	Limit of Construction Delineation Fencing / Markers	10,000	LF	$ 2.00	$ 20,000.00	10,000	LF	$ 2.00	$ 20,000.00	10,000	LF	$ 2.00	$ 20,000.00
13	Orange Construction Fencing	1,000	LF	$ 2.00	$ 2,000.00	1,000	LF	$ 2.00	$ 2,000.00	1,000	LF	$ 2.00	$ 2,000.00
14	RipRap Check Dam	320	LF	$ 81.00	$ 25,920.00	320	LF	$ 81.00	$ 25,920.00	320	LF	$ 81.00	$ 25,920.00
15	Temporary Stream Crossing	1	EA	$ 23,000.00	$ 23,000.00	1	EA	$ 23,000.00	$ 23,000.00	1	EA	$ 23,000.00	$ 23,000.00
16	Reinforced Rock Berm	425	LF	$ 100.00	$ 42,500.00	425	LF	$ 100.00	$ 42,500.00	425	LF	$ 100.00	$ 42,500.00
17	Rock Socks / Curb Socks	30	EA	$ 150.00	$ 4,500.00	30	EA	$ 150.00	$ 4,500.00	30	EA	$ 150.00	$ 4,500.00
18	Inlet Protection	4	EA	$ 200.00	$ 800.00	4	EA	$ 200.00	$ 800.00	4	EA	$ 200.00	$ 800.00
19	Concrete Washouts	1	LS	$ 12,000.00	$ 12,000.00	1	LS	$ 12,000.00	$ 12,000.00	1	LS	$ 12,000.00	$ 12,000.00
	Lift Station				***$ 5,812,000.00***				***$ 5,812,000.00***				***$ 5,812,000.00***
20	Mobilization - Subcontractor(s)	1	LS	$ 125,000.00	$ 125,000.00	1	LS	$ 125,000.00	$ 125,000.00	1	LS	$ 125,000.00	$ 125,000.00
21	Sitework Complete	1	LS	$ 325,000.00	$ 325,000.00	1	LS	$ 325,000.00	$ 325,000.00	1	LS	$ 325,000.00	$ 325,000.00
22	Gravity Influent Line	100	LF	$ 246.00	$ 24,600.00	100	LF	$ 246.00	$ 24,600.00	100	LF	$ 246.00	$ 24,600.00
23	Manholes	2	EA	$ 13,650.00	$ 27,300.00	2	EA	$ 13,650.00	$ 27,300.00	2	EA	$ 13,650.00	$ 27,300.00
24	Lift Station Wet well Structure	1	LS	$ 650,000.00	$ 650,000.00	1	LS	$ 650,000.00	$ 650,000.00	1	LS	$ 650,000.00	$ 650,000.00
25	Sewage Pumps	2	EA	$ 325,000.00	$ 650,000.00	2	EA	$ 325,000.00	$ 650,000.00	2	EA	$ 325,000.00	$ 650,000.00
26	Piping & Mechanical	1	LS	$ 440,000.00	$ 440,000.00	1	LS	$ 440,000.00	$ 440,000.00	1	LS	$ 440,000.00	$ 440,000.00
27	Grinder Pump	1	LS	$ 250,000.00	$ 250,000.00	1	LS	$ 250,000.00	$ 250,000.00	1	LS	$ 250,000.00	$ 250,000.00
28	Grinder Appurtenances	1	LS	$ 50,000.00	$ 50,000.00	1	LS	$ 50,000.00	$ 50,000.00	1	LS	$ 50,000.00	$ 50,000.00
29	Emergency Storage Pond with Liner	1	LS	$ 150,000.00	$ 150,000.00	1	LS	$ 150,000.00	$ 150,000.00	1	LS	$ 150,000.00	$ 150,000.00
30	Emergency Recirculation System	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00
31	Odor Control System	1	LS	$ 175,000.00	$ 175,000.00	1	LS	$ 175,000.00	$ 175,000.00	1	LS	$ 175,000.00	$ 175,000.00
32	Site Electrical Service (ATC)	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00
33	Electrical Building	1	LS	$ 550,000.00	$ 550,000.00	1	LS	$ 550,000.00	$ 550,000.00	1	LS	$ 550,000.00	$ 550,000.00
34	Electrical Conduits/Cabling	1	LS	$ 350,000.00	$ 350,000.00	1	LS	$ 350,000.00	$ 350,000.00	1	LS	$ 350,000.00	$ 350,000.00
35	Motor Control Center	1	LS	$ 550,000.00	$ 550,000.00	1	LS	$ 550,000.00	$ 550,000.00	1	LS	$ 550,000.00	$ 550,000.00
36	Instrumentation & Controls	1	LS	$ 450,000.00	$ 450,000.00	1	LS	$ 450,000.00	$ 450,000.00	1	LS	$ 450,000.00	$ 450,000.00
37	Crane Hoist	0	LS	$ 75,000.00	$ -	0	LS	$ 75,000.00	$ -	0	LS	$ 75,000.00	$ -
38	Auxiliary Generator (750kW)	1	LS	$ 650,000.00	$ 650,000.00	1	LS	$ 650,000.00	$ 650,000.00	1	LS	$ 650,000.00	$ 650,000.00
39	Automatic Transfer Switch	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00
40	Startup & Commissioning	1	LS	$ 25,000.00	$ 25,000.00	1	LS	$ 25,000.00	$ 25,000.00	1	LS	$ 25,000.00	$ 25,000.00
41	Water Service	1	EA	$ 12,600.00	$ 12,600.00	1	EA	$ 12,600.00	$ 12,600.00	1	EA	$ 12,600.00	$ 12,600.00
42	Permanent Fencing and Gate(s)	1000	LF	$ 75.00	$ 75,000.00	1000	LF	$ 75.00	$ 75,000.00	1000	LF	$ 75.00	$ 75,000.00
43	Site Concrete Paving	1	LS	$ 15,000.00	$ 15,000.00	1	LS	$ 15,000.00	$ 15,000.00	1	LS	$ 15,000.00	$ 15,000.00
44	Gravel Access Roadway / Site Surfacing	2500	SY	$ 17.00	$ 42,500.00	2500	SY	$ 17.00	$ 42,500.00	2500	SY	$ 17.00	$ 42,500.00
	Dual Force Mains (Separate Trench)				***$ 7,542,891.50***				***$ 6,632,241.50***				***$ 4,441,392.50***
45	Clear & Grub (Minor)	1	LS	$ 25,000.00	$ 25,000.00	1	LS	$ 25,000.00	$ 25,000.00	1	LS	$ 25,000.00	$ 25,000.00
46	Strip Topsoil (6")	180,000	SY	$ 1.50	$ 270,000.00	180,000	SY	$ 1.50	$ 270,000.00	180,000	SY	$ 1.50	$ 270,000.00
47	Remove Barbed Wire Fence	4,000	LF	$ 0.75	$ 3,000.00	4,000	LF	$ 0.75	$ 3,000.00	4,000	LF	$ 0.75	$ 3,000.00
48	Construct 96" Manhole on Existing Sewer Interceptor	1	EA	$ 49,000.00	$ 49,000.00	1	EA	$ 49,000.00	$ 49,000.00	1	EA	$ 49,000.00	$ 49,000.00
49	36" Interceptor Bypass Pumping to Construct Connection Manhole	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00	1	LS	$ 75,000.00	$ 75,000.00
50	60" Pig Retrieve Manhole and 12" Gravity Sewer to Connection MH	2	EA	$ 13,550.00	$ 27,100.00	2	EA	$ 13,550.00	$ 27,100.00	1	EA	$ 13,550.00	$ 13,550.00
51	14" HDPE DR13.5 / 12" C900 DR25 Force Main (Open Cut)	19,170	LF	$ 107.50	$ 2,060,775.00	19,170	LF	$ 83.50	$ 1,600,695.00	19,170	LF	$ 107.50	$ 2,060,775.00
52	10" HDPE DR13.5 / 8" C900 DR25 Force Main (Open Cut)	19,170	LF	$ 92.50	$ 1,773,225.00	19,170	LF	$ 71.50	$ 1,370,655.00	0	LF	$ 92.50	$ -
53	14" HDPE DR11 Force Main (HDD Under Plum Creek)	1,737	LF	$ 639.00	$ 1,109,943.00	1,737	LF	$ 639.00	$ 1,109,943.00	1,737	LF	$ 639.00	$ 1,109,943.00
54	10" HDPE DR11 Force Main (HDD Under Plum Creek)	1,737	LF	$ 608.00	$ 1,056,096.00	1,737	LF	$ 608.00	$ 1,056,096.00	0	LF	$ 608.00	$ -
55	Cross Existing 30" Waterline	4	EA	$ 16,500.00	$ 66,000.00	4	EA	$ 16,500.00	$ 66,000.00	2	EA	$ 16,500.00	$ 33,000.00
56	Concrete Encasement - Intermittent Drainage 5	120	LF	$ 206.50	$ 24,780.00	120	LF	$ 206.50	$ 24,780.00	120	LF	$ 206.50	$ 24,780.00
57	2" CARV Assembly w/ Manhole	12	EA	$ 24,000.00	$ 288,000.00	6	EA	$ 40,000.00	$ 240,000.00	6	EA	$ 24,000.00	$ 144,000.00
58	Shafts for BNSF Trenchless Crossing	2	EA	$ 25,000.00	$ 50,000.00	2	EA	$ 25,000.00	$ 50,000.00	2	EA	$ 25,000.00	$ 50,000.00
59	36" Diameter Auger Bore Under BNSF	160	LF	$ 1,350.00	$ 216,000.00	160	LF	$ 1,350.00	$ 216,000.00	160	LF	$ 1,350.00	$ 216,000.00
60	14" HDPE DR13.5 Force Main (Carrier Pipe)	160	LF	$ 182.00	$ 29,120.00	160	LF	$ 182.00	$ 29,120.00	160	LF	$ 182.00	$ 29,120.00
61	10" HDPE DR13.5 Force Main (Carrier Pipe)	160	LF	$ 169.00	$ 27,040.00	160	LF	$ 169.00	$ 27,040.00	0	LF	$ 169.00	$ -
62	BNSF Railroad Requirements (Insurance/Flagging)	1	LS	$ 50,000.00	$ 50,000.00	1	LS	$ 50,000.00	$ 50,000.00	1	LS	$ 50,000.00	$ 50,000.00
63	Shafts for SH67 Trenchless Crossing	2	EA	$ 35,000.00	$ 70,000.00	2	EA	$ 35,000.00	$ 70,000.00	2	EA	$ 35,000.00	$ 70,000.00
64	36" Diameter Auger Bore Under SH67	120	LF	$ 1,350.00	$ 162,000.00	120	LF	$ 1,350.00	$ 162,000.00	120	LF	$ 1,350.00	$ 162,000.00
65	14" HDPE DR13.5 Force Main (Carrier Pipe)	120	LF	$ 178.00	$ 21,360.00	120	LF	$ 178.00	$ 21,360.00	120	LF	$ 178.00	$ 21,360.00
66	10" HDPE DR13.5 Force Main (Carrier Pipe)	120	LF	$ 164.50	$ 19,740.00	120	LF	$ 164.50	$ 19,740.00	0	LF	$ 164.50	$ -
67	Pipeline Filling, Hydrostatic Testing, and Draining	42,250	LF	$ 1.65	$ 69,712.50	42,250	LF	$ 1.65	$ 69,712.50	21,130	LF	$ 1.65	$ 34,864.50
	Restoration				***$ 405,550.00***				***$ 405,550.00***				***$ 405,550.00***
68	Replace Topsoil / Fine Grade	180,000	SY	$ 1.51	$ 271,800.00	180,000	SY	$ 1.51	$ 271,800.00	180,000	SY	$ 1.51	$ 271,800.00
69	Native Seed and Mulch	40	AC	$ 2,000.00	$ 80,000.00	40	AC	$ 2,000.00	$ 80,000.00	40	AC	$ 2,000.00	$ 80,000.00
70	Erosion Control Blanket	7,500	SY	$ 3.00	$ 22,500.00	7,500	SY	$ 3.00	$ 22,500.00	7,500	SY	$ 3.00	$ 22,500.00
71	6" Class 6 Road Base Gravel Surfacing	2,000	SY	$ 11.50	$ 23,000.00	2,000	SY	$ 11.50	$ 23,000.00	2,000	SY	$ 11.50	$ 23,000.00
72	Barbed Wire Fence Replacement	1,300	LF	$ 4.50	$ 5,850.00	1,300	LF	$ 4.50	$ 5,850.00	1,300	LF	$ 4.50	$ 5,850.00
73	16' Farm Access Gates on Barbed Wire Fence	2	EA	$ 1,200.00	$ 2,400.00	2	EA	$ 1,200.00	$ 2,400.00	2	EA	$ 1,200.00	$ 2,400.00
	Allowances				***$ 362,500.00***				***$ 362,500.00***				***$ 287,500.00***
74	Allowance - Additional Property Restoration	1	LS	$ 25,000.00	$ 25,000.00	1	LS	$ 25,000.00	$ 25,000.00	1	LS	$ 25,000.00	$ 25,000.00
75	Allowance - Buried Rubble Remediation (Black Paw)	1	LS	$ 250,000.00	$ 250,000.00	1	LS	$ 250,000.00	$ 250,000.00	1	LS	$ 175,000.00	$ 175,000.00
76	Allowance - Stabilization Rock	500	TN	$ 50.00	$ 25,000.00	500	TN	$ 50.00	$ 25,000.00	500	TN	$ 50.00	$ 25,000.00
77	Allowance - Rock Excavation	500	CY	$ 125.00	$ 62,500.00	500	CY	$ 125.00	$ 62,500.00	500	CY	$ 125.00	$ 62,500.00
		30% COST ESTIMATE SUBTOTAL			**$ 17,235,094.50**	**30% COST ESTIMATE OPT#1 SUBTOTAL**			**$ 16,324,444.50**	**30% COST ESTIMATE OPT#2 SUBTOTAL**			**$ 13,958,715.50**
	Contingency				**$ 2,568,600.00**			**15.00%**	**$ 2,448,670.00**			**15.00%**	**$ 2,093,810.00**
	Bonds & Insurance			**1.30%**	**$ 257,450.00**			**1.30%**	**$ 244,050.00**			**1.30%**	**$ 208,680.00**
	Design-Builder's Fee (7.5% By Contract)			**7.50%**	**$ 1,504,590.00**			**7.50%**	**$ 1,426,290.00**			**7.50%**	**$ 1,219,590.00**
		30% COST ESTIMATE TOTAL			**$ 21,565,734.50**	**30% COST ESTIMATE OPT#1 TOTAL**			**$ 20,443,454.50**	**30% COST ESTIMATE OPT#2 TOTAL**			**$ 17,480,795.50**

SELECTED OPTION