



05/19/2023

(Emailed 05/19/2023)

05/17/2023

(Emailed 05/17/2023)

Bluestem Partners  
5440 W. 110<sup>th</sup> Street, Suite 300  
Overland, Kansas 66211

**ATTN:** James Isom  
[james@bluestempartnersre.com](mailto:james@bluestempartnersre.com)

**RE:** Blue Stem Crossroads Industrial 16" Waterline Budget

**SUBJECT:** Proposal

Dear Stephanie:

Please find attached Achen-Gardner Construction, LLC's ("Achen-Gardner") proposal for the above-referenced project for your review for **\$1,759,050.00**.

Should you have any questions and/or comments, please contact me at 480-403-1300 or e-mail [esimms@achen.com](mailto:esimms@achen.com).

Sincerely,  
**ACHEN-GARDNER CONSTRUCTION, LLC**

Erik Simms, Senior Estimator

**List of Documents:**

- 16" Waterline Extension Dimensioned 4-17-23(Exhibit)
- 607214001 R Geotech Eval
- DSA-22-00136 Second Submittal Rev. By EPS dated 6/22
- W Peters & S Florence Street- Google Maps 16" Extension from Thornton(Exhibit)

**Clarifications/Assumptions:**

1. Price assumes pipeline install location is in the asphalt of Ash Ave.
2. Price assumes full-depth ABC pipe backfill
3. Price assumes we can dump the pipe trench spoils on the building site
4. Price assumes we can use the building site as a storage and laydown yard free of charge
5. Price is based on installing PVC C-900 DR14 pipe only.
6. Price includes a contingency for escalations through the end of 2023.
- 7. This is a budget only and not intended for construction**
- 8. Price assumes waterline in Ash Ave. only**
9. Price assumes two valves, one in Thornton and one at the termination point in Ash Ave.

**Exclusions:**

1. All permits, fees, bonds, and special inspections
2. Water services, hydrants, backflows
3. Haul off the trench spoils
4. Taxes



# Blue Stem Cross Roads Industrial 16 inch Waterline Budget

Achen-Gardner Construction, LLC

550 South 79th Street, Chandler, AZ 85226

Contact: Erik Simms; Mobile Phone: 602 694 1454; Email: [esimms@achen.com](mailto:esimms@achen.com)

Quote To: Bluestem Partners  
 Attention: James Isom  
 Address: 5440 W 110th Street, Suite 300  
 City State Zip: Overland Park, KS, 66211  
 Phone O:  
 Phone M: 913-991-0623  
 Email: [james@bluestempartnersre.com](mailto:james@bluestempartnersre.com)

Job Name: Blue Stem Crossroads Industrial 16 inch Waterline  
 Owner: Bluestem Partners  
 Address: 5440 W 110th Street, Suite 300  
 City State Zip: Overland Park, KS, 66211  
 Phone: 913-991-0623  
 Date: 5/19/2023

|         |                                          |              |                              |                       |
|---------|------------------------------------------|--------------|------------------------------|-----------------------|
| 2100050 | MOBILIZATION                             | 1.000 LS     | \$48,100.00                  | \$48,100.00           |
| 2100040 | TRAFFIC CONTROL                          | 1.000 LS     | \$43,900.00                  | \$43,900.00           |
| 2600010 | 6"AC REMOVAL/REPLACEMENT PER T-TOP MAG I | 1,050.000 SY | \$143.00                     | \$150,150.00          |
| 2701016 | FURNISH/INSTALL 16" PVC WATERLINE        | 3,250.000 LF | \$420.00                     | \$1,365,000.00        |
| 2701016 | FURNISH/INSTALL 16" GATE VALVES          | 2.000 EA     | \$14,100.00                  | \$28,200.00           |
| 2400610 | ADJUST VALVE BOXES/COLLARS               | 2.000 EA     | \$1,700.00                   | \$3,400.00            |
|         |                                          |              | <b>Subtotal Construction</b> | <b>\$1,638,750.00</b> |
|         | PROJECT CONTINGENCY FOR ESCALATIONS      | 1.000 LS     | \$120,300.00                 | \$120,300.00          |
|         |                                          |              | <b>Subtotal Contingency</b>  | <b>\$120,300.00</b>   |
|         |                                          |              | <b>Project Total</b>         | <b>\$1,759,050.00</b> |
|         |                                          |              | <b>Bid Total:</b>            | <b>\$1,759,050.00</b> |