

10 West Logistics Hub - 160± Acre Industrial Site					3/27/2024
Conceptual Opinion of Probable Cost					
Van Buren Street to Harrison Street on 343rd Avenue					
Emmerson Enterprises		Kimley»»Horn			
Prepared By: Kimley Horn and Associates, Inc.					
	Quantity	Unit	Price	Total	Assumptions
Offsite Roadway					
Van Buren Half Street Arterial	2,640	LF	\$ 512.27	\$ 1,352,400	
Harrison Street Half Street Major Collector	1,320	LF	\$ 359.35	\$ 474,339	
Drainage Channel	1	EA	\$ 3,900,000	\$ 3,900,000	~6000 LF Drainage Channel
Significant Major Culvert Crossings	1	EA	\$ 300,000	\$ 300,000	Large Box Culvert Crossings - 1 on Van Buren Street
Subtotal				\$ 6,026,739	
Soft Costs					
Mobilization/De-Mobilization	1%			\$ 60,267	
Construction Management/Post Design Services	1%			\$ 60,267	
Preliminary Design	3%			\$ 180,802	
Final Design	6%			\$ 361,604	
Plan Review	2%			\$ 120,535	
Agency Permit	2%			\$ 120,535	
Tax Rate (65% of 9.6%)	6.2%			\$ 376,069	
Subtotal				\$ 1,280,079	
Construction Total				\$ 7,306,818	
w/10% Contingency	110%			\$ 8,037,500	
w/20% Contingency	120%			\$ 8,768,182	
w/30% Contingency	130%			\$ 9,498,864	
w/40% Contingency	140%			\$ 10,229,546	

The Conceptual Opinion of Probable Cost above was prepared based on the ENGINEER's understanding of the project. Since the ENGINEER has no control over labor, materials, equipment or services furnished by others or over the Contractor(s)' method of determining prices, or over the competitive bidding or market conditions; the opinions of probable costs provided herein are made on the basis of experience and qualifications. The opinions of probable costs represents the best judgment as an engineer, familiar with the construction industry; but the ENGINEER cannot and does not guarantee that proposals, bids or actual project or construction cost will not vary from the opinion of probable cost.

1. Offsite roadway improvements based on the stipulations for the approved Hidden Waters Ranch DMP Major Amendment #1.
2. Assumes no roadway improvements outside of project frontage.
3. No water and sewer improvements are included in this estimate
4. Assumes no street lights are required.