

COVINGTON CENTRAL RIVERFRONT - DD CIVIL COST ESTIMATE
Covington, KY
17-Jan-23 revised from 01/13/23

all takeoffs are from plans provided by KZF on various dates
geotech report has NOT been reviewed - all quantities are raw; no shrink or swell has been applied
all work is assumed to be in the base bid; no addenda have been reviewed

WORK AREA	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
overall disturbed area	821,104.00	SQ FT	n/a	n/a	834,443.00	(13,339.00)	n/a	
SITE DEMO	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
demo fence incl footers/curb	4,200.00	LIN FT	\$12.00	\$50,400.00	4,200.00	0.00		
demo pavements	8,000.00	SQ FT	\$2.00	\$16,000.00	8,000.00	0.00		
allowance for additional demo	1.00	LUMP	\$25,000.00	\$25,000.00	1.00	0.00		
subtotal: SITE DEMO				\$91,400.00		\$0.00	\$91,400.00	\$0.00
EROSION CONTROL	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
Temporary Construction Entrance	2,000.00	SQ FT	\$4.50	\$9,000.00	2,000.00	0.00		
Inlet Filter on existing CB	24.00	EACH	\$200.00	\$4,800.00	24.00	0.00		
Inlet Filter on new CB	40.00	EACH	\$200.00	\$8,000.00	40.00	0.00		
Concrete Washout	2.00	EACH	\$1,500.00	\$3,000.00	2.00	0.00		
Silt Fence	4,000.00	LIN FT	\$4.00	\$16,000.00	4,000.00	0.00		
Temporary Seeding	56,210.00	SQ YD	\$1.00	\$56,210.00	59,276.00	(3,066.00)		
Misc. SWPP Features	1.00	LUMP	\$10,000.00	\$10,000.00	1.00	0.00		
subtotal: EROSION CONTROL				\$107,010.00			\$110,076.00	(\$3,066.00)
EARTHWORK	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
Cut to Fill	21,988.00	CUB YD	\$12.00	\$263,856.00	20,247.00	1,741.00		
Import to Fill	97,634.00	CUB YD	\$24.00	\$2,343,216.00	84,572.00	13,062.00		
Pavement Subgrade Prep	21,260.00	SQ YD	\$2.00	\$42,520.00	31,198.00	(9,938.00)		
Building Pad Subgrade	123,868.00	SQ FT	\$0.50	\$61,934.00	130,000.00	(6,132.00)		
Rough Grade South Face of Existing Levee	13,500.00	SQ YD	\$2.50	\$33,750.00	13,500.00	0.00		
Fine Grade Non Pavement - Subgrade Prep	56,210.00	SQ YD	\$1.25	\$70,262.50	59,276.00	(3,066.00)		
Backfill Garage Exterior Wall, 12" width granular fill	478.00	CUB YD	\$72.00	\$34,416.00	518.00	(40.00)		
6" Perforated PVC Footer Drain	1,600.00	LIN FT	\$24.00	\$38,400.00	1,600.00	0.00		
Connect Footer Drain to Storm System	1.00	EACH	\$2,500.00	\$2,500.00	1.00	0.00		
subtotal: EARTHWORK				\$2,890,854.50			\$2,586,129.00	\$304,725.50
HARD SURFACES - PAVEMENTS	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
header curb	5,579.00	LIN FT	\$30.00	\$167,370.00	7,008.00	(1,429.00)		
integral (lug) curb	0.00	LIN FT	\$0.00	\$0.00	4,169.00	(4,169.00)		
valley gutter (curb and gutter in SD)	3,182.00	LIN FT	\$36.00	\$114,552.00	764.00	2,418.00		
conc steps	0.00	SQ FT	\$82.00	\$0.00	324.00	(324.00)		
new street asphalt pavement	89,172.00	SQ FT	\$6.60	\$588,535.20	117,438.00	(28,266.00)		
street pavement repair at new curbs, 24" wide	0.00	SQ FT	\$0.00	\$0.00	6,590.00	(6,590.00)		
lime stabilized subgrade, 18" depth	9,908.00	SQ YD	\$12.50	\$123,850.00	0.00	9,908.00		
non woven geotextile	9,908.00	SQ YD	\$3.00	\$29,724.00	0.00	9,908.00		
conc SW	34,190.00	SQ FT	\$6.75	\$230,782.50	71,593.00	(37,403.00)		
conc SW	0.00	SQ FT	\$0.00	\$0.00	1,990.00	(1,990.00)		
brick vehicular pavers	8,866.00	SQ FT	\$27.00	\$239,382.00	27,596.00	(18,730.00)		
pedestrian pavers, sidewalks	10,349.00	SQ FT	\$24.00	\$248,376.00	29,680.00	(19,331.00)		
pedestrian pavers, levee plaza	0.00	SQ FT	\$0.00	\$0.00	1,790.00	(1,790.00)		
levee walking paths - allowance	24,108.00	SQ FT	\$4.00	\$96,432.00	24,108.00	0.00		
cheek wall at conc steps	0.00	LIN FT	\$220.00	\$0.00	80.00	(80.00)		
curb ramp with detectable warning	60.00	EACH	\$800.00	\$48,000.00	60.00	0.00		
subtotal: HARD SURFACES - PAVEMENTS				\$1,887,003.70			\$3,624,369.00	(\$1,737,365.30)
STORMWATER DRAINAGE	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
24" HDPE storm pipe (avg size), assumes <6.0' deep	0.00	LIN FT	\$0.00	\$0.00	4,216.00	(4,216.00)		
12" HDPE storm pipe, assumes <6.0' deep	840.00	LIN FT	\$48.00	\$40,320.00	0.00	840.00		
15" HDPE storm pipe, assumes <6.0' deep	520.00	LIN FT	\$50.00	\$26,000.00	0.00	520.00		
18" HDPE storm pipe, assumes <6.0' deep	1,444.00	LIN FT	\$58.00	\$83,752.00	0.00	1,444.00		
24" HDPE storm pipe, assumes <6.0' deep	63.00	LIN FT	\$88.00	\$4,284.00	0.00	63.00		
30" HDPE storm pipe, assumes <6.0' deep	1,528.00	LIN FT	\$92.00	\$140,256.00	0.00	1,528.00		
36" HDPE storm pipe, assumes <6.0' deep	536.00	LIN FT	\$96.00	\$51,456.00	0.00	536.00		
Catch Basin Double Gutter, assume <4.0' deep	47.00	EACH	\$3,500.00	\$164,500.00	40.00	7.00		
48" Storm MH, assumes >8.0'<12.0' deep	32.00	EACH	\$4,500.00	\$144,000.00	25.00	7.00		
Connect to Ex. Storm System	4.00	EACH	\$2,500.00	\$10,000.00	4.00	0.00		
subtotal: STORMWATER DRAINAGE				\$649,608.00			\$640,372.00	9,236.00
SANITARY SEWER	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
8" PVC sanitary lateral	572.00	LIN FT	\$72.00	\$41,184.00	246.00	326.00		
12" PVC sanitary lateral	1,007.00	LIN FT	\$84.00	\$84,588.00	0.00	1,007.00		
36" PCCP sanitary main	1,449.00	LIN FT	\$384.00	\$556,416.00	246.00	1,203.00		
48" Storm MH, assumes >8.0'<12.0' deep	8.00	EACH	\$6,000.00	\$48,000.00	0.00	8.00		
60" Storm MH, assumes >8.0'<12.0' deep	9.00	EACH	\$7,500.00	\$67,500.00	12.00	(3.00)		
Connect to Ex. Sanitary System (taps)	37.00	EACH	\$2,000.00	\$74,000.00	4.00	33.00		
Clean and Line ex 42" Conc Sanitary Sewer Main	445.00	LIN FT	\$900.00	\$400,500.00	445.00	0.00		
subtotal: SANITARY SEWER				\$1,272,188.00			\$587,788.00	\$684,400.00
WATER SERVICE	Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
8" DIP WM, restrained joints	3,675.00	LIN FT	\$100.00	\$367,500.00	2,904.00	771.00		
8" GV incl box	33.00	EACH	\$10,000.00	\$330,000.00	25.00	8.00		
Fire Hydrant Assembly	6.00	EACH	\$6,500.00	\$39,000.00	9.00	(3.00)		
Domestic Water Services	39.00	EACH	\$5,000.00	\$195,000.00	0.00	39.00		
Connect to Ex. Water Service	2.00	EACH	\$5,000.00	\$10,000.00	2.00	0.00		
subtotal: WATER SERVICE				\$941,500.00			\$468,730.00	\$472,770.00

ELEC/TELECOM/SITE LIGHTING				Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
elec duct bank, 6x6" conc encased				5,145.00	LIN FT	\$220.00	\$1,131,900.00	2111	3,034.00		
elec duct bank, 6x4", conc encased				525.00	LIN FT	\$200.00	\$105,000.00	525	0.00		
elec MH				13.00	EACH	\$17,500.00	\$227,500.00	4	9.00		
telecom duct bank, 2x6", conc encased				4,778.00	LIN FT	\$160.00	\$764,480.00	2636	2,142.00		
telecom MH				11.00	EACH	\$17,500.00	\$192,500.00	4	7.00		
site lighting, pole, base, lamp (street grid, excl garage deck)				30.00	EACH	\$17,500.00	\$525,000.00	30	0.00		
site lighting, conduits in duct bank (street grid, excl garage deck)				4,800.00	LIN FT	\$48.00	\$230,400.00	4800	0.00		
traffic signal allowance				4.00	EACH	\$200,000.00	\$800,000.00	4	0.00		
subtotal: ELEC/TELECOM/SITE LIGHTING							\$3,976,780.00			\$2,949,800.00	\$1,026,980.00
LANDSCAPES/GARAGE DECK FEATURES				Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
large block modular walls, south face of levee				3,668.00	SQ FT	\$90.00	\$330,120.00	5600	(1,932.00)		
pedestrian pavers, levee plaza				11,650.00	SQ FT	\$21.00	\$244,650.00	1790	9,860.00		
precast seat walls, 24" x 24"				4,745.00	SQ FT	\$280.00	\$1,328,600.00	3313	1,432.00		
precast steps, 6x18				555.00	LIN FT	\$300.00	\$166,500.00	1104	(549.00)		
precast steps, 12x36				104.00	LIN FT	\$325.00	\$33,800.00	0	104.00		
precast steps, 18x12				178.00	LIN FT	\$350.00	\$62,300.00	0	178.00		
CIP steps, on deck, excl handrails				0.00	SQ FT	\$82.00	\$0.00	0	0.00		
60" tall aluminum safety fence				510.00	LIN FT	\$80.00	\$40,800.00	0	510.00		
1.5" OD steel handrail				238.00	LIN FT	\$80.00	\$19,040.00	90	158.00		
deciduous tree on grade				164.00	EACH	\$850.00	\$139,400.00	164	0.00		
deciduous tree on garage deck				66.00	EACH	\$1,000.00	\$66,000.00	66	0.00		
tree anchors, trees on garage deck				57.00	EACH	\$1,000.00	\$57,000.00	57	0.00		
tree grate on grade				0.00	EACH	\$1,750.00	\$0.00	32	(32.00)		
tree grate on garage deck				0.00	EACH	\$2,000.00	\$0.00	13	(13.00)		
Irrigation allowance				1.00	LUMP	\$150,000.00	\$150,000.00	1	0.00		
Import/Place Topsoil, on grade, 6" in all unbuiltpaved area				9,369.00	CUB YD	\$42.00	\$393,498.00	10546	(1,177.00)		
planting soil, trees on grade, 2 CY per tree				328.00	CUB YD	\$60.00	\$19,680.00	328	0.00		
planting soil, garage deck pits and planters, 36" avg depth				1,751.00	CUB YD	\$60.00	\$105,060.00	1751	0.00		
planter bed subdrainage on garage deck				15,754.00	SQ FT	\$2.00	\$31,508.00	15754	0.00		
silva cell units: 8 per tree on deck; excl soil				528.00	EACH	\$400.00	\$211,200.00	0	528.00		
concrete surface on garage deck, 7.375" depth				6,650.00	SQ FT	\$5.00	\$33,250.00	37521	(30,871.00)		
agg surface, 2" decomp. granite over 6" agg base				4,885.00	SQ FT	\$21.00	\$102,585.00	0	4,885.00		
sodded lawn on levee plaza				9,980.00	SQ FT	\$2.00	\$19,960.00	0	9,980.00		
12" engineered soil at lawn on deck				370.00	CUB YD	\$54.00	\$19,980.00	0	370.00		
sodded lawn, Russell Street				14,804.00	SQ FT	\$2.00	\$29,608.00	9502	5,302.00		
12" painted stop bar				240.00	LIN FT	\$6.00	\$1,440.00	224	16.00		
12" painted crosswalk piano keys				1,454.00	LIN FT	\$6.00	\$8,724.00	1536	(82.00)		
painted arrow				26.00	EACH	\$125.00	\$3,250.00	0	26.00		
street level tables/4 seats, at grade				18.00	EACH	\$2,500.00	\$45,000.00	18.00	0.00		
table/4 chair, on garage deck				98.00	EACH	\$2,500.00	\$245,000.00	98.00	0.00		
table/6 chair, on garage deck				9.00	EACH	\$3,500.00	\$31,500.00	9.00	0.00		
allowance for other site furnishings				1.00	LUMP	\$100,000.00	\$100,000.00	1.00	0.00		
decorative bollards				72.00	EACH	\$1,750.00	\$126,000.00	136.00	(64.00)		
subtotal: LANDSCAPES/GARAGE DECK FEATURES							\$4,165,453.00			\$6,214,439.00	(\$2,048,986.00)
SUBTOTAL, DIRECT CONSTRUCTION COSTS:							\$15,981,797.20			\$17,273,103.00	
GENERAL CONDITIONS (18 month duration)				Quantity	Unit	Unit Cost	Total	SD quan	DD-SD quan. delta	SD cost	DD-SD cost delta
Temporary Construction Fence				4,200.00	LIN FT	\$40.00	\$168,000.00	4,200.00	0.00	\$168,000.00	\$0.00
Contractor's Laydown/Trailer Pad (12" agg/geotex)				7,200.00	SQ FT	\$6.00	\$43,200.00	7,200.00	0.00	\$43,200.00	\$0.00
Temporary Office (onsite)				18.00	MONTH	\$5,000.00	\$90,000.00	18.00	0.00	\$90,000.00	\$0.00
Temporary Utility Usage				18.00	MONTH	\$500.00	\$9,000.00	18.00	0.00	\$9,000.00	\$0.00
Contractor's Home Office Contribution				18.00	MONTH	\$1,000.00	\$18,000.00	18.00	0.00	\$18,000.00	\$0.00
Project Engineer, 160 HR/MONTH				2,880.00	HOUR	\$100.00	\$288,000.00	2,880.00	0.00	\$288,000.00	\$0.00
Project Manager, 160 HR/MONTH				2,880.00	HOUR	\$125.00	\$360,000.00	2,880.00	0.00	\$360,000.00	\$0.00
Project Clerk, 160 HR/MONTH				2,880.00	HOUR	\$75.00	\$216,000.00	2,880.00	0.00	\$216,000.00	\$0.00
Premium on Performance Bond				1.50%		\$15,981,797.20	\$239,726.96			\$259,096.55	(\$19,369.59)
Surveying and Layout, 40 HR/MONTH				720.00	HOUR	\$200.00	\$144,000.00	720.00	0.00	\$144,000.00	\$0.00
Maintenance of Traffic				18.00	MONTH	\$5,000.00	\$90,000.00	18.00	0.00	\$180,000.00	(\$90,000.00)
subtotal: GENERAL CONDITIONS (18 month duration)							\$1,665,926.96			\$1,775,296.55	(\$109,369.59)
GCs as a percentage of cost							10.42%				

DD SUMMARY	Subtotal	percent of total
SITE DEMO	\$91,400.00	0.52%
EROSION CONTROL	\$107,010.00	0.61%
EARTHWORK	\$2,890,854.50	16.38%
HARD SURFACES - PAVEMENTS	\$1,887,003.70	10.69%
STORMWATER DRAINAGE	\$649,608.00	3.68%
SANITARY SEWER	\$1,272,188.00	7.21%
WATER SERVICE	\$941,500.00	5.33%
ELEC/TELECOM/SITE LIGHTING	\$3,976,780.00	22.53%
LANDSCAPES/GARAGE DECK FEATURES	\$4,165,453.00	23.60%
GENERAL CONDITIONS (18 month duration)	\$1,665,926.96	9.44%
subtotal, construction costs	\$17,647,724.16	100.00%
design contingency, 10%, DD level of design	\$1,764,772.42	
escalation, 1.00% per month to Mar 2025	\$2,911,874.49	
Total Estimated Cost, DD level of design	\$22,324,371.06	

SD SUMMARY	Subtotal	percent of total
SITE DEMO	\$91,400.00	0.48%
EROSION CONTROL	\$110,076.00	0.58%
EARTHWORK	\$2,586,129.00	13.58%
HARD SURFACES - PAVEMENTS	\$3,624,369.00	19.03%
STORMWATER DRAINAGE	\$640,372.00	3.36%
SANITARY SEWER	\$587,788.00	3.09%
WATER SERVICE	\$468,730.00	2.46%
ELEC/TELECOM/SITE LIGHTING	\$2,949,800.00	15.49%
LANDSCAPES/GARAGE DECK FEATURES	\$6,214,439.00	32.62%
GENERAL CONDITIONS (18 month duration)	\$1,775,296.55	9.32%
subtotal, construction costs	\$19,048,399.55	100.00%
design contingency, 15%, SD level of design	\$2,857,259.93	
escalation, 1% per month to Jan 2024	\$2,666,775.94	
Total Estimated Cost, SD level of design	\$24,572,435.42	

includes:
PW labor rates
2023 Q2 work
disposal fees on all demolition work
sales taxes on new materials

excludes:
design contingency
owner's soft costs incl design, legal, and real estate costs
utility connection (tap) fees
buildings and structures (parking garage)

please note:
allowances are as noted for items for which no vendor pricing was received or for which no other pricing data was available