

**DILLON PINES CONDOMINIUMS**

Summit County, Colorado  
 Engineer's Opinion of Probable Cost

Date: April 30, 2026  
 Prepared by: CP



**DILLON PINES RE-PAVING AND SEWER IMPROVEMENTS**

					A-Peak Asphalt		Columbine		GM Excavation		DCPS		
ITEM	DESCRIPTION	Quantity	Units	Unit Price	Total	General		General		General		General	
1	<b>General</b>												
	Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 3,000.00	\$ 3,000.00	\$ 44,000.00	\$ 44,000.00	\$ 8,000.00	\$ 8,000.00	\$ 157,500.00	\$ 157,500.00
	<b>Demolition</b>												
2	Demolish and Dispose of Asphalt Parking Lot	18493	SF	\$ 1.60	\$ 29,588.80	\$ 1.10	\$ 20,342.30	\$ 1.60	\$ 29,588.80	\$ 4.00	\$ 73,972.00	\$ 3.85	\$ 71,198.05
3	Demolish existing concrete retaining wall. (Units 75-125)	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 2,800.00	\$ 2,800.00	\$ 8,350.00	\$ 8,350.00	\$ 9,500.00	\$ 9,500.00	\$ 12,142.00	\$ 12,142.00
4	Demolish existing wood wall along La Bonte	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 800.00	\$ 800.00	\$ 1,350.00	\$ 1,350.00	\$ 4,500.00	\$ 4,500.00	\$ 1,714.29	\$ 1,714.29
5	Traffic Control	1	LF	\$ 10,000.00	\$ 10,000.00	\$ 13,500.00	\$ 13,500.00	\$ 15,500.00	\$ 15,500.00	\$ 7,000.00	\$ 7,000.00	\$ 28,571.43	\$ 28,571.43
	<b>Site Work</b>												
6	Remove Trees	2	EA	\$ 600.00	\$ 1,200.00	\$ 950.00	\$ 1,900.00	\$ 850.00	\$ 1,700.00	\$ 1,500.00	\$ 3,000.00	\$ 714.29	\$ 1,428.58
7	Relocate Shed	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 2,250.00	\$ 2,250.00	\$ 1,800.00	\$ 1,800.00	\$ 7,142.86	\$ 7,142.86
	<b>Paving and Grading</b>												
8	Excavation	439	CY	\$ 25.00	\$ 10,964.66	\$ 17.09	\$ 7,495.44	\$ 22.50	\$ 9,868.19	\$ 140.00	\$ 61,460.00	\$ 57.20	\$ 25,087.14
9	Export	425	CY	\$ 48.00	\$ 20,380.15	\$ 17.90	\$ 7,600.10	\$ 43.50	\$ 18,469.51	\$ 55.00	\$ 23,375.00	\$ 128.57	\$ 54,589.08
10	Fine Grading	22,511	SF	\$ 1.50	\$ 33,766.50	\$ 1.59	\$ 35,792.49	\$ 0.55	\$ 12,381.05	\$ 0.80	\$ 18,008.80	\$ 0.22	\$ 4,952.42
11	Subgrade Preparation & Compaction	19,862	SF	\$ 1.00	\$ 19,862.00	\$ 0.56	\$ 11,122.72	\$ 0.45	\$ 8,937.90	\$ 1.50	\$ 29,793.00	\$ 1.79	\$ 35,552.98
12	Furnish & Install 4" Asphalt Paving	483	TON	\$ 240.00	\$ 115,804.44	\$ 228.09	\$ 110,057.65	\$ 221.00	\$ 106,743.00	\$ 215.00	\$ 103,845.00	\$ 386.50	\$ 186,493.41
13	Furnish & Install 6" Class G Aggregate Base Course	662	TON	\$ 65.00	\$ 43,034.33	\$ 95.62	\$ 63,306.81	\$ 98.00	\$ 64,876.00	\$ 85.00	\$ 56,270.00	\$ 71.43	\$ 47,291.42
14	Furnish and Install Boulder Retaining Wall	369	FF	\$ 105.00	\$ 38,745.00	\$ 75.00	\$ 27,675.00	\$ 29.50	\$ 10,885.50	\$ 90.00	\$ 33,210.00	\$ 53.57	\$ 19,767.33
15	Furnish and Install 2' Wide Curb and Gutter	84	LF	\$ 55.00	\$ 4,620.00	\$ 51.53	\$ 4,328.52	\$ 72.00	\$ 6,048.00	\$ 85.00	\$ 7,140.00	\$ 87.86	\$ 7,380.24
16	Furnish and Install 4' Wide Valley Drain Pan	257	LF	\$ 148.00	\$ 38,036.00	\$ 58.12	\$ 14,936.84	\$ 73.00	\$ 18,761.00	\$ 90.00	\$ 23,130.00	\$ 87.86	\$ 22,580.02
17	Topsail & Seed	2,649	SF	\$ 4.00	\$ 10,596.00	\$ 0.87	\$ 2,304.63	\$ 4.00	\$ 10,596.00	\$ 8.00	\$ 21,192.00	\$ 2.86	\$ 7,576.14
18	Erosion Control	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 4,700.00	\$ 4,700.00	\$ 9,300.00	\$ 9,300.00	\$ 4,500.00	\$ 4,500.00	\$ 10,000.00	\$ 10,000.00
19	Furnish and install sidewalk on La Bonte	240	SF	\$ 25.00	\$ 6,000.00	\$ 12.00	\$ 2,880.00	\$ 16.50	\$ 3,960.00	\$ 60.00	\$ 14,400.00	\$ 39.29	\$ 9,429.60
20	Furnish and install sidewalk at units 1N and 2N	280	SF	\$ 25.00	\$ 7,000.00	\$ 12.00	\$ 3,360.00	\$ 16.50	\$ 4,620.00	\$ 60.00	\$ 16,800.00	\$ 36.43	\$ 10,200.40
21	Furnish and install 6" concrete shed pad	80	SF	\$ 25.00	\$ 2,000.00	\$ 14.00	\$ 1,120.00	\$ 16.50	\$ 1,320.00	\$ 120.00	\$ 9,600.00	\$ 59.00	\$ 4,720.00
22	Furnish and install parking lot striping	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 1,375.00	\$ 1,375.00	\$ 1,400.00	\$ 1,400.00	\$ 7,800.00	\$ 7,800.00	\$ 5,714.29	\$ 5,714.29
	<b>Utilities</b>												
23	Furnish and Install 6" SDR-26 PVC Sewer Pipe	110	LF	\$ 120.00	\$ 13,200.00	\$ 107.28	\$ 11,800.80	\$ 138.00	\$ 15,180.00	\$ 245.00	\$ 26,950.00	\$ 285.71	\$ 31,428.10
24	Furnish and Install 48" manhole complete	1	EA	\$ 4,500.00	\$ 4,500.00	\$ 7,200.00	\$ 7,200.00	\$ 11,900.00	\$ 11,900.00	\$ 8,000.00	\$ 8,000.00	\$ 21,428.57	\$ 21,428.57
25	Furnish and Install 6" PVC Cleanouts	3	EA	\$ 900.00	\$ 2,700.00	\$ 850.00	\$ 2,550.00	\$ 1,300.00	\$ 3,900.00	\$ 600.00	\$ 1,800.00	\$ 857.14	\$ 2,571.42
26	Furnish and Install 6" PVC to 4" cast iron adapter	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 300.00	\$ 300.00	\$ 750.00	\$ 750.00	\$ 1,200.00	\$ 1,200.00	\$ 1,071.43	\$ 1,071.43
27	Remove and Dispose of Existing Fire Hydrant. Remove and Dispose of Asphalt to Centerline of Street. Remove and dispose of sidewalk.	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 12,650.00	\$ 12,650.00	\$ 10,200.00	\$ 10,200.00	\$ 3,500.00	\$ 3,500.00	\$ 12,857.14	\$ 12,857.14
28	New Fire Hydrant (FOB) Materials Only	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 7,100.00	\$ 7,100.00	\$ 8,500.00	\$ 8,500.00	\$ 6,000.00	\$ 6,000.00	\$ 20,714.29	\$ 20,714.29
29	Install New Fire Hydrant Assembly. Patch Street to Centerline of Road	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 12,650.00	\$ 12,650.00	\$ 10,350.00	\$ 10,350.00	\$ 9,000.00	\$ 9,000.00	\$ 21,428.57	\$ 21,428.57
30	TV Inspection of sewer	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 800.00	\$ 800.00	\$ 4,700.00	\$ 4,700.00	\$ 2,500.00	\$ 2,500.00	\$ 3,714.29	\$ 3,714.29
31	Furnish and install striping along La Bonte	20	LF	\$ 200.00	\$ 4,000.00	\$ 17.50	\$ 350.00	\$ 20.00	\$ 400.00	\$ 800.00	\$ 800.00	\$ 285.71	\$ 5,714.20
	<b>Construction Subtotal</b>				<b>\$502,197.89</b>								
	Contingency @ 20% (ground conditions, discovered utilities etc)			20%	\$100,440.00								
	Engineer's Construction Administration			3%	\$15,066.00								
	Construction Staking and Control			2%	\$10,044.00					Calculated Value	\$ 598,045.80		
	Material Testing			1%	\$5,022.00								
	<b>Engineer's Estimate Grand Total</b>				<b>\$632,769.89</b>	<b>A-Peak Bid</b>	<b>\$ 396,298.30</b>	<b>Columbine Bid</b>	<b>\$ 456,784.95</b>	<b>GM Bid</b>	<b>\$ 605,245.80</b>	<b>DCPS Bid</b>	<b>\$ 851,959.69</b>

					Alternate Items		Alternate Items		Alternate Items		Alternate Items		
32	Potholing	30	HR	\$ 500.00	\$ 15,000.00	\$ 175.00	\$ 1,750.00	\$ 325.00	\$ 9,750.00	\$ 210.00	\$ 6,300.00	\$ 714.33	\$ 21,429.90
33	Remove and Replace Sidewalk in Dillon Pines (Units 1S-12S)	950	SF	\$ 25.00	\$ 23,750.00	\$ 18.00	\$ 17,100.00	\$ 25.00	\$ 23,750.00	\$ 35.00	\$ 33,250.00	\$ 38.57	\$ 36,641.50
34	Remove and reassemble deck stairs. Install temporary railing Unit 1N and 2N	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 350.00	\$ 700.00	\$ 15,000.00	\$ 30,000.00	\$ 3,500.00	\$ 7,000.00	\$ 13,571.50	\$ 27,143.00
						Timberline East side of pan Demo entrance	\$ 4,804.20						
						Timberline East of pan Furnish C16, Install, Finish grade 6" RB	\$ 7,775.61						
						Timberline East side of pan. Asphalt Pave at 4"	\$ 9,033.60						
						Furnish & Install sidewalk inc. On La Bonte	\$ 2,880.00						
					<b>Bid Alternate Subtotal</b>	<b>\$ 42,750.00</b>							
							\$ 44,043.41		\$ 56,700.00		\$ 43,050.00		\$ 85,214.40
					<b>Bid Total With Alternate</b>	<b>\$ 675,519.89</b>		\$ 440,341.71		\$ 513,484.95		\$ 648,295.80	\$ 937,174.09

Credit if Contractor Provides Survey \$ (6,800.00)