



**CONCEPTUAL PLAN**  
**551 Shropshire Avenue**  
**& 572 Pemberton Street**  
 Lexington, Kentucky  
 January 26, 2021

SUMMARY	
DAYCARE	11,000 SF, 64 STUDENTS
RESIDENTIAL	
TOWNHOUSES	4
SINGLE FAMILY	11

SCALE: 1" = 50'-0"

**Barrett Partners, Inc.**  
 PLANNING AND LANDSCAPE ARCHITECTURE  
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Jan. 13, 2021

**LHA - 551 Shropshire Ave. Public Improvements Construction Cost Opinion & Day Care**

Item No.	Quantity	Units	Description	Unit Cost	Total Cost
1	9,500.00	CY	Site Grading	\$18.00	\$171,000.00
2	2,023.00	SY	Access ESM'T 1" Bituminous Surface	\$8.25	\$16,689.75
3	350.00	TN	Access ESM'T 3" Bituminous Base	\$125.00	\$43,750.00
4	1,012.00	TN	Access ESM'T 9" DGA	\$26.50	\$26,818.00
5	12.00	CY	Two Entrance Apons	\$250.00	\$3,000.00
6	995.00	SY	Day Care 1" Bituminous Surface	\$8.25	\$8,208.75
7	114.00	TN	Day Care 2" Bituminous Base	\$125.00	\$14,250.00
8	441.00	TN	Day Care 8" DGA	\$26.50	\$11,686.50
9	1,401.00	LF	Access ESM'T Curb & Gutter	\$22.50	\$31,522.50
10	552.00	LF	Day Care Curb & Gutter	\$22.50	\$12,420.00
11	342.00	LF	Day Care Parking Stripes	\$1.50	\$513.00
12	2.00	EA	Day Care HC Thermo Plastic Symbols	\$500.00	\$1,000.00
13	120.00	LF	Day Care HC Thermo Plastic Stripes	\$5.50	\$660.00
14	18.00	SF	Day Care HC Tictile Warning	\$220.00	\$3,960.00
15	1.00	EA	Remove Ex. Sanitary MH	\$750.00	\$750.00
16	4.00	EA	4' Dia. Saniatry MH	\$3,000.00	\$12,000.00
17	600.00	LF	8" PVC Sanitary Sewer Pipe	\$45.00	\$27,000.00
18	12.00	EA	8"x6" Sanitary Tees	\$150.00	\$1,800.00
19	12.00	EA	Sanitary Two Way Clean Outs	\$600.00	\$7,200.00
20	60.00	LF	6" PVC Sanitary Sewer Lateral	\$26.00	\$1,560.00
21	3.00	EA	San. MH for Relocated Sanitary Sewer	\$2,600.00	\$7,800.00
22	122.00	LF	8" PVC Sanitary Sewer Pipe	\$45.00	\$5,490.00
23	2.00	EA	Connect to Ex. Saniatry Sewer	\$1,000.00	\$2,000.00
24	4.00	EA	Storm Inlets Type "B"	\$2,750.00	\$11,000.00
25	1.00	EA	4' DIA Storm MH	\$3,000.00	\$3,000.00
26	256.00	LF	18" RCP Storm Pipe	\$55.00	\$14,080.00
27	510.00	LF	15" RCP Storm Pipe	\$45.00	\$22,950.00
28	2.00	EA	Day Care Storm Inlets Type "B"	\$2,750.00	\$5,500.00
29	148.00	LF	Day Care 15" RCP Storm Pipe	\$45.00	\$6,660.00
30	94.00	SY	Remove & Replace 6.5' Sidewalk	\$65.00	\$6,110.00
31	130.00	LF	Remove and Replace Conc. Curb and Gutter	\$38.00	\$4,940.00
32	107.00	SY	Conc. 6.5' Sidewalk	\$45.00	\$4,815.00
33	1800.00	LF	Silt Fence	\$5.50	\$9,900.00
34	5.00	TN	Stone Construction Entrance	\$45.00	\$225.00
35	225.00	SY	Filter Fabric	\$7.00	\$1,575.00
36	1.00	LS	8" Water Line	\$80,000.00	\$80,000.00
37	3000	LF	2" Conduit, Electric, Telephone & TV	\$16.50	\$49,500.00
38	1	LS	Gas Line Extension	No Information	
39	2.25	Acre	Seed and Protect	\$2,000.00	\$4,500.00
40	1	LS	Weekly Soil Erosion Control Inspections	\$2,500.00	\$2,500.00
			Subtotal		\$638,333.50
			15% Contingency		\$95,750.03
			<b>Total</b>		<b>\$734,083.53</b>

Jan. 13, 2021

**LHA - 572 Pemberton Street Townhome Site Construction Cost Opinion**

Item No.	Quantity	Units	Description	Unit Cost	Total Cost
1	820.00	SY	Remove Ex. Pavement	\$11.00	\$9,020.00
2	107.00	SY	Remove & Replace 4' Sidewalk	\$65.00	\$6,955.00
3	241.00	LF	Remove & Replace Conc. Curb & Gutter	\$38.00	\$9,158.00
4	1.25	CY	Remove Existing Entrance Apron	\$500.00	\$625.00
5	1.00	EA	Remove Existing Sanitary MH	\$750.00	\$750.00
6	3.00	EA	4' Dia. Sanitary MH	\$3,000.00	\$9,000.00
7	82.00	LF	8" DI Sanitary Pipe	\$75.00	\$6,150.00
8	37.00	LF	6" DI Sanitary Lateral	\$65.00	\$2,405.00
9	4.00	EA	Two Way Clean Outs	\$600.00	\$2,400.00
10	2.00	EA	8"x6" Sanitary DI Tees	\$300.00	\$600.00
11	6.00	CY	Conc. Entrance Apron	\$250.00	\$1,500.00
12	450.00	CY	Site Grading	\$18.00	\$8,100.00
13	256.00	SY	1" Bituminous Surface	\$8.25	\$2,112.00
14	30.00	TN	2" Bituminous Base	\$125.00	\$3,750.00
15	118.00	TN	DGA	\$26.50	\$3,127.00
16	108.00	LF	Parking Stripes	\$1.50	\$162.00
17	24.00	LF	2' Trench Drain	\$250.00	\$6,000.00
18	10.00	LF	3" Pipe	\$10.00	\$100.00
19	188.00	LF	Conc. Curb & Gutter	\$22.50	\$4,230.00
20	19.50	SY	Filter Fabric	\$7.00	\$136.50
21	60.00	TN	Stone Construction Entrance	\$45.00	\$2,700.00
22	475.00	LF	Silt Fence	\$5.50	\$2,612.50
23	4.00	EA	Water Service	\$1,500.00	\$6,000.00
24	4.00	EA	Gas Service	\$1,500.00	\$6,000.00
25	4.00	EA	Electric Service	\$2,500.00	\$10,000.00
26	4.00	EA	Telephone Service	\$1,000.00	\$4,000.00
27	4.00	EA	Cable TV & Internet Service	\$1,000.00	\$4,000.00
28	36.00	SY	5' Conc. Sidewalk	\$56.00	\$2,016.00
29	94.00	SY	Remove & Replace 6.5' Sidewalk	\$65.00	\$6,110.00
30	130.00	LF	Remove and Replace Conc. Curb and Gutter	\$38.00	\$4,940.00
31	0.20	Acre	Seed and Protect	\$2,000.00	\$400.00
32	1	LS	Weekly Soil Erosion Control Inspections	\$1,000.00	\$1,000.00
				Subtotal	\$126,059.00
				15% Contingency	\$18,908.85
				<b>Total</b>	<b>\$144,967.85</b>