

## APPENDIX B: COST OPINIONS

### DETAILED COST OPINIONS CREATED BY JEO CONSULTING GROUP

Road Raise (elev. 932 ft)

Alternative 2B (elev. 932 ft)

Alternative 2C (elev. 932 ft)

Alternative 2D (elev. 932 ft)

Alternative 2E (elev. 932 ft)

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**ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST**

Riverton Road Flood Mitigation Study

Riverton, Iowa

JEO Project No. 181676.00

Date Prepared:

June 15, 2022



**ESTIMATE OF QUANTITIES**

Item #	Description	Unit	Quantity	Unit Price	Total
<b>GROUP A - GENERAL ITEMS - ROAD RAISE #1 - 932</b>					
1.	Mobilization	LS	1	\$898,000.00	\$898,000
2.	Bonding and Insurance	LS	1	\$300,000.00	\$300,000
3.	Temporary Traffic Control Measures	LS	1	\$50,000.00	\$50,000
4.	Erosion Control	LS	1	\$100,000.00	\$100,000
5.	Material Borrow Site Measures & Mitigation Allowance	LS	1	\$200,000.00	\$200,000
6.	Environmental Impact Mitigation Allowance	LS	1	\$50,000.00	\$50,000
7.	Storm Drainage Allowance	LS	1	\$50,000.00	\$50,000
8.	Utility Conflict Resolution Allowance	LS	1	\$50,000.00	\$50,000
Construction Subtotal Group A					\$1,698,000
Contingency 15%					\$254,700
<b>Total Opinion of Construction Cost - Group A</b>					<b>\$1,952,700</b>

<b>GROUP B - WEST ROADWAY SECTION</b>					
1.	Clearing and Grubbing	ACRE	4.4	\$10,000.00	\$44,000
2.	Earthwork Measured in Embankment	CY	144,000	\$25.00	\$3,600,000
3.	7" Concrete Pavement	SY	8,533	\$70.00	\$597,333
4.	Subbase	SY	9,387	\$8.00	\$75,093
5.	Subgrade Preparation	SY	9,387	\$27.00	\$253,440
6.	Remove Pavement	SY	8,533	\$12.00	\$102,400
7.	Gravel Surface Course	TONS	2,300	\$45.00	\$103,500
8.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000
9.	Pavement Marking	LF	3,200	\$15.00	\$48,000
10.	Seeding, Fertilizer and Mulch	ACRE	19	\$3,500.00	\$65,098
Construction Subtotal Group B					\$4,993,870
Contingency 15%					\$749,090
<b>Total Opinion of Construction Cost - Group B</b>					<b>\$5,742,960</b>

<b>GROUP C - MIDDLE ROADWAY SECTION</b>					
1.	Clearing and Grubbing	ACRE	9.2	\$10,000.00	\$92,000
2.	Earthwork Measured in Embankment	CY	136,000	\$25.00	\$3,400,000
3.	7" Concrete Pavement	SY	13,333	\$70.00	\$933,333
4.	Subbase	SY	14,667	\$8.00	\$117,333
5.	Subgrade Preparation	SY	14,667	\$27.00	\$396,000
6.	Remove Pavement	SY	13,333	\$12.00	\$160,000
7.	Gravel Surface Course	TONS	3,600	\$45.00	\$162,000
8.	Driveway/Field Access Reconstruction	EA	5	\$35,000.00	\$175,000
9.	Pavement Marking	LF	5,000	\$15.00	\$75,000
10.	Concrete Box Culvert Extensions	LS	1	\$75,000.00	\$75,000
11.	Seeding, Fertilizer and Mulch	ACRE	24	\$3,500.00	\$84,520
Construction Subtotal Group C					\$5,670,190
Contingency 15%					\$850,530
<b>Total Opinion of Construction Cost - Group C</b>					<b>\$6,520,720</b>

<b>GROUP D - EAST ROADWAY SECTION</b>					
1.	Clearing and Grubbing	ACRE	3	\$10,000.00	\$25,000
2.	Earthwork Measured in Embankment	CY	15,000	\$25.00	\$375,000
3.	7" Concrete Pavement	SY	2,267	\$70.00	\$158,667
4.	Subbase	SY	2,493	\$8.00	\$19,947
5.	Subgrade Preparation	SY	2,493	\$27.00	\$67,320
6.	Remove Pavement	SY	2,267	\$12.00	\$27,200
7.	Gravel Surface Course	TONS	600	\$45.00	\$27,000
8.	Pavement Marking	LF	850	\$15.00	\$12,750
9.	Concrete Box Culvert Extensions	LS	1	\$75,000.00	\$75,000
10.	Seeding, Fertilizer and Mulch	ACRE	5	\$3,500.00	\$16,468
Construction Subtotal Group D					\$804,360
Contingency 15%					\$120,660
<b>Total Opinion of Construction Cost - Group D</b>					<b>\$925,020</b>

Construction Subtotal - All Groups					\$13,166,420
Contingency - All Groups					\$1,974,980
<b>Total Opinion of Construction Cost - All Groups</b>					<b>\$15,141,400</b>

<b>PROFESSIONAL SERVICES</b>					
1.	Property Acquisition	TBD			
2.	Design Services (Engineering, Survey, Permitting)	15%			\$2,271,210
3.	Overhead (Legal, Fiscal, Etc.)	2%			\$302,830
4.	Geotechnical & Material Testing Services	LS			\$150,000
Subtotal Professional Services					\$2,724,040
<b>Total Opinion of Project Cost</b>					<b>\$17,865,440</b>

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

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Riverton Road Flood Mitigation Study

Riverton, Iowa

JEO Project No. 181676.00

Date Prepared:

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**ESTIMATE OF QUANTITIES**

Item #	Description	Unit	Quantity	Unit Price	Total	
<b>GROUP A - GENERAL ITEMS - ALTERNATIVE 2B - 932</b>						
1.	Mobilization	LS	1	\$781,000.00	\$781,000	
2.	Bonding and Insurance	LS	1	\$261,000.00	\$261,000	
3.	Temporary Traffic Control Measures	LS	1	\$50,000.00	\$50,000	
4.	Erosion Control	LS	1	\$100,000.00	\$100,000	
5.	Material Borrow Site Measures & Mitigation Allowance	LS	1	\$200,000.00	\$200,000	
6.	Environmental Impact Mitigation Allowance	LS	1	\$50,000.00	\$50,000	
7.	Storm Drainage Allowance	LS	1	\$50,000.00	\$50,000	
8.	Utility Conflict Resolution Allowance	LS	1	\$50,000.00	\$50,000	
				Construction Subtotal	Group A	\$1,542,000
				Contingency	15%	\$231,300
				<b>Total Opinion of Construction Cost - Group A</b>		<b>\$1,773,300</b>
<b>GROUP B - WEST LEVEE SECTION</b>						
1.	Clearing and Grubbing	ACRE	4.7	\$10,000.00	\$47,000	
2.	Earthwork Measured in Embankment	CY	211,750	\$25.00	\$5,293,750	
3.	Earthwork Measured in Embankment, Local Borrow	CY	46,250	\$5.00	\$231,250	
4.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000	
5.	Seeding, Fertilizer and Mulch	ACRE	26	\$3,500.00	\$89,670	
				Construction Subtotal	Group B	\$5,766,670
				Contingency	15%	\$865,010
				<b>Total Opinion of Construction Cost - Group B</b>		<b>\$6,631,680</b>
<b>GROUP C - MIDDLE LEVEE SECTION</b>						
1.	Clearing and Grubbing	ACRE	9.6	\$10,000.00	\$96,000	
2.	Earthwork Measured in Embankment	CY	20,750	\$25.00	\$518,750	
3.	Earthwork Measured in Embankment, Local Borrow	CY	46,250	\$5.00	\$231,250	
4.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000	
5.	Concrete Box Culvert Extensions	LS	1	\$75,000.00	\$75,000	
6.	Seeding, Fertilizer and Mulch	ACRE	28	\$3,500.00	\$96,419	
				Construction Subtotal	Group C	\$1,122,420
				Contingency	15%	\$168,370
				<b>Total Opinion of Construction Cost - Group C</b>		<b>\$1,290,790</b>
<b>GROUP D - LEVEE REMOVAL</b>						
1.	Clearing and Grubbing	ACRE	10.7	\$10,000.00	\$107,000	
2.	Excavation, Established Quantity, Spoil	CY	92,500	\$20.00	\$1,850,000	
3.	Excavation, Established Quantity, Salvage	CY	92,500	\$10.00	\$925,000	
4.	Seeding, Fertilizer and Mulch	ACRE	37	\$3,500.00	\$129,201	
				Construction Subtotal	Group E	\$3,011,210
				Contingency	15%	\$451,690
				<b>Total Opinion of Construction Cost - Group E</b>		<b>\$3,462,900</b>
				Construction Subtotal - All Groups		\$11,442,300
				Contingency		\$1,716,370
				<b>Total Opinion of Construction Cost - All Groups</b>		<b>\$13,158,670</b>
<b>PROFESSIONAL SERVICES</b>						
1.	Property Acquisition			TBD		
2.	Design Services (Engineering, Survey, Permitting)			15%	\$1,973,800	
3.	Overhead (Legal, Fiscal, Etc.)			2%	\$263,170	
4.	Geotechnical & Material Testing Services			LS	\$150,000	
				Subtotal Professional Services		\$2,386,970
				<b>Total Opinion of Project Cost</b>		<b>\$15,545,640</b>

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**ESTIMATE OF QUANTITIES**

Item #	Description	Unit	Quantity	Unit Price	Total	
<b>GROUP A - GENERAL ITEMS - ALTERNATIVE 2C - 932</b>						
1.	Mobilization	LS	1	\$559,000.00	\$559,000	
2.	Bonding and Insurance	LS	1	\$187,000.00	\$187,000	
3.	Temporary Traffic Control Measures	LS	1	\$50,000.00	\$50,000	
4.	Erosion Control	LS	1	\$100,000.00	\$100,000	
5.	Material Borrow Site Measures & Mitigation Allowance	LS	1	\$200,000.00	\$200,000	
6.	Environmental Impact Mitigation Allowance	LS	1	\$50,000.00	\$50,000	
7.	Storm Drainage Allowance	LS	1	\$50,000.00	\$50,000	
8.	Utility Conflict Resolution Allowance	LS	1	\$50,000.00	\$50,000	
				Construction Subtotal	Group A	\$1,246,000
				Contingency	15%	\$186,900
				<b>Total Opinion of Construction Cost - Group A</b>		<b>\$1,432,900</b>
<b>GROUP B - WEST ROADWAY SECTION</b>						
1.	Clearing and Grubbing	ACRE	4.7	\$10,000.00	\$47,000	
2.	Earthwork Measured in Embankment	CY	145,800	\$25.00	\$3,645,000	
3.	7" Concrete Pavement	SY	8,533	\$70.00	\$597,333	
4.	Subbase	SY	9,387	\$8.00	\$75,093	
5.	Subgrade Preparation	SY	9,387	\$15.00	\$140,800	
6.	Remove Pavement	SY	8,533	\$12.00	\$102,400	
7.	Gravel Surface Course	TONS	2,300	\$38.00	\$87,400	
8.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000	
9.	Pavement Marking	LF	3,200	\$15.00	\$48,000	
10.	Seeding, Fertilizer and Mulch	ACRE	19	\$3,500.00	\$65,098	
				Construction Subtotal	Group B	\$4,913,130
				Contingency	15%	\$736,970
				<b>Total Opinion of Construction Cost - Group B</b>		<b>\$5,650,100</b>
<b>GROUP C - MIDDLE LEVEE SECTION</b>						
1.	Clearing and Grubbing	ACRE	9.6	\$10,000.00	\$96,000	
2.	Earthwork Measured in Embankment	CY	66,700	\$25.00	\$1,667,500	
3.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000	
4.	Concrete Box Culvert Extensions	LS	1	\$75,000.00	\$75,000	
5.	Seeding, Fertilizer and Mulch	ACRE	28	\$3,500.00	\$96,419	
				Construction Subtotal	Group C	\$2,039,920
				Contingency	15%	\$305,990
				<b>Total Opinion of Construction Cost - Group C</b>		<b>\$2,345,910</b>
				Construction Subtotal - All Groups		\$8,199,050
				Contingency		\$1,229,860
				<b>Total Opinion of Construction Cost - All Groups</b>		<b>\$9,428,910</b>
<b>PROFESSIONAL SERVICES</b>						
1.	Property Acquisition			TBD		
2.	Design Services (Engineering, Survey, Permitting)			15%	\$1,414,340	
3.	Overhead (Legal, Fiscal, Etc.)			2%	\$188,580	
4.	Geotechnical & Material Testing Services			LS	\$150,000	
				Subtotal Professional Services		\$1,752,920
				<b>Total Opinion of Project Cost</b>		<b>\$11,181,830</b>

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Item #	Description	Unit	Quantity	Unit Price	Total
<b>GROUP A - GENERAL ITEMS - ALTERNATIVE 2D - 932</b>					
1.	Mobilization	LS	1	\$1,011,000.00	\$1,011,000
2.	Bonding and Insurance	LS	1	\$337,000.00	\$337,000
3.	Temporary Traffic Control Measures	LS	1	\$50,000.00	\$50,000
4.	Erosion Control	LS	1	\$100,000.00	\$100,000
5.	Material Borrow Site Measures & Mitigation Allowance	LS	1	\$200,000.00	\$200,000
6.	Environmental Impact Mitigation Allowance	LS	1	\$50,000.00	\$50,000
7.	Storm Drainage Allowance	LS	1	\$50,000.00	\$50,000
8.	Utility Conflict Resolution Allowance	LS	1	\$50,000.00	\$50,000
				Construction Subtotal Group A	\$1,848,000
				Contingency 15%	\$277,200
				<b>Total Opinion of Construction Cost - Group A</b>	<b>\$2,125,200</b>
<b>GROUP B - WEST ROADWAY SECTION</b>					
1.	Clearing and Grubbing	ACRE	4.7	\$10,000.00	\$47,000
2.	Earthwork Measured in Embankment	CY	145,800	\$25.00	\$3,645,000
3.	7" Concrete Pavement	SY	8,533	\$70.00	\$597,333
4.	Subbase	SY	9,387	\$8.00	\$75,093
5.	Subgrade Preparation	SY	9,387	\$15.00	\$140,800
6.	Remove Pavement	SY	8,533	\$12.00	\$102,400
7.	Gravel Surface Course	TONS	2,300	\$38.00	\$87,400
8.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000
9.	Pavement Marking	LF	3,200	\$15.00	\$48,000
10.	Seeding, Fertilizer and Mulch	ACRE	19	\$3,500.00	\$65,098
				Construction Subtotal Group B	\$4,913,130
				Contingency 15%	\$736,970
				<b>Total Opinion of Construction Cost - Group B</b>	<b>\$5,650,100</b>
<b>GROUP C - MIDDLE LEVEE SECTION</b>					
1.	Clearing and Grubbing	ACRE	9.6	\$10,000.00	\$96,000
2.	Earthwork Measured in Embankment	CY	66,700	\$25.00	\$1,667,500
3.	Concrete Box Culvert Extensions	LS	1	\$75,000.00	\$75,000
4.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000
5.	Seeding, Fertilizer and Mulch	ACRE	28	\$3,500.00	\$96,419
				Construction Subtotal Group C	\$2,039,920
				Contingency 15%	\$305,990
				<b>Total Opinion of Construction Cost - Group C</b>	<b>\$2,345,910</b>
<b>GROUP D - LEVEE REMOVAL</b>					
1.	Clearing and Grubbing	ACRE	10.7	\$10,000.00	\$107,000
2.	Excavation, Established Quantity, Spoil	CY	92,500	\$20.00	\$1,850,000
3.	Excavation, Established Quantity, Salvage	CY	92,500	\$10.00	\$925,000
4.	Seeding, Fertilizer and Mulch	ACRE	37	\$3,500.00	\$129,201
				Construction Subtotal Group D	\$3,011,210
				Contingency 15%	\$451,682
				<b>Total Opinion of Construction Cost - Group D</b>	<b>\$3,462,892</b>
<b>GROUP E - LEVEE BUILD</b>					
1.	Clearing and Grubbing	ACRE	10.0	\$10,000.00	\$100,000
2.	Earthwork Measured in Embankment	CY	92,500	\$25.00	\$2,312,500
3.	Earthwork Measured in Embankment, Local Borrow	CY	92,500	\$5.00	\$462,500
4.	Seeding, Fertilizer and Mulch	ACRE	37	\$3,500.00	\$129,201
				Construction Subtotal Group E	\$3,004,210
				Contingency 15%	\$450,640
				<b>Total Opinion of Construction Cost - Group E</b>	<b>\$3,454,850</b>
				Construction Subtotal - All Groups	\$14,816,470
				Contingency	\$2,222,482
				<b>Total Opinion of Construction Cost - All Groups</b>	<b>\$17,038,952</b>
<b>PROFESSIONAL SERVICES</b>					
1.	Property Acquisition	TBD			
2.	Design Services (Engineering, Survey, Permitting)	15%			\$2,555,840
3.	Overhead (Legal, Fiscal, Etc.)	2%			\$340,780
4.	Geotechnical & Material Testing Services	LS			\$150,000
				Subtotal Professional Services	\$3,046,620
				<b>Total Opinion of Project Cost</b>	<b>\$20,085,572</b>

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Item #	Description	Unit	Quantity	Unit Price	Total	
<b>GROUP A - GENERAL ITEMS - ALTERNATIVE 2E - 932</b>						
1.	Mobilization	LS	1	\$935,000.00	\$935,000	
2.	Bonding and Insurance	LS	1	\$312,000.00	\$312,000	
3.	Temporary Traffic Control Measures	LS	1	\$50,000.00	\$50,000	
4.	Erosion Control	LS	1	\$100,000.00	\$100,000	
5.	Material Borrow Site Measures & Mitigation Allowance	LS	1	\$200,000.00	\$200,000	
6.	Environmental Impact Mitigation Allowance	LS	1	\$50,000.00	\$50,000	
7.	Storm Drainage Allowance	LS	1	\$50,000.00	\$50,000	
8.	Utility Conflict Resolution Allowance	LS	1	\$50,000.00	\$50,000	
				Construction Subtotal	Group A	\$1,747,000
				Contingency	15%	\$262,050
				<b>Total Opinion of Construction Cost - Group A</b>		<b>\$2,009,050</b>
<b>GROUP B - WEST ROADWAY SECTION</b>						
1.	Clearing and Grubbing	ACRE	4.7	\$10,000.00	\$47,000	
2.	Earthwork Measured in Embankment	CY	145,800	\$25.00	\$3,645,000	
3.	7" Concrete Pavement	SY	8,533	\$70.00	\$597,333	
4.	Subbase	SY	9,387	\$8.00	\$75,093	
5.	Subgrade Preparation	SY	9,387	\$15.00	\$140,800	
6.	Remove Pavement	SY	8,533	\$12.00	\$102,400	
7.	Gravel Surface Course	TONS	2,300	\$38.00	\$87,400	
8.	Driveway/Field Access Reconstruction	EA	5	\$35,000.00	\$175,000	
9.	Pavement Marking	LF	3,200	\$15.00	\$48,000	
10.	Seeding, Fertilizer and Mulch	ACRE	19	\$3,500.00	\$65,098	
				Construction Subtotal	Group B	\$4,983,130
				Contingency	15%	\$747,470
				<b>Total Opinion of Construction Cost - Group B</b>		<b>\$5,730,600</b>
<b>GROUP C - MIDDLE LEVEE SECTION</b>						
1.	Clearing and Grubbing	ACRE	9.6	\$10,000.00	\$96,000	
2.	Earthwork Measured in Embankment	CY	66,700	\$25.00	\$1,667,500	
3.	Concrete Box Culvert Extensions	LS	1	\$75,000.00	\$75,000	
4.	Driveway/Field Access Reconstruction	EA	3	\$35,000.00	\$105,000	
5.	Seeding, Fertilizer and Mulch	ACRE	28	\$3,500.00	\$96,419	
				Construction Subtotal	Group C	\$2,039,920
				Contingency	15%	\$305,990
				<b>Total Opinion of Construction Cost - Group C</b>		<b>\$2,345,910</b>
<b>GROUP D - LEVEE REMOVAL</b>						
1.	Clearing and Grubbing	ACRE	10.7	\$10,000.00	\$107,000	
2.	Excavation, Established Quantity, Spoil	CY	92,500	\$20.00	\$1,850,000	
3.	Excavation, Established Quantity, Salvage	CY	92,500	\$10.00	\$925,000	
4.	Seeding, Fertilizer and Mulch	ACRE	37	\$3,500.00	\$129,201	
				Construction Subtotal	Group D	\$3,011,210
				Contingency	15%	\$451,682
				<b>Total Opinion of Construction Cost - Group D</b>		<b>\$3,462,892</b>
<b>GROUP E - LEVEE BUILD</b>						
1.	Clearing and Grubbing	ACRE	2.0	\$10,000.00	\$20,000	
2.	Earthwork Measured in Embankment	CY	52,500	\$25.00	\$1,312,500	
3.	Earthwork Measured in Embankment, Local Borrow	CY	92,500	\$5.00	\$462,500	
4.	Seeding, Fertilizer and Mulch	ACRE	37	\$3,500.00	\$129,201	
				Construction Subtotal	Group E	\$1,924,210
				Contingency	15%	\$288,640
				<b>Total Opinion of Construction Cost - Group E</b>		<b>\$2,212,850</b>
				Construction Subtotal - All Groups		\$13,705,470
				Contingency		\$2,055,832
				<b>Total Opinion of Construction Cost - All Groups</b>		<b>\$15,761,302</b>
<b>PROFESSIONAL SERVICES</b>						
1.	Property Acquisition		TBD			
2.	Design Services (Engineering, Survey, Permitting)		15%		\$2,364,200	
3.	Overhead (Legal, Fiscal, Etc.)		2%		\$315,230	
4.	Geotechnical & Material Testing Services		LS		\$150,000	
				<b>Subtotal Professional Services</b>		<b>\$2,829,430</b>
				<b>Total Opinion of Project Cost</b>		<b>\$18,590,732</b>

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.