

**Opinion of Probable Cost (OPC) for
Construction: Lee's Summit Logistics Public
Street Improvements**



8/11/2021

	QTY	Unit	Unit Price	Cost
Improvements				
Mobilization	1	Lump Sum	\$ 100,000.00	\$100,000.00
Clearing and Grubbing	25	Acre	\$ 7,000.00	\$175,000.00
Earthwork (67,000 CY or cut and 70,000 SY or fill for street improvements)	137600	CY	\$ 8.00	\$1,100,800.00
Asphalt for Street Relocations (9.5" total)	13511	SY	\$ 75.00	\$1,013,325.00
Street Agg Base (12")	15022	SY	\$ 30.00	\$450,660.00
Concrete Sidewalk (5' wide - 4" thick)	33,940	SF	\$ 7.00	\$237,580.00
Concrete Curb and Gutter	7204	LF	\$25	\$180,100.00
ADA Sidewalk Ramps	6	EA	\$2,500	\$15,000.00
Pavement Markings	6800	LF	\$2	\$13,600.00
Public Street Storm Sewer	1	Lump Sum	\$ 773,500.00	\$773,500.00
RCB Main Street Storm Crossing (double 12'x4')	1	Lump Sum	\$ 150,000.00	\$150,000.00
Public Street Lighting	3400	LF	\$ 60.00	\$204,000.00
12" Public Water Main Relocation along Main Street	3200	LF	\$ 60.00	\$192,000.00
Removal of Existing Public Streets	9500	SY	\$ 30.00	\$285,000.00
Sod (within Public Right of Way)	3757	SY	\$ 6.50	\$24,420.50
Replace Topsoil (6")	4840	CY	\$ 10.00	\$48,400.00
Seeding	20	Acre	\$ 3,500.00	\$70,000.00
Erosion Control	1	Lump Sum	\$ 50,000.00	\$50,000.00
			SUBTOTAL:	\$5,083,385.50
			CONCEPTUAL DESIGN CONTINGENCY (30%):	\$1,525,015.65
			TOTAL (BASE+CONTINGENCY):	\$6,608,401.15

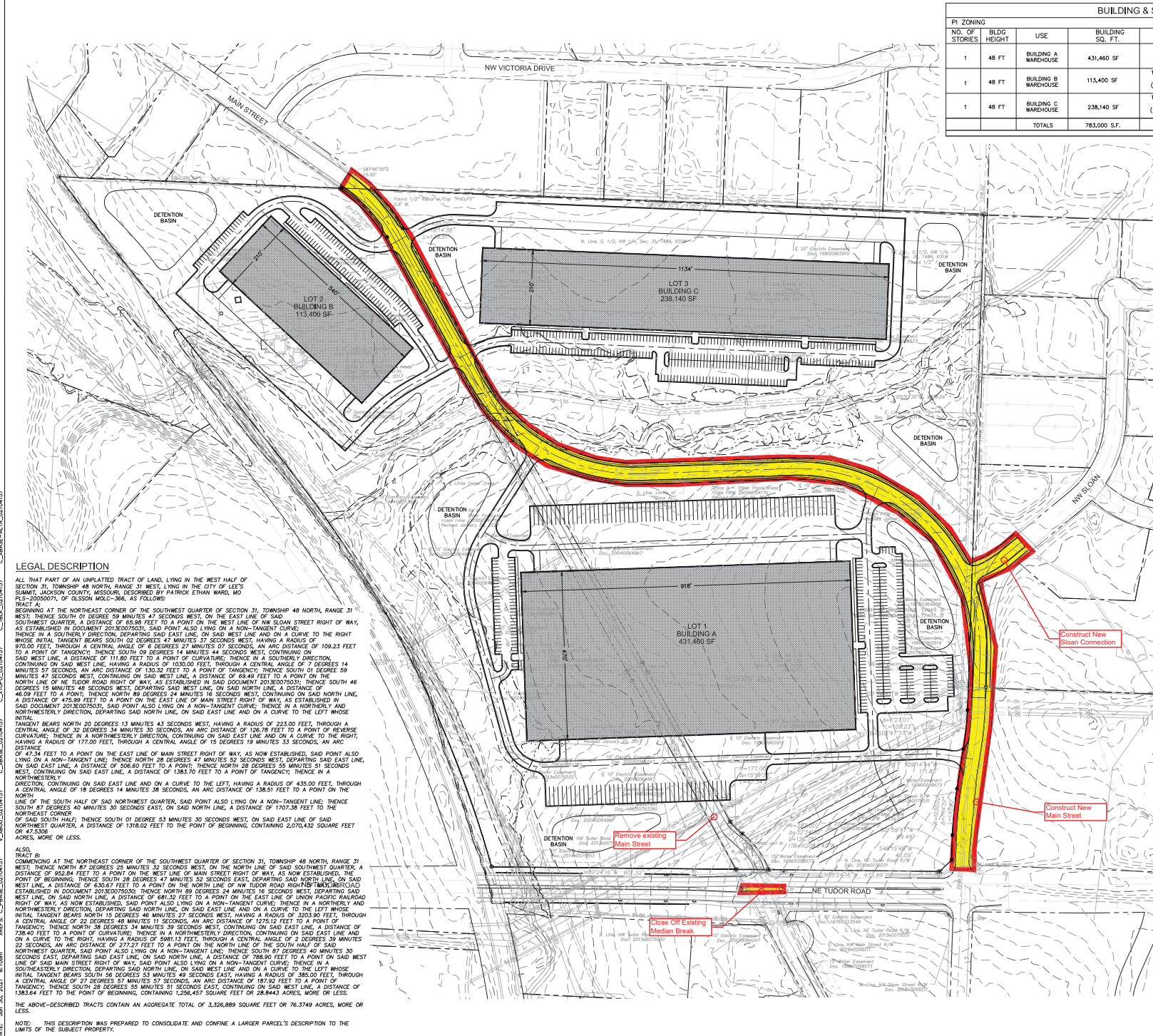
Assumptions:

1. The OPC is based on a Concept. Revise OPC at Final Design. The OPC includes the removal of
2. The OPC does not include cost for overhead power line relocation.
This amount will need to be determined by the electrical company.
3. Environmental/Historical Investigations and Permitting are not included.
4. Permitting and Bonding are not included.
5. Final design, Construction Inspection, and Testing is not included.
6. Rock excavation is not included.
7. It is assumed all work will be completed in 1 Phase.
8. Topsoil can be salvaged and reused.
9. Earthwork for public street improvements assumed grading 100 feet on each side of the Main Street centerline

BUILDING & SITE DATA							
PI ZONING							
NO. OF STORIES	BLDG HEIGHT	USE	BUILDING SQ. FT.	PARKING REQUIRED	PARKING PROVIDED	FLOOR AREA RATIO	LOT AREA
1	48 FT	BUILDING A WAREHOUSE	431,460 SF	XXXX	271 STALLS	XXXX	XXXX ACRES
1	48 FT	BUILDING B WAREHOUSE	113,400 SF	1 STALL PER 1000 SF (114 STALLS)	115 STALLS	XXXX	XXXX ACRES
1	48 FT	BUILDING C WAREHOUSE	238,140 SF	1 STALL PER 1000 SF (239 STALLS)	282 STALLS	XXXX	XXXX ACRES
TOTALS			783,000 S.F.		XXX STALLS		

LEGEND

- PROPERTY LINE
- SECTION LINE
- FEMA FLOOD PLAIN LIMITS
- PROPERTY LOT LINE



LEGAL DESCRIPTION

ALL THAT PART OF AN UNPLATTED TRACT OF LAND, LYING IN THE WEST HALF OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST, LYING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY PATRICK ETHAN WARD, MO PL-20080077, OF OLSSON HOLDINGS, AS FOLLOWS:

TRACT A:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST; THENCE SOUTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 84.85 FEET TO A POINT ON THE WEST LINE OF NW SECOND STREET RIGHT OF WAY, AS ESTABLISHED IN DOCUMENT 20180075031; SAID POINT ALSO LYING ON A NON-TANGENT CURVE; THENCE IN A SOUTHERLY DIRECTION, DEPARTING SAID EAST LINE, ON SAID WEST LINE AND ON A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 02 DEGREES 47 MINUTES 37 SECONDS WEST, HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 27 MINUTES 07 SECONDS, AN ARC DISTANCE OF 109.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09 DEGREES 14 MINUTES 44 SECONDS WEST, CONTINUING ON SAID WEST LINE, A DISTANCE OF 111.80 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, CONTINUING ON SAID WEST LINE, HAVING A RADIUS OF 1050.00 FEET, THROUGH A CENTRAL ANGLE OF 7 DEGREES 14 MINUTES 57 SECONDS, AN ARC DISTANCE OF 130.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, CONTINUING ON SAID WEST LINE, A DISTANCE OF 69.49 FEET TO A POINT ON THE NORTH LINE OF NE TUDOR ROAD RIGHT OF WAY, AS ESTABLISHED IN SAID DOCUMENT 20180075031; THENCE SOUTH 46 DEGREES 15 MINUTES 46 SECONDS WEST, DEPARTING SAID WEST LINE, ON SAID NORTH LINE, A DISTANCE OF 46.09 FEET TO A POINT; THENCE NORTH 89 DEGREES 24 MINUTES 16 SECONDS WEST, CONTINUING ON SAID NORTH LINE, A DISTANCE OF 478.99 FEET TO A POINT ON THE EAST LINE OF MAIN STREET RIGHT OF WAY, AS ESTABLISHED IN SAID DOCUMENT 20180075031; SAID POINT ALSO LYING ON A NON-TANGENT CURVE; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION, DEPARTING SAID NORTH LINE, ON SAID EAST LINE AND ON A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 20 DEGREES 13 MINUTES 23 SECONDS WEST, HAVING A RADIUS OF 223.00 FEET, THROUGH A CENTRAL ANGLE OF 32 DEGREES 34 MINUTES 30 SECONDS, AN ARC DISTANCE OF 126.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ON SAID EAST LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 177.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 19 MINUTES 33 SECONDS, AN ARC DISTANCE OF 47.34 FEET TO A POINT ON THE EAST LINE OF MAIN STREET RIGHT OF WAY, AS NOW ESTABLISHED, SAID POINT ALSO LYING ON A NON-TANGENT LINE; THENCE NORTH 28 DEGREES 47 MINUTES 52 SECONDS WEST, DEPARTING SAID EAST LINE, ON SAID EAST LINE, A DISTANCE OF 506.60 FEET TO A POINT; THENCE NORTH 28 DEGREES 55 MINUTES 51 SECONDS WEST, CONTINUING ON SAID EAST LINE, A DISTANCE OF 1383.70 FEET TO A POINT OF TANGENCY; IN A NORTHERLY AND NORTHERLY DIRECTION, CONTINUING ON SAID EAST LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 14 MINUTES 38 SECONDS, AN ARC DISTANCE OF 138.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, SAID POINT ALSO LYING ON A NON-TANGENT LINE; THENCE SOUTH 87 DEGREES 40 MINUTES 30 SECONDS EAST, ON SAID NORTH LINE, A DISTANCE OF 1707.38 FEET TO THE NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 53 MINUTES 30 SECONDS WEST, ON SAID EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1518.02 FEET TO THE POINT OF BEGINNING, CONTAINING 2,070,432 SQUARE FEET OR 47.506 ACRES, MORE OR LESS.

ALSO, TRACT B:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST; THENCE NORTH 87 DEGREES 25 MINUTES 32 SECONDS WEST, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 84.85 FEET TO A POINT ON THE NON-TANGENT LINE OF NW SECOND STREET RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 23 DEGREES 47 MINUTES 52 SECONDS EAST, DEPARTING SAID NORTH LINE, ON SAID WEST LINE, A DISTANCE OF 630.67 FEET TO A POINT ON THE NORTH LINE OF NW TUDOR ROAD RIGHT OF WAY, AS NOW ESTABLISHED; ESTABLISHED IN DOCUMENT 20180075031; THENCE NORTH 89 DEGREES 24 MINUTES 16 SECONDS WEST, DEPARTING SAID WEST LINE, ON SAID NORTH LINE, A DISTANCE OF 681.32 FEET TO A POINT ON THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT OF WAY, AS NOW ESTABLISHED; SAID POINT ALSO LYING ON A NON-TANGENT CURVE; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION, DEPARTING SAID NORTH LINE, ON SAID EAST LINE AND ON A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 15 DEGREES 46 MINUTES 22 SECONDS WEST, HAVING A RADIUS OF 3203.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 48 MINUTES 11 SECONDS, AN ARC DISTANCE OF 1275.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 38 SECONDS WEST, CONTINUING ON SAID EAST LINE, A DISTANCE OF 738.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ON SAID EAST LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 5981.00 FEET, THROUGH A CENTRAL ANGLE OF 5 DEGREES 39 MINUTES 22 SECONDS, AN ARC DISTANCE OF 277.27 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, SAID POINT ALSO LYING ON A NON-TANGENT LINE; THENCE SOUTH 87 DEGREES 40 MINUTES 30 SECONDS EAST, DEPARTING SAID EAST LINE, ON SAID NORTH LINE, A DISTANCE OF 788.90 FEET TO A POINT ON SAID WEST LINE OF SAID MAIN STREET RIGHT OF WAY, AS NOW ESTABLISHED; THENCE IN A NON-TANGENT CURVE; THENCE IN A SOUTHEASTERLY DIRECTION, DEPARTING SAID NORTH LINE, ON SAID WEST LINE AND ON A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 09 DEGREES 53 MINUTES 49 SECONDS WEST, HAVING A RADIUS OF 3865.00 FEET, THROUGH A CENTRAL ANGLE OF 37 DEGREES 57 MINUTES 57 SECONDS, AN ARC DISTANCE OF 187.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28 DEGREES 55 MINUTES 51 SECONDS EAST, CONTINUING ON SAID WEST LINE, A DISTANCE OF 1383.64 FEET TO THE POINT OF BEGINNING, CONTAINING 1,256,457 SQUARE FEET OR 28.8443 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED TRACTS CONTAIN AN AGGREGATE TOTAL OF 3,326,889 SQUARE FEET OR 76.3749 ACRES, MORE OR LESS.

NOTE: THIS DESCRIPTION WAS PREPARED TO CONSOLIDATE AND CONFINE A LARGER PARCEL'S DESCRIPTION TO THE LIMITS OF THE SUBJECT PROPERTY.

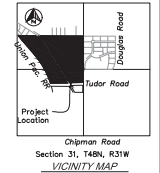
PROPERTY OWNER/ DEVELOPER
 SCANNELL PROPERTIES, LLC
 8801 RIVER CROSSING BLVD, SUITE 300
 INDIANAPOLIS, IN 46240
 PH: 317-218-1648

ENGINEER/ LANDSCAPE ARCHITECT
 OLSSON
 7301 W. 133RD STREET, SUITE 200
 OVERLAND PARK, KS 66213
 PH: 913-381-1170
 F: 913-381-1174

PROPOSED SITE USE
 INDUSTRIAL

EXISTING & PROPOSED ZONING
 PI

SITE AREA
 NET SITE AREA XXXXXX SQ. FT. (XXXX AC±)



Section 31, T48N, R31W
 COUNTY WEST
 SCALE: 1" = 2000'
 SCALE IN FEET

olsson
 7301 W. 133RD STREET, SUITE 200
 OVERLAND PARK, KS 66213
 TEL: 913.381.1170
 WWW.OLSSON.COM

SCANNELL PROPERTIES

PRELIMINARY PLAN/ PRELIMINARY PLATS
 SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
 NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
 LEE'S SUMMIT, MISSOURI

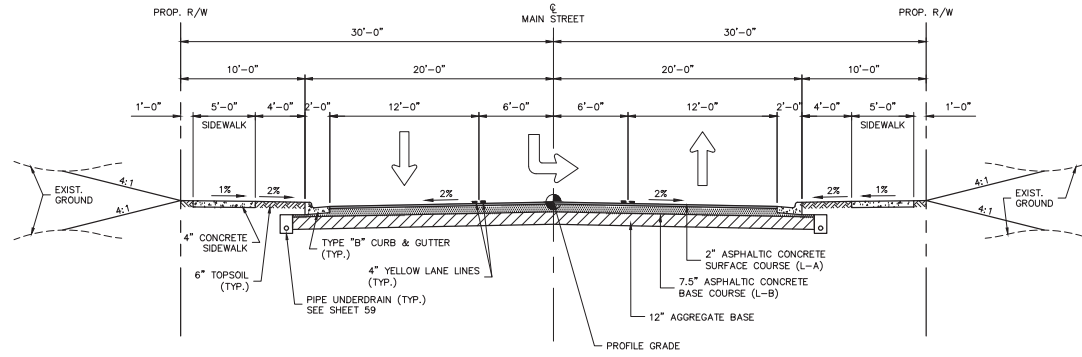
2021

DATE: 01/20/2021
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECT NO.: 2021-001
 SHEET NO.: 001

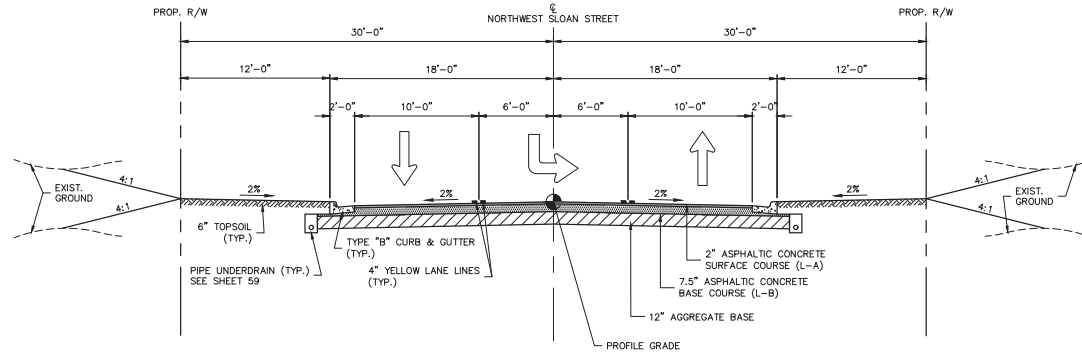
REVISIONS

SHEET

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD Final Plans\Sheets\021\04157.dwg
 DATE: Aug 11, 2021 1:38pm
 USER: orjohnson
 XREFS: T_PBASE_02060103 T_PBASE_02104157



TYPICAL SECTION
 MAIN STREET
 NOT TO SCALE



TYPICAL SECTION
 NORTHWEST SLOAN STREET
 NOT TO SCALE

olsson

1800 E. Eisenhower, 100 South Overland, Overland Park, KS 66211-1892
 7380 West 133rd Street, Suite 200, Overland Park, KS 66223-4750
 TEL: 913.381.1170 FAX: 913.381.1174 www.olsan.com

PRELIMINARY
 NOT FOR CONSTRUCTION

RYAN B. FLEMING
 MO. NO. PE-2002003161

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

TYPICAL SECTIONS

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
 NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
 LEE'S SUMMIT, MISSOURI 2021

C.O.A. NO. _____
 DRAWN BY: AS/JSB/ML
 CHECKED BY: JSS/K
 APPROVED BY: JSS/K
 GA/C BY: JSS/K
 PROJECT NO.: 02104157
 DWG NO.: T-TYP_02104157
 DATE: 2021-08-01

SHEET
 - OF -