

Cherry Creek Reach 1 - 60% Design
Engineers Opinion of Probable Construction Costs
 1/13/2026

Cost Estimate - ULTIMATE CONDITION						
BID ITEM #	DESCRIPTION OF BID ITEM	QUANTITY	PAY UNIT	UNIT PRICE	TOTAL COST OF BID ITEM	COMMENTS
Base Project -- Primary Channel, Shop Creek, and Overbank Improvements						
1	Clearing and Grubbing	33.1	AC	\$ 6,000.00	\$ 198,600	Includes removal of downed trees, live tree removal is included in price of large wood material item
2	Mobilization	1	LS	\$ 400,000.00	\$ 400,000	
3	Construction Survey	1	LS	\$ 90,000.00	\$ 90,000	
4	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000	
5	Water Control	1	LS	\$ 400,000.00	\$ 400,000	Includes construction of a sheetpile coffer dam to construct tie in drop, assumes lined diversion through downstream end of project, and more pumping required in areas with high groundwater
6	Rock Check Dam	2	EA	\$ 5,000.00	\$ 10,000	
7	Concrete Washout Area	1	EA	\$ 2,000.00	\$ 2,000	
8	Sediment Control Log	4500	LF	\$ 6.50	\$ 29,250	
9	Vehicle Tracking Control	4	EA	\$ 7,000.00	\$ 28,000	
10	Construction Fence, Orange Plastic	1100	LF	\$ 5.00	\$ 5,500	
11	Construction Fence, Rope with T-post	16800	LF	\$ 2.00	\$ 33,600	
12	Stream Crossing, Temporary, with Culvert	2	EA	\$ 20,000.00	\$ 40,000	
13	Temporary Construction Access Roads	7000	SY	\$ 10.00	\$ 70,000	Construction and maintenance of temporary haul road
14	Stabilized Staging Area	4800	SY	\$ 15.00	\$ 72,000	
15	Earthwork, Excavation and Fill On-site (General Earthwork)	41000	CY	\$ 14.00	\$ 574,000	Assumes 15% shrinkage
16	Earthwork, Excavation and Haul Off-site (408 Volume Balance)	15900	CY	\$ 35.00	\$ 556,500	To offset any imported materials per USACE 408 requirements from Borrow Area
17	Muck Excavation	1800	CY	\$ 120.00	\$ 216,000	
18	Geotextile	4200	SY	\$ 15.00	\$ 63,000	For stabilization of muck areas
19	Topsoil, Excavate, Stockpile, Replace	26800	CY	\$ 20.00	\$ 536,000	
20	Boulder Cascades (Shop Creek)	510	SY	\$ 275.00	\$ 140,250	
21	Type M Void-Filled Riprap (Primary Channel Riffles)	5630	CY	\$ 170.00	\$ 957,100	
22	Type M Void-Filled Riprap (Rundowns)	180	CY	\$ 170.00	\$ 30,600	
23	Type M Void-Filled Riprap (Beaver Dam End-Around Protection)	2000	CY	\$ 170.00	\$ 340,000	To reduce floodplain damage from beaver dam end-arounds
24	Type H Void-Filled Riprap (Primary Channel Riffles)	1190	CY	\$ 180.00	\$ 214,200	
25	Type H Void-Filled Riprap (Bridge Abutment Protection)	650	CY	\$ 180.00	\$ 117,000	
26	Type M Soil Riprap (Bank Protection, Primary Channel)	2090	CY	\$ 140.00	\$ 292,600	Assumes 50% of channel bends will not receive riprap bank protection
27	Type M Soil Riprap (Bank Protection, Shop Creek)	100	CY	\$ 140.00	\$ 14,000	
28	Pedestrian Bridge (Pipeline Trail)	1	EA	\$ 400,000.00	\$ 400,000	Steel Truss, Concrete Deck, Concrete Abutments, H Piles.
29	Reset Existing Pipeline Trail Pedestrian Bridge	1	EA	\$ 10,000.00	\$ 10,000	
30	Soft Surface Trails	330	SY	\$ 30.00	\$ 9,900	
31	Sheet Pile (Aurora Waterline Protection)	3660	SF	\$ 60.00	\$ 219,600	
32	Type M Void-Filled Riprap (Aurora Waterline Protection)	170	CY	\$ 170.00	\$ 28,900	
33	Bedding Material (Aurora Waterline Protection)	11	CY	\$ 100.00	\$ 1,100	
34	Remove Asphalt Trail	2600	SY	\$ 30.00	\$ 78,000	
35	Large Wood Material	350	EA	\$ 250.00	\$ 87,500	Assumes all live trees removed on-site will be re-used for log drops, bank protection, log check structures and overbank wood.
36	Erosion Control Blanket, Coir with Hand Shaken Mulch	69550	SY	\$ 13.00	\$ 904,150	
37	Erosion Control Blanket, Coconut	2000	SY	\$ 7.00	\$ 14,000	
38	Mulch, Hydromulch (Outside of Erosion Control Blanket)	18.6	AC	\$ 3,500.00	\$ 65,100	
39	Plug, Wetland	45000	EA	\$ 5.00	\$ 225,000	Includes plugs on channel banks and wetland benches
40	Seeding, Upland, Broadcast	5.2	AC	\$ 4,000.00	\$ 20,800	
41	Seeding, Riparian, Broadcast	15.8	AC	\$ 5,000.00	\$ 79,000	
42	Seeding, Wetland, Broadcast	12.1	AC	\$ 6,000.00	\$ 72,600	
43	Willow Stakes (Channel Banks and Floodplain Bench)	23200	EA	\$ 13.00	\$ 301,600	
44	Willow Stakes (West Valley Stabilization)	15400	EA	\$ 13.00	\$ 200,200	
45	Cottonwood Poles	160	EA	\$ 250.00	\$ 40,000	
46	Tree - Ball and Burlap	160	EA	\$ 400.00	\$ 64,000	
47	Tree Protection, Beaver	700	LF	\$ 15.00	\$ 10,500	For ball & burlap trees only
48	Shrub / Plantings, 5-gallon	2700	EA	\$ 75.00	\$ 202,500	
49	Temporary Irrigation, Hand Watering	48	DAY	\$ 1,000.00	\$ 48,000	Hand watering required to maintain plants during construction, weekly for 4 months
Base Project -- Primary Channel, Shop Creek, and Overbank Improvements Subtotal					\$ 8,537,650	
Lakeview Drive						
49	Mobilization	1	LS	\$ 70,000.00	\$ 70,000	
50	Construction Survey	1	LS	\$ 15,000.00	\$ 15,000	
51	Traffic Control	1	LS	\$ 15,000.00	\$ 15,000	Assumes full road closure needed
52	Water Control	1	LS	\$ 50,000.00	\$ 50,000	
53	Rock Check Dam	1	EA	\$ 6,000.00	\$ 6,000	
54	Sediment Control Log	500	LF	\$ 6.50	\$ 3,250	
55	Vehicle Tracking Control	1	EA	\$ 7,000.00	\$ 7,000	
56	Muck Excavation	300	CY	\$ 120.00	\$ 36,000	
57	Geotextile	700	SY	\$ 15.00	\$ 10,500	For stabilization of muck areas
58	Removal - Floodplain Culvert #1	60	LF	\$ 30.00	\$ 1,800	
59	20' Span x 3' Rise Concrete Box Culvert	130	CY	\$ 1,900.00	\$ 247,000	
60	Boulder Cascade (CBC Entrance Structure)	250	SY	\$ 275.00	\$ 68,750	
61	Type M Void-Filled Riprap (Cascade Crest)	120	CY	\$ 170.00	\$ 20,400	
62	Type M Void-Filled Riprap (Floodplain Culvert 2-8 Outfall Protection)	50	CY	\$ 170.00	\$ 8,500	
63	Type H Void-Filled Riprap (CBC Outfall Protection)	250	CY	\$ 180.00	\$ 45,000	
64	Type H Soil Riprap (Embankment Protection)	630	CY	\$ 140.00	\$ 88,200	
65	Sheet Pile (CBC Cascade Cutoff)	1800	SF	\$ 60.00	\$ 108,000	
66	Flow Control Structures	5	EA	\$ 25,000.00	\$ 125,000	
67	Flow Control Structures (Retrofit #5)	1	EA	\$ 5,000.00	\$ 5,000	
68	Asphalt Removal	350	SY	\$ 30.00	\$ 10,500	
69	Asphalt Replacement	180	TON	\$ 230.00	\$ 41,400	
70	4" Water and 4" Sanitary Line Relocation	1	LS	\$ 150,000.00	\$ 150,000	
Lakeview Drive Improvements Subtotal					\$ 1,132,300	
Ultimate Improvements Subtotal					\$ 9,669,950	
<i>Contingency (10%)</i>					\$ 966,995	
Ultimate Improvements Total Construction					\$ 10,636,945	
<i>Construction Services (8%)</i>					\$ 850,956	
Ultimate Improvements Total Cost (2026 Dollars)					\$ 11,490,000	Rounded up to nearest \$10,000
Ultimate Improvements Total Cost (2027 Dollars)					\$ 12,410,000	Rounded up to nearest \$10,000, assuming 8% inflation
Ultimate Improvements Total Cost (2028 Dollars)					\$ 13,410,000	Rounded up to nearest \$10,000, assuming 8% inflation

Cost Estimate - POST CONSTRUCTION						
BID ITEM #	DESCRIPTION OF BID ITEM	QUANTITY	PAY UNIT	UNIT PRICE	TOTAL COST OF BID ITEM	COMMENTS
1	Temporary Irrigation, Hand Watering	24	DAY	\$ 1,000.00	\$ 24,000	Assumes watering for 1 growing season after construction
2	Re-Seeding and Re-Planting Allowance	1.0	LS	\$ 75,000.00	\$ 75,000	Assumes 50% of upland may need to be re-seeded
3	Reset CC-10 Monitoring Station	1.0	LS	\$ 10,000.00	\$ 10,000	
4	Reset Lakeview Drive Monitoring Station	1.0	LS	\$ 10,000.00	\$ 10,000	
Post Construction Subtotal					\$ 119,000	
<i>Contingency (10%)</i>					\$ 11,900	
Post Construction Total (2026 Dollars)					\$ 140,000	Rounded up to nearest \$10,000
Post Construction Total (2027 Dollars)					\$ 160,000	Rounded up to nearest \$10,000, assuming 8% inflation
Post Construction Total (2028 Dollars)					\$ 180,000	Rounded up to nearest \$10,000, assuming 8% inflation

CDOT CPI - Inflation		
2024 Q1	2.10	8.1%
2024 Q4	2.27	

Note: average annual inflation 2012-2024 is 8.8%

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Cost Estimate - INTERIM CONDITION						
BID ITEM #	DESCRIPTION OF BID ITEM	QUANTITY	PAY UNIT	UNIT PRICE	TOTAL COST OF BID ITEM	COMMENTS
Primary Channel and Shop Creek						
1	Clearing and Grubbing	33.1	AC	\$ 6,000.00	\$ 198,600	Includes removal of downed trees, live tree removal is included in price of large wood material item
2	Mobilization	1	LS	\$ 400,000.00	\$ 400,000	
3	Construction Survey	1	LS	\$ 90,000.00	\$ 90,000	
4	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000	
5	Water Control	1	LS	\$ 400,000.00	\$ 400,000	Includes construction of a sheetpile coffer dam to construct tie in drop, assumes lined diversion through downstream end of project, and more pumping required in areas with high groundwater
6	Rock Check Dam	2	EA	\$ 5,000.00	\$ 10,000	
7	Concrete Washout Area	1	EA	\$ 2,000.00	\$ 2,000	
8	Sediment Control Log	4500	LF	\$ 6.50	\$ 29,250	
9	Vehicle Tracking Control	4	EA	\$ 7,000.00	\$ 28,000	
10	Construction Fence, Orange Plastic	1100	LF	\$ 5.00	\$ 5,500	
11	Construction Fence, Rope with T-post	16800	LF	\$ 2.00	\$ 33,600	
12	Stream Crossing, Temporary, with Culvert	2	EA	\$ 20,000.00	\$ 40,000	
13	Access Roads	7000	SY	\$ 10.00	\$ 70,000	Construction and maintenance of temporary haul road
14	Stabilized Staging Area	4800	SY	\$ 15.00	\$ 72,000	
15	Earthwork, Excavation and Fill On-site (General Earthwork)	41000	CY	\$ 14.00	\$ 574,000	Assumes 15% shrinkage
16	Earthwork, Excavation and Haul Off-site (408 Volume Balance)	15900	CY	\$ 35.00	\$ 556,500	To offset any imported materials per USACE 408 requirements from Borrow Area
17	Muck Excavation	1800	CY	\$ 120.00	\$ 216,000	
18	Geotextile	4200	SY	\$ 15.00	\$ 63,000	For stabilization of muck areas
19	Topsoil, Excavate, Stockpile, Replace	26030	CY	\$ 20.00	\$ 520,600	
20	Boulder Cascades (Shop Creek)	510	SY	\$ 275.00	\$ 140,250	
21	Type M Void-Filled Riprap (Primary Channel Riffles)	5630	CY	\$ 170.00	\$ 957,100	
22	Type M Void-Filled Riprap (Rundowns)	160	CY	\$ 170.00	\$ 27,238	
23	Type M Void-Filled Riprap (Beaver Dam End-Around Protection)	2000	CY	\$ 170.00	\$ 340,000	To reduce floodplain damage from beaver dam end-arounds
24	Type H Void-Filled Riprap (Primary Channel Riffles)	1190	CY	\$ 180.00	\$ 214,200	
25	Type H Void-Filled Riprap (Bridge Abutment Protection)	650	CY	\$ 180.00	\$ 117,000	
26	Type H Void-Filled Riprap (Collector Channel)	1690	CY	\$ 150.00	\$ 253,500	
27	Type M Soil Riprap (Bank Protection, Primary Channel)	2090	CY	\$ 140.00	\$ 292,600	Assumes 50% of channel bends will not receive riprap bank protection
28	Type M Soil Riprap (Bank Protection, Shop Creek)	100	CY	\$ 140.00	\$ 14,000	
29	Type H Soil Riprap (Embankment Protection Lakeview Drive)	520	CY	\$ 140.00	\$ 72,800	
30	Pedestrian Trail Crossing	1	EA	\$ 400,000.00	\$ 400,000	Steel Truss, Concrete Deck, Concrete Abutments, H Piles.
31	Reset Existing Pipeline Trail Pedestrian Bridge	1	EA	\$ 10,000.00	\$ 10,000	
32	Soft Surface Trails	330	SY	\$ 30.00	\$ 9,900	
33	Sheet Pile (Aurora Waterline Protection)	3660	SF	\$ 60.00	\$ 219,600	
34	Type M Void-Filled Riprap (Aurora Waterline Protection)	170	CY	\$ 170.00	\$ 28,900	
35	Bedding Material (Aurora Waterline Protection)	11	CY	\$ 100.00	\$ 1,100	
36	Remove Asphalt Trail	2600	SY	\$ 30.00	\$ 78,000	
37	Large Wood Material	350	EA	\$ 250.00	\$ 87,500	Assumes all live trees removed on-site will be re-used for log drops, bank protection, log check structures and overbank wood.
38	Erosion Control Blanket, Coir with Hand Shaken Mulch	64910	SY	\$ 13.00	\$ 843,830	
39	Erosion Control Blanket, Coconut	2000	SY	\$ 7.00	\$ 14,000	
40	Mulch, Hydromulch (Outside of Erosion Control Blanket)	18.6	AC	\$ 3,500.00	\$ 65,100	
41	Plug, Wetland	41400	EA	\$ 5.00	\$ 207,000	Includes plugs on channel banks and wetland benches
42	Seeding, Upland, Broadcast	5.2	AC	\$ 4,000.00	\$ 20,800	
43	Seeding, Riparian, Broadcast	15.1	AC	\$ 5,000.00	\$ 75,500	
44	Seeding, Wetland, Broadcast	12.0	AC	\$ 6,000.00	\$ 72,000	
45	Willow Stakes (Channel Banks and Floodplain Bench)	23200	EA	\$ 13.00	\$ 301,600	
46	Willow Stakes (West Valley Stabilization)	15400	EA	\$ 13.00	\$ 200,200	
47	Cottonwood Poles	160	EA	\$ 250.00	\$ 40,000	
48	Tree - Ball and Burlap	160	EA	\$ 400.00	\$ 64,000	
49	Tree Protection, Beaver	700	LF	\$ 15.00	\$ 10,500	For ball & burlap trees only
50	Shrub / Plantings, 5-gallon	2700	EA	\$ 75.00	\$ 202,500	
51	Temporary Irrigation, Hand Watering	48	DAY	\$ 1,000.00	\$ 48,000	Hand watering required to maintain plants during construction, weekly for 4 months
Primary Channel and Shop Creek Improvements Subtotal					\$ 8,762,768	
Contingency (10%)					\$ 876,277	
Interim Improvements Total Construction					\$ 9,639,045	
Construction Services (8%)					\$ 771,124	
Interim Improvements Total Cost (2026 Dollars)					\$ 10,420,000	Rounded up to nearest \$10,000
Interim Improvements Total Cost (2027 Dollars)					\$ 11,260,000	Rounded up to nearest \$10,000, assuming 8% inflation
Interim Improvements Total Cost (2028 Dollars)					\$ 12,170,000	Rounded up to nearest \$10,000, assuming 8% inflation

CDOT CPI - Inflation		
2024 Q1	2.10	8.1%
2024 Q4	2.27	

Note: average annual inflation 2012-2024 is 8.8%