

FINAL  
ENGINEER'S OPINION OF  
PROBABLE CONSTRUCTION COST  
SITE IMPROVEMENTS

PROJECT: **485 CROSSROADS PARKWAY**  
LOCATION: BOLINGBROOK, ILLINOIS  
PROJECT NO.: 14067  
  
CLIENT : **THE FRESH FACTORY**

DATE PREPARED: 2/27/2026  
LAST REVISED:

PREPARED BY: JAL  
CHECKED BY:

GROUP MANAGER: \_\_\_\_\_  
(HAND WRITTEN INITIALS)

*THE PRICES USED IN THIS LIST ARE BASED ON THE AVERAGE PRICES FROM CONTRACTOR'S  
BID PRICES REVIEWED WITHIN THE PAST YEAR BY SPACECO, INC. FOR SIMILAR PROJECTS  
AND/OR AVAILABLE MATERIAL & LABOR COST DATA. SOME UNIT PRICES HAVE BEEN ADJUSTED  
TO ALLOW FOR SPECIAL CONDITIONS. THESE UNIT PRICES DO NOT INCLUDE ENGINEERING FEES.*



<u>ITEM</u>	<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<b><u>I. Sanitary Sewer Improvements</u></b>				
1. 6,000 Gallon Grease Interceptor	1	EACH	\$15,000.00	\$15,000.00
2. 8" Sanitary Sewer, PVC SDR 26	69	L.F.	\$60.00	\$4,140.00
3. Trench Backfill	69	L.F.	\$50.00	\$3,450.00
4. Concrete Dock Apron and Curb & Gutter Restoration	1	L.S.	\$5,000.00	\$5,000.00
5. Landscape Restoration	1	L.S.	\$1,000.00	\$1,000.00
I. Sanitary Sewer Improvements			Sub-Total =	\$28,590
			SUBTOTAL =	\$28,590
			<u>10%</u> CONTINGENCY=	\$2,859
			<b>TOTAL=</b>	<b>\$31,449</b>

**NOTES:**

1. This estimate is prepared based on "Grease Interceptor Improvement Plans for 485 Crossroads Parkway" Dated October 16, 2025, and last revised February 27, 2026.
2. This estimate is prepared as a guide only. SPACECO makes no warranty that actual costs will not vary from the amounts indicated, and assumes no liability for such variance.