



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

**FINAL
ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COST
PUBLIC IMPROVEMENTS**

PROJECT: **Lewis Airport South Site**

LOCATION: **Romeoville, IL**

PROJECT NO.: **10332**

CLIENT : Panattoni Development Company, Inc.
6250 N. River Road, Suite 4050
Rosemont, IL 60018

DATE PREPARED: 1/20/2022
REVISED 3/17/2022

PREPARED BY: BM
CHECKED BY: DCS

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.*

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SPACECO, INC.

ITEM	Engineer's Opinion of Probable Construction Cost			PRICE	AMOUNT
		QNTY	UNIT		
A. Soil Erosion Sediment Control					
1. INLET EROSION CONTROL		80	EACH	\$200.00	\$ 16,000.00
2. SILT FENCING		7,500	L.F.	\$2.50	\$ 18,750.00
3. STABILIZED ENTRANCE	AGGREGATE	1	EACH	\$3,500.00	\$ 3,500.00
4. RIPRAP	RR3	350	S.Y.	\$40.00	\$ 14,000.00
5. PERFORATED RISER		2	EACH	\$1,500.00	\$ 3,000.00
6. CONCRETE WASH		1	EACH	\$5,000.00	\$ 5,000.00
7. EROSION BLANKET	S75BN	13,441	S.Y.	\$2.00	\$ 26,882.00
8. TEMPORARY SEDIMENT BASIN		1,200	C.Y.	\$4.00	\$ 4,800.00
A. Soil Erosion Sediment Control				Sub-Total =	\$ 91,932.00
B. Earthwork Improvements					
1. CLAY CUT TO FILL		86,402	C.Y.	\$3.50	\$ 302,407.00
2. TOPSOIL RESPREAD		83,537	S.Y.	\$2.50	\$ 208,842.50
3. TOPSOIL STRIP TO STOCKPILE		27,845	C.Y.	\$3.00	\$ 83,535.00
4. RETAINING WALLS		4,156	S.F.	\$30.00	\$ 124,880.00
B. Earthwork Improvements				Sub-Total =	\$ 719,464.50
C. Sanitary Sewer Improvements					
1. SANITARY SEWER, PVC SDR 26	8" DIAM.	1,227	L.F.	\$45.00	\$ 55,215.00
2. SANITARY SEWER, PVC SDR 21	8"	332	L.F.	\$55.00	\$ 18,260.00
3. SANITARY TRENCH BACKFILL		1,400	L.F.	\$25.00	\$ 35,000.00
4. SANITARY MANHOLE, TYPE A	48" DIA	5	EACH	\$3,700.00	\$ 18,500.00
5. SANITARY MANHOLE, DROP MANHOLE	Drop Manhole	3	EACH	\$5,000.00	\$ 15,000.00
C. Sanitary Sewer Improvements				Sub-Total =	\$ 141,975.00
D. Watermain Improvements					
1. PRESSURE CONNECTION		1	EACH	\$5,000.00	\$ 5,000.00
2. VALVE VAULT		11	EACH	\$2,500.00	\$ 27,500.00
3. FIRE HYDRANT	W/AUX. VALVE AND BOX	21	EACH	\$4,000.00	\$ 84,000.00
4. WM, DIP. CL52 W/FITTINGS	6"	629	L.F.	\$27.00	\$ 16,983.00
5. WM, DIP. CL52 W/FITTINGS	10"	3,724	L.F.	\$36.00	\$ 134,064.00
6. WM TRENCH BACKFILL		2,378	L.F.	\$17.00	\$ 40,426.00
7. CUT IN TEE TO EX. WATERMAIN		5	EACH	\$2,000.00	\$ 10,000.00
D. Watermain Improvements				Sub-Total =	\$ 317,973.00
E. Drainage Improvements					
1. OUTLET CONTROL STRUCTURE	72" DIA., TYPE-A	3	EACH	\$6,000.00	\$ 18,000.00
2. CLEANOUT		19	EACH	\$150.00	\$ 2,850.00
3. UNDERDRAIN FOR BASIN	12" PVC PERF. SOCK	4,800	L.F.	\$40.00	\$ 192,000.00
4. WATER QUALITY UNIT		1	EACH	\$10,000.00	\$ 10,000.00
E. Drainage Improvements				Sub-Total =	\$ 222,850.00
SUB-TOTAL IMPROVEMENTS=				\$	1,494,194.50
25 % CONTINGENCY				\$	373,548.63
TOTAL =				\$	1,867,743.13

NOTES:

- 1 This estimate is prepared based on "Lewis Airport South Site." dated January 14th, 2022
- 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.
- 3 Lighting and landscaping costs provided by others
- 4 This estimate DOES NOT include:

PERMIT FEES
REVIEW FEES
FAA FENCING