



4201 Winfield Road, Suite 600, Warrenville, IL 60555

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST FOR SURETY
(Site Improvements)

Project: Parkwood Truck Repair - Lot Improvements (721 Parkwood Improvements Requiring Financial Security)
Location: 721 Parkwood Ave
Date: April 6, 2026

3.00	EROSION CONTROL	QUANTITY	UNITS	PRICE	COST
3.10	Erosion Control				
	3.12 Temporary Erosion Control Blanket	418	SY	\$ 3.50	\$ 1,463.00
	3.14 Temporary Seeding	0.234	AC	\$ 1,500.00	\$ 351.00
	3.15 Rip Rap at Flared End Section	3	EA	\$ 1,000.00	\$ 3,000.00
3.20	Sediment Control				
	3.21 Inlet Filter Baskets	10	EA	\$ 175.00	\$ 1,750.00
	3.22 Silt Fence Installation	1,002	LF	\$ 2.50	\$ 2,505.00
	3.24 FES/Outlet Pipe Protection (Temporary Stand Pipe)	2	EA	\$ 3,500.00	\$ 7,000.00
	3.26 Filter Sock	912	LF	\$ 4.50	\$ 4,104.00
3.30	Miscellaneous				
	3.31 Temporary Concrete Washout	1	EA	\$ 850.00	\$ 850.00
	3.33 Tree Protection Fencing	75	LF	\$ 10.00	\$ 750.00
Subtotal Erosion Control					\$ 21,773.00

5.00	STORMWATER MANAGEMENT SYSTEM	QUANTITY	UNITS	PRICE	COST
5.10	Storm Sewer				
	5.11 4" Underdrain	683	LF	\$ 13.50	\$ 9,220.50
	5.34 48" RCP	112	LF	\$ 150.00	\$ 16,800.00
5.20	Storm Structures				
	5.21 6" Plastic FES	1	EA	\$ 500.00	\$ 500.00
	5.33 Cleanout (6" PVC)	3	EA	\$ 500.00	\$ 1,500.00
	5.35 2' Inlet	1	EA	\$ 2,100.00	\$ 2,100.00
	5.43 7' Diameter Outlet Control Structure	1	EA	\$ 7,000.00	\$ 7,000.00
	5.44 Water Quality Structure	2	EA	\$ 13,000.00	\$ 26,000.00
5.30	Miscellaneous				
	5.31 Trench Backfill	124	CY	\$ 42.00	\$ 5,226.67
Subtotal Storm Sewer System					\$ 68,347.17

7.00	WATER MAIN SYSTEM	QUANTITY	UNITS	PRICE	COST
7.10	Water Main				
	7.12 6" Water Main - PVC C900	27	LF	\$ 25.00	\$ 675.00
	7.13 8" Water Main - D.I.P.	715	LF	\$ 100.00	\$ 71,500.00
7.20	Water Structures				
	7.22 6" Valve in Valve Box	3	EA	\$ 2,750.00	\$ 8,250.00
	7.25 8" Valve in 48" Valve Vault	2	EA	\$ 4,950.00	\$ 9,900.00
	7.28 Pressure Connection 10"x8" w/Valve and Valve Vault	1	EA	\$ 9,500.00	\$ 9,500.00
	7.29 Fire Hydrant w/ Auxiliary Valve & Valve Box	1	EA	\$ 7,800.00	\$ 7,800.00
	7.30 8" Tee	4	EA	\$ 1,200.00	\$ 4,800.00
7.30	Miscellaneous				
	7.32 Trench Backfill	556	CY	\$ 42.00	\$ 23,333.33
Subtotal Water Main System					\$ 135,758.33

8.00	RETAINING WALL	QUANTITY	UNITS	PRICE	COST
8.40	Miscellaneous				
	8.44 Retaining Wall	4,277	SF	\$ 31.00	\$ 132,587.00
Subtotal Landscaping					\$ 132,587.00

SUMMARY					
3.00	EROSION CONTROL			\$	21,773.00
5.00	STORMWATER MANAGEMENT SYSTEM			\$	68,347.17
7.00	WATER MAIN SYSTEM			\$	135,758.33
8.00	RETAINING WALL			\$	132,587.00
TOTAL					\$ 358,465.50

This Engineer's Opinion of Probable Construction Cost is based upon the Final Engineering Plans prepared by Kimley-Horn dated 04/06/26. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

Notes:

- 1 This estimate excludes survey construction layout.
- 2 This estimate does not include any permit fees, roadway impact fees, and/or connection fees for any utility or city services.
- 3 This estimate does not include site electric, gas, telecom, or any other dry utility costs or coordination.
- 4 This estimate does not include soft cost fees or any other costs not listed within the estimate.
- 5 This estimate excludes General Conditions.
- 6 Erosion control quantities and costs provided above account for initial implementation. Maintenance and replacement of erosion control measures may add additional cost.