



FINAL ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COST

PROJECT: **1101 WEST AIRPORT ROAD BUILDING**
NORTH BUILDING SOUTH PLANNED ACCESS

LOCATION: Romeoville

PROJECT NO.: 7409.05

CLIENT : **DCT 500 PINNACLE LLC**

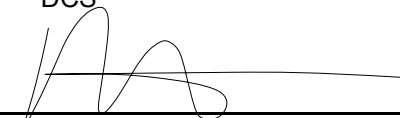
2215 York Road, Suite 405
Oak Brook, IL. 60523

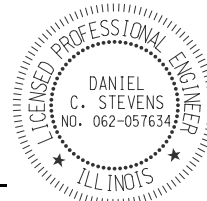
PH: 630-560-5000

DATE PREPARED: 4/27/2018
LAST REVISED: 5/9/2018

PREPARED BY: BPM
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.*

CONSULTING ENGINEERS * SITE DEVELOPMENT ENGINEERS * LAND SURVEYORS

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Engineer's Opinion of Probable Construction Cost**PRIVATE IMPROVEMENTS**

<u>ITEM</u>		<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>A. Drainage Improvements</u>					
1. CATCH BASIN	48" DIA., TYPE-A	1	EACH	\$2,500.00	\$2,500
10. FLARED END SECTION, W/GRATE	18"	1	EACH	\$735.00	\$735
16. STORM SEWER, RCP, CL IV	18"	36	L.F.	\$35.00	\$1,260
A. Drainage Improvements				Sub-Total =	\$4,495
<u>B. Driveway Improvements</u>					
<u>HEAVY DUTY PAVEMENT</u>					
1. BITUMINOUS SURFACE COURSE	2.0", CL I	615	S.Y.	\$5.00	\$3,075
2. BITUMINOUS BINDER COURSE	3", CL I	615	S.Y.	\$7.50	\$4,613
3. AGGREGATE BASE, TYPE B	12"	615	S.Y.	\$13.00	\$7,995
B. Driveway Improvements				Sub-Total =	\$15,683
<u>C. Soil Erosion Sediment Control</u>					
1. SILT FENCE		267	L.F.	\$1.65	\$441
2. INLET EROSION CONTROL		1	EACH	\$200.00	\$200
3. LINED APRONS		1	EACH	\$1,200.00	\$1,200
4. EROSION CONTROL BLANKET		182	S.Y.	\$2.00	\$364
5. SEEDING		0.04	AC	\$2,000.00	\$80
C. Soil Erosion Sediment Control				Sub-Total =	\$2,285
<u>TOTAL=</u>					\$22,462.05

NOTES:

1. This estimate is prepared based on "Site Improvement Plans for 1101 West Airport Road Building North Building South Access" Dated: April 27, 2018;
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. This estimate DOES NOT include: 5/9/2018 PERMIT FEES
REVIEW FEES
INSPECTION FEES

Engineer's Opinion of Probable Construction Cost***PUBLIC IMPROVEMENTS***

<u>ITEM</u>		<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>A. Pavement Improvements</u>					
<u>PATHWAY PAVEMENT</u>					
1. BITUMINOUS SURFACE COURSE	2", CL I	41	S.Y.	\$3.50	\$144
2. AGGREGATE BASE, TYPE B	10"	41	S.Y.	\$10.00	\$410
3. PAINT, PAVEMENT MARKINGS	LINE 24"	18	L.F.	\$4.00	\$72
4. SIGNS		1	EACH	\$200.00	\$200
<u>HEAVY DUTY PAVEMENT</u>					
1. PAVEMENT PATCHING 3' DEPTH	REMOVE AND REPLACE	570	S.F.	\$10.00	\$5,700
2. SAWCUT EXISTING BIKE PATH	HEAVY DUTY ASPHALT	131	L.F.	\$11.00	\$1,441
<u>CURB & GUTTER</u>					
1. REMOVE CURB & GUTTER	B-6.12	190	L.F.	\$10.00	\$1,900
2. CURB & GUTTER	B-6.12	387	L.F.	\$15.00	\$5,805
3. AGGREGATE BASE, TYPE B	4"	65	S.Y.	\$10.00	\$650
4. DEPRESSED CURB & GUTTER	RAMPS AND APRONS	114	L.F.	\$15.00	\$1,710
5. ADA RAMPS		2	EACH	\$250.00	\$500
A. Pavement Improvements				Sub-Total =	\$18,532
<u>B. Soil Erosion Sediment Control</u>					
1. SILT FENCE		267	L.F.	\$1.65	\$441
2. INLET EROSION CONTROL		1	EACH	\$200.00	\$200
3. LINED APRONS		1	EACH	\$1,200.00	\$1,200
4. EROSION CONTROL BLANKET		182	S.Y.	\$2.00	\$364
5. SEEDING		0.04	AC	\$2,000.00	\$80
B. Soil Erosion Sediment Control				Sub-Total =	\$2,285
				TOTAL=	\$20,816.05
				SURETY (125%)=	\$26,020.06

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3. This estimate DOES NOT include:
 - PERMIT FEES
 - REVIEW FEES
 - INSPECTION FEES