



ENGINEER'S OPINION OF PROBABLE COST - LETTER OF CREDIT
SEASONS AT CREST HILL
CREST HILL, ILLINOIS
BASED ON THE PLAN SET DATED JANUARY 14, 2026
DATE: JANUARY 14, 2026

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EROSION CONTROL					
1	Erosion Control Maintenance	1	LUMP SUM	\$10,000.00	\$10,000.00
2	Grading	1	LUMP SUM	\$300,000.00	\$300,000.00
2	Silt Fence (Non-Wire Back)	6,000	LF	\$2.75	\$16,500.00
3	Concrete Washout	2	EACH	\$4,500.00	\$9,000.00
4	Construction Entrance	2	LUMP SUM	\$5,000.00	\$10,000.00
5	Sodding	23,280	SY	\$5.00	\$116,401.19
6	Inlet Filter	69	EACH	\$350.00	\$24,150.00
TOTAL SCHEDULE I - EROSION CONTROL					\$486,051.19
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1	8" PVC Sanitary Sewer - 12'-16' Depth	1,700	LF	\$40.00	\$68,000.00
2	4' Diameter Manhole - 12'-16'	15	EACH	\$4,600.00	\$69,000.00
3	4' Diameter Doghouse Manhole - 12'-16'	7	EACH	\$4,600.00	\$32,200.00
4	Trench Backfill - Mains 12'-16' Depth	1,700	LF	\$70.00	\$119,000.00
5	Televise Sanitary Sewer - Public	1,700	LF	\$3.00	\$5,100.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$293,300.00
B. WATER MAIN IMPROVEMENTS					
1	8" DI Water Main	2,934	LF	\$50.00	\$146,700.00
2	8" Valve & Vault, STD 4' Dia. w/FR & Lid	6	EACH	\$3,750.00	\$22,500.00
3	6" Valve Box, STD 1' Dia. w/FR & Lid	12	EACH	\$1,500.00	\$18,000.00
4	Fire Hydrant with Auxiliary Valve	8	EACH	\$4,000.00	\$32,000.00
5	Trench Backfill - Mains	2,664	LF	\$30.00	\$79,920.00
6	Pressure Connection with Valve Vault	6	EACH	\$8,500.00	\$51,000.00
7	Water Pressure Test and Chlorination	1	LS	\$20,000.00	\$20,000.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$370,120.00
C. STORM SEWER IMPROVEMENTS					
1	6" Perforated Pipe Underdrain	400	LF	\$45.00	\$18,000.00
2	12" RCP Storm Sewer Pipe	1,220	LF	\$70.00	\$85,400.00
3	15" RCP Storm Sewer Pipe	810	LF	\$75.00	\$60,750.00
4	18" RCP Storm Sewer Pipe	380	LF	\$80.00	\$30,400.00
5	24" RCP Storm Sewer Pipe	880	LF	\$85.00	\$74,800.00
6	30" RCP Storm Sewer Pipe	200	LF	\$90.00	\$18,000.00
7	36" RCP Storm Sewer Pipe	380	EACH	\$95.00	\$36,100.00
8	4'-0" Diameter Manhole	45	EACH	\$3,000.00	\$135,000.00
9	Connection to Existing Structure	4	EACH	\$3,000.00	\$12,000.00
10	Storm Sewer to be Removed	1285	LF	\$60.00	\$77,100.00
11	Manhole to be Removed	9	EACH	\$550.00	\$4,950.00
12	Trench Backfill	3,870	LF	\$30.00	\$116,100.00
13	Televise Storm Sewer Line	4,270	LF	\$3.00	\$12,810.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$681,410.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS (A-C)					\$1,344,830.00
SCHEDULE III - ROADWAY IMPROVEMENTS					
1	2" Asphalt Mill and Overlay	8,787	SY	\$10.50	\$92,261.17
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$92,261.17



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SCHEDULE IV - MISCELLANEOUS					
1	Record Drawings	1	LS	\$10,000.00	\$10,000.00
2	Benchmark	1	LS	\$3,000.00	\$3,000.00
TOTAL SCHEDULE IV - MISCELLANEOUS					
SUBTOTAL SCHEDULES I-IV					
CONTINGENCY @10%					
TOTAL ON-SITE BOND AMOUNT					

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NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees landscaping, dewatering, maintenance, bonds or the like.