



PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

for

The Residences at Naper and Plank

Public Improvements

Naperville, Illinois

May 20, 2025

1.0 EARTHWORK & EROSION CONTROL	QUANTITY	UNITS	UNIT PRICE	COST
EROSION CONTROL ITEMS				
1.01 (SILT FENCE, INLET PROTECTION, ENTRANCE)	1	ls	\$ 15,000.00	\$ 15,000.00
1.02 CLAY EXCAVATION	7,007	cy	\$ 3.50	\$ 24,524.50
1.03 STRUCTURAL FILL	27,807	cy	\$ 3.00	\$ 83,421.00
1.04 STRUCTURAL IMPORT	9,587	cy	\$ 35.00	\$ 335,545.00
1.05 TOPSOIL STRIP	14,071	cy	\$ 3.25	\$ 45,730.75
1.06 TOPSOIL RESPREAD OPEN SPACES	4,152	cy	\$ 3.25	\$ 13,494.00
Subtotal Division 1.0:				\$ 517,715.25

2.0 SANITARY SEWER	QUANTITY	UNITS	UNIT PRICE	COST
2.01 8" PVC SANITARY SEWER (<15' depth)	1,177	lf	\$ 45.00	\$ 52,965.00
2.02 4' SANITARY MANHOLE (<15' depth)	19	each	\$ 4,000.00	\$ 76,000.00
2.03 TRENCH BACKFILL	800	cy	\$ 35.00	\$ 28,000.00
2.04 NEW MANHOLE OVER EXISTING PIPE	2	each	\$ 6,000.00	\$ 12,000.00
Subtotal Division 2.0:				\$ 168,965.00

3.0 WATER SUPPLY	QUANTITY	UNITS	UNIT PRICE	COST
3.01 8" D.I.P. CLASS 52	3,295	lf	\$ 56.00	\$ 184,520.00
3.02 8" GATE VALVE IN 5' DIA. VAULT	8	each	\$ 3,500.00	\$ 28,000.00
3.03 WATER SERVICE VALVE BOX	17	each	\$ 1,500.00	\$ 25,500.00
3.04 FIRE HYDRANT	17	each	\$ 4,500.00	\$ 76,500.00
3.05 TRENCH BACKFILL	2,000	cy	\$ 35.00	\$ 70,000.00
3.06 PRESSURE CONNECTION TO EXISTING WATERMAIN	1	each	\$ 10,000.00	\$ 10,000.00
3.07 CONNECTION TO EXISTING WATERMAIN	2	each	\$ 3,500.00	\$ 7,000.00
Subtotal Division 3.0:				\$ 401,520.00

4.0 STORM SEWER SYSTEM	QUANTITY	UNITS	PRICE	COST
4.01 STORM SEWER, RCP (12")	3,825	lf	\$ 30.00	\$ 114,750.00
4.02 STORM SEWER, RCP (15")	635	lf	\$ 32.00	\$ 20,320.00
4.03 STORM SEWER, RCP (18")	696	lf	\$ 35.00	\$ 24,360.00
4.04 FLARED END SECTION W/ GRATE (12")	1	lf	\$ 2,000.00	\$ 2,000.00
4.05 FLARED END SECTION W/ GRATE (18")	2	each	\$ 2,500.00	\$ 5,000.00
4.06 4' DIA. STORM MANHOLE	70	each	\$ 2,800.00	\$ 196,000.00
4.07 CONNECT TO EXISTING STRUCTURE	4	each	\$ 1,500.00	\$ 6,000.00
4.08 TRENCH BACKFILL	2,750	cy	\$ 34.00	\$ 93,500.00
UNDERGROUND DETENTION SYSTEM,				
4.09 INCLUDING EXCAVATION AND STONE BACKFILL	1	ls	\$ 1,017,875.00	\$ 1,017,875.00
Subtotal Division 4.0:				\$ 1,479,805.00

5.0	PAVING	QUANTITY	UNITS	UNIT PRICE	COST
BITUMINOUS PAVEMENT (BURLINGTON, TUTHIL, AND PLANK WIDENING)					
5.01	BURLINGTON AVE FULL DEPTH REMOVAL	1,100	sy	\$ 5.00	\$ 5,500.00
5.02	HMA SURFACE COURSE (2.0")	4,925	sy	\$ 8.50	\$ 41,862.50
5.03	HMA BINDER COURSE (3.5")	4,925	sy	\$ 11.00	\$ 54,175.00
5.04	8" AGGR. BASE COURSE TYPE B (CA-6) W/PRIME COAT	4,925	sy	\$ 10.00	\$ 49,250.00
CONCRETE PAVEMENT (SIDEWALK)					
5.05	4" PCC SIDEWALK W/ 2" COMPACTED CA-6	7,000	sf	\$ 6.50	\$ 45,500.00
5.06	6" PCC SIDEWALK W/ 4" COMPACTED CA-6	2,132	sf	\$ 8.00	\$ 17,056.00
5.07	B6.12 CURB AND GUTTER W/AGGR. BASE	3,447	lf	\$ 28.00	\$ 96,516.00
5.08	STRIPING & SIGNAGE	1	allowance	\$ 2,000.00	\$ 2,000.00
Subtotal Division 5.0:					\$ 311,859.50

6.0	ELECTRICAL	QUANTITY	UNITS	UNIT PRICE	COST
6.01	SITE LIGHTING W/CONNECTIONS	15	each	\$ 7,000.00	\$ 105,000.00
Subtotal Division 6.0:					\$ 105,000.00

7.0	MISCELLANEOUS	QUANTITY	UNITS	UNIT PRICE	COST
7.01	RETAINING WALL	140	sf	\$ 35.00	\$ 4,900.00
7.02	PARKWAY TREES (WITHIN RIGHT-OF-WAY)	70	ea	\$ 600.00	\$ 42,000.00
7.03	RIGHT-OF-WAY LANDSCAPE MISCELLANEOUS	1	ls	\$ 50,000.00	\$ 50,000.00
7.04	SITE TREES	49	ea	\$ 600.00	\$ 29,400.00
7.05	NATIVE PLANTINGS	1	ls	\$ 15,000.00	\$ 15,000.00
7.06	BUILDING/FOUNDATION LANDSCAPE	17	ea	\$ 5,000.00	\$ 85,000.00
7.07	SITE LANDSCAPE MISCELLANEOUS	1	ls	\$ 100,000.00	\$ 100,000.00
Subtotal Division 7.0:					\$ 326,300.00

TOTALS:

1.0	EARTHWORK AND EROSION CONTROL			\$	517,715.25
2.0	SANITARY SEWER SYSTEM			\$	168,965.00
3.0	WATER SUPPLY SYSTEM			\$	401,520.00
4.0	STORM SEWER SYSTEM			\$	1,479,805.00
5.0	PAVING			\$	311,859.50
6.0	ELECTRICAL			\$	105,000.00
7.0	MISCELLANEOUS			\$	326,300.00
				Subtotal	\$ 3,311,164.75
				10% Contingency	\$ 331,116.48
				TOTAL:	\$ 3,642,281.23

This Engineer's Opinion of Probable Cost is based upon the Preliminary Engineering Plans for Plank Road Multifamily, prepared by V3 Companies, dated May 20, 2025. Since V3 Companies 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, this Opinion of Probable Construction Costs is made based on V3 Companies' best judgment as an experienced and qualified professional engineer, familiar with the construction industry; however, V3 Companies can not and does not guarantee that proposals, bids or actual Construction Costs will not vary from the Opinions of Probable Construction Costs prepared by V3 Companies.

Typical Exclusions/Assumptions

* This Engineer's Opinion of Probable Construction cost does not include burial of any overhead utility lines.

* Landscaping is not included

Typical Units

lf = linear feet

sf = square feet

sy = square yards

cy = cubic yards

ea = each

ls = lump sum

acre

allowance

ton