

C.M. LAVOIE & ASSOCIATES, INC.
 1050 WEST ROUTE 126
 PLAINFIELD, ILLINOIS 60544

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

PROJECT NAME : NELSON MEADOW - FULL SITE

PROJECT MANAGER: TRH

LOCATION : WEST OF CARPENTER STREET
 DOWNERS GROVE, ILLINOIS

DATE: 1/11/2011

CLIENT NAME : JOEL ANDERSEN HOMES

PROJECT NUMBER: 04-239

PER PLANS LAST REVISED: 1/11/2011

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK					
1	6" TOPSOIL STRIP AND STOCKPILE	23,300	SY	\$1.50	\$34,950.00
2	CLAY EXCAVATION	8,580	CY	\$7.00	\$60,060.00
3	TOPSOIL RESPREAD	17,810	SY	\$1.50	\$26,715.00
				TOTAL	\$121,725.00
PAVEMENT					
4	1 1/2 INCH BITUMINOUS SURFACE COURSE, CL I, MIX C, TYPE 3	249	TON	\$75.00	\$18,690.00
5	PRIME COAT	832	GAL	\$1.50	\$1,247.90
6	1 1/2 INCH BITUMINOUS BINDER COURSE, CL I, MIX B, TYPE 2	192	TON	\$70.00	\$13,463.10
7	10 INCH AGGREGATE BASE COURSE TYPE B, CA-6	1,282	TON	\$12.00	\$15,386.16
8	B6.12 CURB AND GUTTER	1,334	LF	\$12.00	\$16,008.00
9	PCC WALK, 5 INCHES THICK	5,281	SF	\$5.00	\$26,405.00
				TOTAL	\$91,200.16
WATERMAIN					
10	8-INCH DIWM, CL 52	1,200	LF	\$26.00	\$31,200.00
11	1.5-INCH TY K SERVICE (LONG)	6	EA	\$800.00	\$4,800.00
12	1.5-INCH TY K SERVICE (SHORT)	5	EA	\$500.00	\$2,500.00
13	CONNECTION TO EXISTING 6 INCH DIWM	2	EA	\$1,500.00	\$3,000.00
14	1.5-INCH BUFFALO BOXES	11	EA	\$400.00	\$4,400.00
15	8" WATERVALVE W/48 INCH VAULT	7	EA	\$2,200.00	\$15,400.00
16	FIRE HYDRANT W/ AUXILIARY VALVE	4	EA	\$1,500.00	\$6,000.00
17	TESTING AND CHLORINATION	1	LS	\$3,500.00	\$3,500.00
18	TRENCH BACKFILL (CA-6)	100	CY	\$15.00	\$1,500.00
				TOTAL	\$72,300.00
SANITARY SEWER					
19	SANITARY MANHOLE TYPE A	2	EA	\$2,500.00	\$5,000.00
20	8" SDR-26 PVC SANITARY SEWER	553	LF	\$20.00	\$11,060.00
21	4" SDR-26 PVC SANITARY SERVICE	8	EA	\$800.00	\$6,400.00
22	4" SDR-26 PVC SAN. SERVICE CONNECT TO EX. MAIN	3	EA	\$1,500.00	\$4,500.00
23	TRENCH BACKFILL	23	CY	\$15.00	\$345.00
				TOTAL	\$27,305.00

C.M. LAVOIE & ASSOCIATES, INC.
 1050 WEST ROUTE 126
 PLAINFIELD, ILLINOIS 60544

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

PROJECT NAME : NELSON MEADOW - FULL SITE

PROJECT MANAGER: TRH

LOCATION : WEST OF CARPENTER STREET
 DOWNERS GROVE, ILLINOIS

DATE: 1/11/2011

CLIENT NAME : JOEL ANDERSEN HOMES

PROJECT NUMBER: 04-239

PER PLANS LAST REVISED: 1/11/2011

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
STORM SEWER					
24	12" CMP CULVERT PIPE	78	LF	\$10.00	\$780.00
25	12" CMP END SECTIONS	6	EA	\$175.00	\$1,050.00
26	12" RCP STORM SEWER	823	LF	\$12.00	\$9,876.00
27	15" RCP STORM SEWER	216	LF	\$16.00	\$3,456.00
24	18" RCP STORM SEWER	156	LF	\$18.00	\$2,808.00
25	24" RCP STORM SEWER	101	LF	\$20.00	\$2,020.00
26	12" RCP FES	3	EA	\$300.00	\$900.00
27	24" RCP FES	1	EA	\$500.00	\$500.00
28	MANHOLE TYPE A	3	EA	\$2,000.00	\$6,000.00
29	CATCH BASIN TYPE A	7	EA	\$2,500.00	\$17,500.00
30	CATCH BASIN TYPE C	6	EA	\$1,000.00	\$6,000.00
31	ADS STORM PURE INSERT	3	EA	\$500.00	\$1,500.00
32	HYDRODYNAMIC STORMWATER SEPARATOR	1	EA	\$3,500.00	\$3,500.00
33	RESTRICTOR STRUCTURE	1	EA	\$3,500.00	\$3,500.00
34	TRENCH BACKFILL	330	CY	\$15.00	\$4,950.00
				TOTAL	\$64,340.00
EROSION CONTROL					
35	RIP RAP	40	SY	\$50.00	\$2,000.00
36	POND LANDSCAPING (SOD)	3,333	SY	\$1.50	\$4,999.50
37	SILT FENCE	2,215	LF	\$1.50	\$3,322.50
38	HAY BALES WITH FILTER FABRIC	11	EA	\$50.00	\$550.00
39	DITCH CHECKS	12	EA	\$70.00	\$840.00
40	STABILIZED ENTRANCE	1	LS	\$1,000.00	\$1,000.00
41	TREE PROTECTION FENCING	2	EA	\$200.00	\$400.00
42	VEGETATIVE SWALE PLANTINGS	340	SY	\$8.00	\$2,720.00
43	STREET SWEEPING/DUST CONTROL	1	LS	\$1,000.00	\$1,000.00
				TOTAL	\$16,832.00
MISCELLANEOUS					
44	STREET LIGHTS	12	EA	\$2,000.00	\$24,000.00
45	WOOD FIBER PATH	1	LS	\$2,500.00	\$2,500.00
46	TEMPORARY CONSTRUCTION FENCING	1	LS	\$2,000.00	\$2,000.00
47	RETAINING WALL	990	SF	\$20.00	\$19,800.00
				TOTAL	\$48,300.00

GRAND TOTAL \$442,002.16

5% CONTINGENCY \$22,100.11

TOTAL PROJECT COST \$464,102.26

C.M. LAVOIE & ASSOCIATES, INC.
 1050 WEST ROUTE 126
 PLAINFIELD, ILLINOIS 60544

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

PROJECT NAME : NELSON MEADOW - PHASE 1

PROJECT MANAGER: TRH

LOCATION : WEST OF CARPENTER STREET
 DOWNERS GROVE, ILLINOIS

DATE: 1/11/2011

CLIENT NAME : JOEL ANDERSEN HOMES

PROJECT NUMBER: 04-239

PER PLANS LAST REVISED: 1/11/2011

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK					
1	6" TOPSOIL STRIP AND STOCKPILE	8,040	SY	\$1.50	\$12,060.00
2	CLAY EXCAVATION	2,840	CY	\$7.00	\$19,880.00
3	TOPSOIL RESPREAD	6,890	SY	\$1.50	\$10,335.00
				TOTAL	\$42,275.00
PAVEMENT					
4	PCC WALK, 5 INCHES THICK	1,670	SF	\$5.00	\$8,350.00
				TOTAL	\$8,350.00
WATERMAIN					
5	1.5-INCH TY K SERVICE (SHORT)	3	EA	\$500.00	\$1,500.00
6	1.5-INCH BUFFALO BOXES	3	EA	\$400.00	\$1,200.00
7	FIRE HYDRANT W/ AUXILARY VALVE	1	EA	\$1,500.00	\$1,500.00
				TOTAL	\$4,200.00
SANITARY SEWER					
8	4" SDR-26 PVC SAN. SERVICE CONNECT TO EX. MAIN	3	EA	\$1,500.00	\$4,500.00
				TOTAL	\$4,500.00
STORM SEWER					
9	12" CMP CULVERT PIPE	78	LF	\$10.00	\$780.00
10	12" CMP END SECTIONS	6	EA	\$175.00	\$1,050.00
11	12" RCP STORM SEWER	258	LF	\$12.00	\$3,096.00
12	12" RCP FES	3	EA	\$300.00	\$900.00
13	CATCH BASIN TYPE A	2	EA	\$2,500.00	\$5,000.00
14	CATCH BASIN TYPE C	1	EA	\$1,000.00	\$1,000.00
15	HYDRODYNAMIC STORMWATER SEPARATOR	1	EA	\$3,500.00	\$3,500.00
16	RESTRICTOR STRUCTURE	1	EA	\$3,500.00	\$3,500.00
17	TRENCH BACKFILL	65	CY	\$15.00	\$975.00
				TOTAL	\$19,801.00
EROSION CONTROL					
18	POND LANDSCAPING (SOD)	3,333	SY	\$1.50	\$4,999.50
19	SILT FENCE	1,150	LF	\$1.50	\$1,725.00
20	HAY BALES WITH FILTER FABRIC	4	EA	\$50.00	\$200.00
21	DITH CHECKS	11	EA	\$70.00	\$770.00
22	STABILIZED ENTRANCE	1	LS	\$1,000.00	\$1,000.00
23	TREE PROTECTION FENCING	2	EA	\$200.00	\$400.00
24	VEGETATIVE SWALE PLANTINGS	340	SY	\$8.00	\$2,720.00
25	STREET SWEEPING/DUST CONTROL	1	LS	\$1,000.00	\$1,000.00
				TOTAL	\$12,814.50

C.M. LAVOIE & ASSOCIATES, INC.
 1050 WEST ROUTE 126
 PLAINFIELD, ILLINOIS 60544

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

PROJECT NAME : NELSON MEADOW - PHASE 1

PROJECT MANAGER: TRH

LOCATION : WEST OF CARPENTER STREET
 DOWNERS GROVE, ILLINOIS

DATE: 1/11/2011

CLIENT NAME : JOEL ANDERSEN HOMES

PROJECT NUMBER: 04-239

PER PLANS LAST REVISED: 1/11/2011

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
MISCELLANEOUS					
26	STREET LIGHTS	3	EA	\$2,000.00	\$6,000.00
27	RETAINING WALL	990	SF	\$20.00	\$19,800.00
28	TEMPORARY CONSTRUCTION FENCING	1	LS	\$1,500.00	\$1,500.00
29	WOOD FIBER PATH	1	LS	\$2,500.00	\$2,500.00
				TOTAL	\$29,800.00

GRAND TOTAL \$121,740.50

5% CONTINGENCY \$6,087.03

TOTAL PROJECT COST \$127,827.53

C.M. LAVOIE & ASSOCIATES, INC.
1050 WEST ROUTE 126
PLAINFIELD, ILLINOIS 60544

PUBLIC IMPROVEMENTS
ENGINEER'S OPINION OF PROBABLE COST
FINAL ENGINEERING

PROJECT NAME : NELSON MEADOW - PHASE 2

PROJECT MANAGER: TRH

LOCATION : WEST OF CARPENTER STREET
 DOWNERS GROVE, ILLINOIS

DATE: 1/11/2011

CLIENT NAME : JOEL ANDERSEN HOMES

PROJECT NUMBER: 04-239

PER PLANS LAST REVISED: 1/11/2011

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK					
1	6" TOPSOIL STRIP AND STOCKPILE	15,260	SY	\$1.50	\$22,890.00
2	CLAY EXCAVATION	5,740	CY	\$7.00	\$40,180.00
3	TOPSOIL RESPREAD	10,920	SY	\$1.50	\$16,380.00
				TOTAL	\$79,450.00
PAVEMENT					
4	1 1/2 INCH BITUMINOUS SURFACE COURSE, CL I, MIX C, TYPE 3	249	TON	\$75.00	\$18,690.00
5	PRIME COAT	832	GAL	\$1.50	\$1,247.90
6	1 1/2 INCH BITUMINOUS BINDER COURSE, CL I, MIX B, TYPE 2	192	TON	\$70.00	\$13,463.10
7	10 INCH AGGREGATE BASE COURSE TYPE B, CA-6	1,282	TON	\$12.00	\$15,386.16
8	B6.12 CURB AND GUTTER	1,334	LF	\$12.00	\$16,008.00
9	PCC WALK, 5 INCHES THICK	3,611	SF	\$5.00	\$18,055.00
				TOTAL	\$82,850.16
WATERMAIN					
10	8-INCH DIWM, CL 52	1,200	LF	\$26.00	\$31,200.00
11	1.5-INCH TY K SERVICE (LONG)	6	EA	\$800.00	\$4,800.00
12	1.5-INCH TY K SERVICE (SHORT)	2	EA	\$500.00	\$1,000.00
13	CONNECTION TO EXISTING 6 INCH DIWM	2	EA	\$1,500.00	\$3,000.00
14	1.5-INCH BUFFALO BOXES	8	EA	\$400.00	\$3,200.00
15	8" WATERVALVE W/48 INCH VAULT	7	EA	\$2,200.00	\$15,400.00
16	FIRE HYDRANT W/ AUXILIARY VALVE	3	EA	\$1,500.00	\$4,500.00
17	TESTING AND CHLORINATION	1	LS	\$3,500.00	\$3,500.00
18	TRENCH BACKFILL (CA-6)	100	CY	\$15.00	\$1,500.00
				TOTAL	\$68,100.00
SANITARY SEWER					
19	SANITARY MANHOLE TYPE A	2	EA	\$2,500.00	\$5,000.00
20	8" SDR-26 PVC SANITARY SEWER	553	LF	\$20.00	\$11,060.00
21	4" SDR-26 PVC SANITARY SERVICE	8	EA	\$800.00	\$6,400.00
22	TRENCH BACKFILL	23	CY	\$15.00	\$345.00
				TOTAL	\$22,805.00

C.M. LAVOIE & ASSOCIATES, INC.
1050 WEST ROUTE 126
PLAINFIELD, ILLINOIS 60544

PUBLIC IMPROVEMENTS
ENGINEER'S OPINION OF PROBABLE COST
FINAL ENGINEERING

PROJECT NAME : NELSON MEADOW - PHASE 2

PROJECT MANAGER: TRH

LOCATION : WEST OF CARPENTER STREET
 DOWNERS GROVE, ILLINOIS

DATE: 1/11/2011

CLIENT NAME : JOEL ANDERSEN HOMES

PROJECT NUMBER: 04-239

PER PLANS LAST REVISED: 1/11/2011

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
STORM SEWER					
23	12" RCP STORM SEWER	565	LF	\$12.00	\$6,780.00
24	15" RCP STORM SEWER	216	LF	\$16.00	\$3,456.00
25	18" RCP STORM SEWER	156	LF	\$18.00	\$2,808.00
26	24" RCP STORM SEWER	101	LF	\$20.00	\$2,020.00
27	24" RCP FES	1	EA	\$500.00	\$500.00
28	MANHOLE TYPE A	3	EA	\$2,000.00	\$6,000.00
29	CATCH BASIN TYPE A	5	EA	\$2,500.00	\$12,500.00
30	CATCH BASIN TYPE C	5	EA	\$1,000.00	\$5,000.00
31	ADS STORM PURE INSERT	3	EA	\$500.00	\$1,500.00
32	RE-SIZE RESTRICTOR STRUCTURE	1	EA	\$1,000.00	\$1,000.00
33	TRENCH BACKFILL	265	CY	\$15.00	\$3,975.00
				TOTAL	\$45,539.00
EROSION CONTROL					
34	RIP RAP	40	SY	\$50.00	\$2,000.00
35	SILT FENCE	1,813	LF	\$1.50	\$2,719.50
36	HAY BALES WITH FILTER FABRIC	7	EA	\$50.00	\$350.00
37	DITCH CHECKS	1	EA	\$70.00	\$70.00
38	STABILIZED ENTRANCE	1	LS	\$1,000.00	\$1,000.00
39	STREET SWEEPING/DUST CONTROL	1	LS	\$1,000.00	\$1,000.00
				TOTAL	\$7,139.50
MISCELLANEOUS					
40	STREET LIGHTS	12	EA	\$2,000.00	\$24,000.00
41	TEMPORARY CONSTRUCTION FENCING	1	LS	\$2,500.00	\$2,500.00
				TOTAL	\$26,500.00

GRAND TOTAL **\$332,383.66**

5% CONTINGENCY **\$16,619.18**

TOTAL PROJECT COST **\$349,002.84**