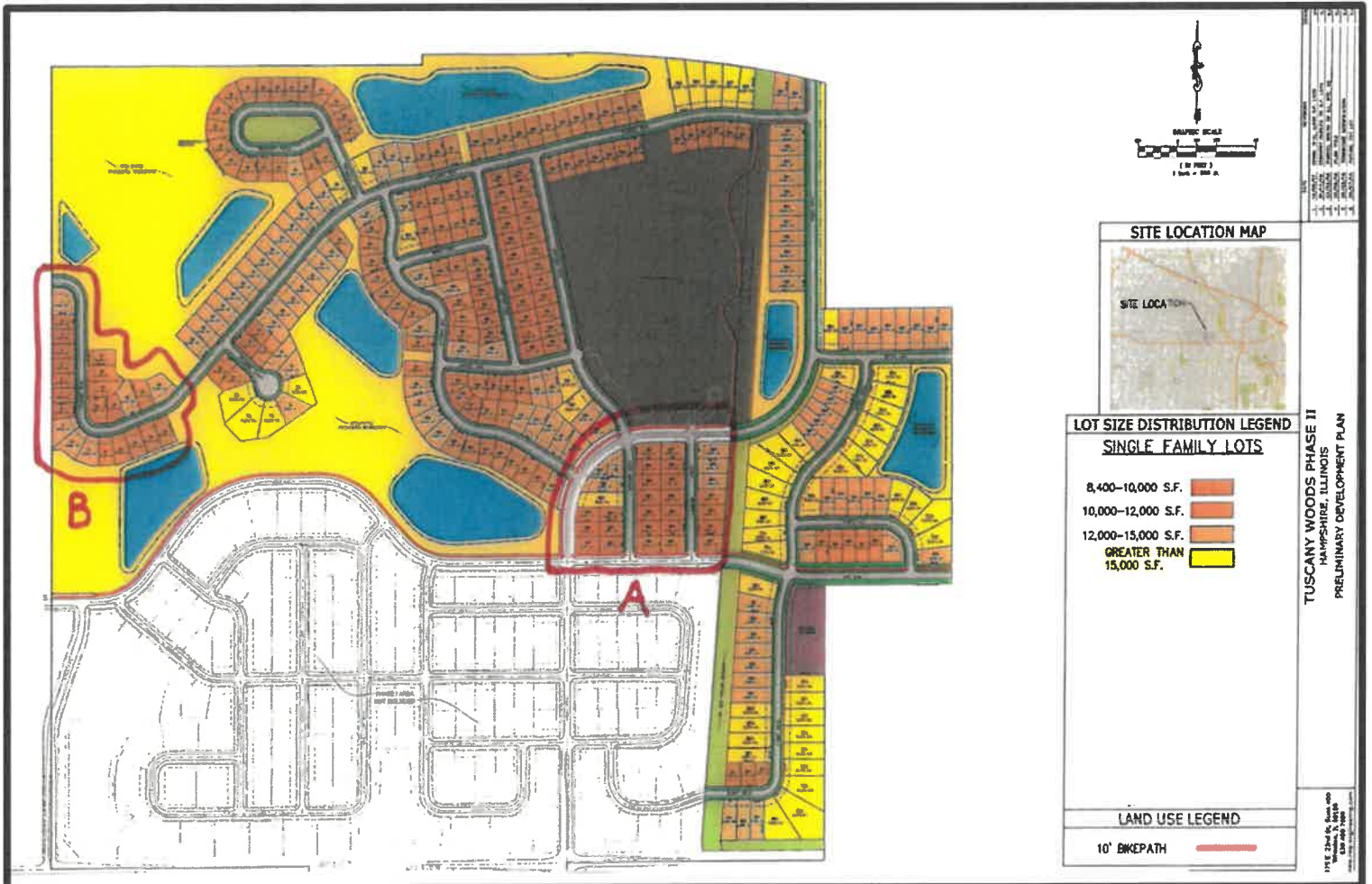


TUSCANY WOODS

PHASE ONE – UNITS A & B

55 PLANNED LOTS
LOCATED NORTH OF ILLINOIS ROUTE 72 AT ROMKE ROAD
HAMPSHIRE, ILLINOIS



THESE TWO UNITS IN THE TUSCANY WOODS SUBDIVISION HAVE A SMALLER QUANTITY OF LOTS (55 TOTAL). THE OWNERS HAVE LOWERED THE PRICE PER LOT. THE COST TO IMPROVE THESE LOTS ARE LESS EXPENSIVE THAN IMPROVING THE LOTS IN PHASE TWO OF TUSCANY WOODS. WITH A LIMITED NUMBER OF PUBLIC IMPROVEMENTS REMAINING TO COMPLETE, THE BUILDER WILL BE ABLE TO BUILD ON A LESS EXPENSIVE FULLY IMPROVED LOT.

THESE ARE THE FINAL TWO NEIGHBORHOODS IN PHASE ONE.

TUSCANY WOODS

PHASE ONE – UNITS A & B

55 PLANNED LOTS

LOCATED NORTH OF ILLINOIS ROUTE 72 AT ROMKE ROAD
HAMPSHIRE, ILLINOIS

UNIT A

Existing sewer and water to site

Number of Lots – 30

Lot sizes

24 @ 8,400 – 10,000 sq ft

5 @ 12,000 – 15,000 sq ft

1 @ Greater than 15,000 sq ft

COST PER LOT - ~~\$25,000~~ **\$20,000**

Both surrounding roads, Romke Road and Jake Lane, already exist. This area was mass graded years ago. The remaining improvements consist of the construction of two interior north/south roads.

UNIT B

Existing sewer and water to site

Number of Lots – 25

Lot sizes

11 @ 8,400 – 10,000 sq ft

8 @ 10,000 – 12,000 sq ft

6 @ 12,000 – 15,000 sq ft

COST PER LOT - ~~\$19,500~~ **\$15,000**

FEES:

3 BEDROOM - \$27,823

4 BEDROOM - \$31,411

**IMPROVEMENT COSTS AS PER MANHARD AND ASSOCIATES ESTIMATED
OPINION OF PROBABLE COST DATED 9.21.2021.**

\$39.476 PER LOT WHICH INCLUDES A 10% CONTINGENCY



**ENGINEER'S OPINION OF PROBABLE COST
TUSCANY WOODS - (REMAINING) PHASE I FROM 04/15/05 PLANSET
LOT COUNT BASED ON LAND PLAN LAST REVISED SEPTEMBER 17, 2018
HAMPSHIRE, ILLINOIS
9/29/2021**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
14	5'-0" Diameter Manhole	3	EACH	\$3,100.00	\$9,300.00
15	6'-0" Diameter Manhole	1	EACH	\$4,200.00	\$4,200.00
16	Trench Backfill	800	LF	\$30.00	\$24,000.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$138,092.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS (A-C)					\$691,812.00
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	9,262	SY	\$1.50	\$13,893.00
2	Aggregate Base Course - 12"	9,262	SY	\$18.00	\$166,716.00
3	Bit. Concrete Binder Course Superpave N50 - 4.5"	8,366	SY	\$22.00	\$184,052.00
4	Bit. Concrete Surface Course Superpave N50 - 1.5"	8,366	SY	\$9.00	\$75,294.00
5	Concrete Curb Type B-6.12	5,378	LF	\$19.00	\$102,182.00
6	PCC Sidewalk - 6" with Subbase	26,890	SF	\$7.00	\$188,230.00
7	Street Lights	16	EACH	\$7,000.00	\$112,000.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$842,367.00
SUBTOTAL SCHEDULES I-III					\$1,937,929.00
TOTAL WITH CONTINGENCY @10%					\$2,131,721.90
COST PER LOT (54 LOTS)					\$39,476.33

*Note: This EOPC only takes into account Vineyard Lane, Lombard Street, and Palermo Trail Southwest of Palermo Court. Assumed no road improvements to Romke Road

Prepared By: Manhard Consulting, Ltd.
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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.



ENGINEER'S OPINION OF PROBABLE COST
TUSCANY WOODS - (REMAINING) PHASE I FROM 04/15/05 PLANSET
LOT COUNT BASED ON LAND PLAN LAST REVISED SEPTEMBER 17, 2018
HAMPSHIRE, ILLINOIS
9/29/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Erosion Control	1	LUMP SUM	\$75,000.00	\$75,000.00
2	Silt Fence	5,000	LF	\$2.75	\$13,750.00
3	Construction Entrance	2	LUMP SUM	\$5,000.00	\$10,000.00
4	Previously Mass Graded	11	ACRES	\$5,000.00	\$55,000.00
5	Partially Mass Graded	10	ACRES	\$25,000.00	\$250,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$403,750.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1	Sanitary Service (Short)	33	EACH	\$1,000.00	\$33,000.00
2	Sanitary Service (Long)	21	EACH	\$2,300.00	\$48,300.00
3	8" PVC Sanitary Sewer - 0'-12' Depth	1,742	LF	\$40.00	\$69,680.00
4	8" PVC Sanitary Sewer - 12'-16' Depth	194	LF	\$60.00	\$11,640.00
5	12" PVC Sanitary Sewer - 0'-12' Depth	1,299	LF	\$40.00	\$51,960.00
6	12" PVC Sanitary Sewer - 12'-16' Depth	144	LF	\$60.00	\$8,640.00
7	4' Diameter Manhole - 0'-12'	14	EACH	\$3,200.00	\$44,800.00
8	4' Diameter Manhole - 12'-16'	2	EACH	\$5,000.00	\$10,000.00
9	Trench Backfill - Mains 0'-12' Depth	270	LF	\$75.00	\$20,250.00
10	Trench Backfill - Mains 12'-16' Depth	30	LF	\$180.00	\$5,400.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$303,670.00
B. WATER MAIN IMPROVEMENTS					
1	Watermain Service (Short)	21	EACH	\$1,000.00	\$21,000.00
2	Watermain Service (Long)	33	EACH	\$2,000.00	\$66,000.00
3	8" PVC Water Main	2,250	LF	\$50.00	\$112,500.00
4	8" Valve & Vault, STD 4' Dia. w/FR & Lid	2	EACH	\$3,400.00	\$6,800.00
5	Fire Hydrant with Auxiliary Valve	7	EACH	\$4,500.00	\$31,500.00
6	Trench Backfill - Mains	350	LF	\$35.00	\$12,250.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$250,050.00
C. STORM SEWER IMPROVEMENTS					
1	12" RCP Storm Sewer Pipe	27	LF	\$28.00	\$756.00
2	15" RCP Storm Sewer Pipe	367	LF	\$32.00	\$11,744.00
3	18" RCP Storm Sewer Pipe	357	LF	\$36.00	\$12,852.00
4	21" RCP Storm Sewer Pipe	466	LF	\$40.00	\$18,640.00
5	36" RCP Storm Sewer Pipe	70	LF	\$70.00	\$4,900.00
6	Precast Concrete Flared End Section w/Grate 12"	4	EACH	\$1,200.00	\$4,800.00
7	Precast Concrete Flared End Section w/Grate 18"	3	EACH	\$1,600.00	\$4,800.00
8	Precast Concrete Flared End Section w/Grate 21"	1	EACH	\$1,800.00	\$1,800.00
9	Precast Concrete Flared End Section w/Grate 24"	1	EACH	\$2,000.00	\$2,000.00
10	Precast Concrete Flared End Section w/Grate 36"	1	EACH	\$3,200.00	\$3,200.00
11	2'-0" Diameter Inlet	2	EACH	\$1,300.00	\$2,600.00
12	4'-0" Diameter Catch Basin	1	EACH	\$2,500.00	\$2,500.00
13	4'-0" Diameter Manhole	12	EACH	\$2,500.00	\$30,000.00