



ENGINEER'S OPINION OF PROBABLE COST FOR BONDING  
STONE MILL SUBDIVISION - PHASE 1A (91 UNITS)  
TOWN OF LOWELL, INDIANA  
10/2/2025

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	QUANTITY COMPLETE	WORK COMPLETED	QUANTITY REMAINING	WORK REMAINING
<b><u>SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</u></b>									
1	Mass Grading	1	LUMP SUM	\$500,000.00	\$500,000.00	1	\$500,000.00	0	\$0.00
2	Removal of Existing DrainTile	1	LUMP SUM	\$10,000.00	\$10,000.00	1	\$10,000.00	0	\$0.00
3	Power Pole Relocation	6	EACH	\$20,000.00	\$120,000.00	6	\$120,000.00	0	\$0.00
<b>TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b>					<b>\$630,000.00</b>		<b>\$630,000.00</b>		<b>\$0.00</b>
<b><u>SCHEDULE II - UNDERGROUND IMPROVEMENTS</u></b>									
<b>A. SANITARY SEWER IMPROVEMENTS</b>									
1	6" PVC Sanitary Sewer Service (Long)	109	EACH	\$2,000.00	\$218,000.00	109	\$218,000.00	0	\$0.00
2	8" PVC Sanitary Sewer	4,282	LF	\$35.00	\$149,870.00	4,282	\$149,870.00	0	\$0.00
3	12" PVC Sanitary Sewer	851	LF	\$50.00	\$42,550.00	851	\$42,550.00	0	\$0.00
4	16" Steel Casing Pipe	223	LF	\$100.00	\$22,300.00	223	\$22,300.00	0	\$0.00
5	Trench Backfill - Mains	3,950	LF	\$70.00	\$276,500.00	3,950	\$276,500.00	0	\$0.00
6	Rim Adjustment / Rebuilding Manhole	5	EACH	\$2,000.00	\$10,000.00	5	\$10,000.00	0	\$0.00
7	4' Diameter Manhole - Construct Over Ex. Sewer	1	EACH	\$10,000.00	\$10,000.00	1	\$10,000.00	0	\$0.00
8	4' Diameter Manhole	27	EACH	\$6,000.00	\$162,000.00	27	\$162,000.00	0	\$0.00
9	4' Diameter Drop Manhole	4	EACH	\$8,000.00	\$32,000.00	4	\$32,000.00	0	\$0.00
10	Connection to Existing Manhole	4	EACH	\$3,000.00	\$12,000.00	4	\$12,000.00	0	\$0.00
<b>SUBTOTAL A - SANITARY SEWER IMPROVEMENTS</b>					<b>\$935,220.00</b>		<b>\$935,220.00</b>		<b>\$0.00</b>
<b>B. WATER MAIN IMPROVEMENTS</b>									
1	8" PVC Water Main (Includes Pressure Testing and Chlorination)	3,880	LF	\$45.00	\$174,600.00	3,880	\$174,600.00	0	\$0.00
2	12" PVC Water Main (Includes Pressure Testing and Chlorination)	90	LF	\$90.00	\$8,100.00	90	\$8,100.00	0	\$0.00
3	16" PVC Water Main (Includes Pressure Testing and Chlorination)	580	LF	\$100.00	\$58,000.00	580	\$58,000.00	0	\$0.00
4	8" Valve and Box	12	EACH	\$2,200.00	\$26,400.00	12	\$26,400.00	0	\$0.00
5	16" Valve and Box	2	EACH	\$7,500.00	\$15,000.00	2	\$15,000.00	0	\$0.00
6	Fire Hydrant with Auxiliary Valve and Leads	14	EACH	\$6,000.00	\$84,000.00	14	\$84,000.00	0	\$0.00
7	Trench Backfill - Mains	375	LF	\$15.00	\$5,625.00	375	\$5,625.00	0	\$0.00
8	Pressure Connection with Valve Box	5	EACH	\$6,000.00	\$30,000.00	5	\$30,000.00	0	\$0.00
9	Water Main Pipe Removal	410	LF	\$20.00	\$8,200.00	410	\$8,200.00	0	\$0.00
10	In-line valve box to Existing Water Main	2	EACH	\$35,000.00	\$70,000.00	2	\$70,000.00	0	\$0.00
<b>SUBTOTAL B - WATER MAIN IMPROVEMENTS</b>					<b>\$479,925.00</b>		<b>\$479,925.00</b>		<b>\$0.00</b>
<b>C. STORM SEWER IMPROVEMENTS</b>									
1	12" RCP Storm Sewer Pipe	2,605	LF	\$30.00	\$78,150.00	2,605	\$78,150.00	0	\$0.00
2	15" RCP Storm Sewer Pipe	803	LF	\$35.00	\$28,105.00	803	\$28,105.00	0	\$0.00
3	18" RCP Storm Sewer Pipe	474	LF	\$40.00	\$18,960.00	474	\$18,960.00	0	\$0.00
4	21" RCP Storm Sewer Pipe	465	LF	\$45.00	\$20,925.00	465	\$20,925.00	0	\$0.00
5	24" RCP Storm Sewer Pipe	432	LF	\$50.00	\$21,600.00	432	\$21,600.00	0	\$0.00
6	27" RCP Storm Sewer Pipe	281	LF	\$0.00	\$0.00	281	\$0.00	0	\$0.00
7	30" RCP Storm Sewer Pipe	245	LF	\$70.00	\$17,150.00	245	\$17,150.00	0	\$0.00
8	36" RCP Storm Sewer Pipe	1,087	LF	\$85.00	\$92,395.00	1,087	\$92,395.00	0	\$0.00
9	42" RCP Storm Sewer Pipe	735	LF	\$110.00	\$80,850.00	735	\$80,850.00	0	\$0.00
10	48" RCP Storm Sewer Pipe	1,336	LF	\$150.00	\$200,400.00	1,336	\$200,400.00	0	\$0.00
11	Precast Concrete Flared End Section w/Grate 12", Including Rip Ra	4	EACH	\$1,800.00	\$7,200.00	4	\$7,200.00	0	\$0.00
12	Precast Concrete Flared End Section w/Grate 15", Including Rip Ra	1	EACH	\$2,000.00	\$2,000.00	1	\$2,000.00	0	\$0.00
13	Precast Concrete Flared End Section w/Grate 18", Including Rip Ra	2	EACH	\$2,200.00	\$4,400.00	2	\$4,400.00	0	\$0.00
14	Precast Concrete Flared End Section w/Grate 21", Including Rip Ra	4	EACH	\$2,400.00	\$9,600.00	4	\$9,600.00	0	\$0.00
15	Precast Concrete Flared End Section w/Grate 24", Including Rip Ra	2	EACH	\$2,600.00	\$5,200.00	2	\$5,200.00	0	\$0.00
15	Precast Concrete Flared End Section w/Grate 36", Including Rip Ra	1	EACH	\$3,200.00	\$3,200.00	1	\$3,200.00	0	\$0.00
16	Precast Concrete Flared End Section w/Grate 42", Including Rip Ra	1	EACH	\$3,800.00	\$3,800.00	1	\$3,800.00	0	\$0.00
17	Precast Concrete Flared End Section w/Grate 48", Including Rip Ra	4	EACH	\$4,500.00	\$18,000.00	4	\$18,000.00	0	\$0.00
18	Storm Inlet	27	EACH	\$1,600.00	\$43,200.00	27	\$43,200.00	0	\$0.00
19	Storm Catch Basin	24	EACH	\$3,300.00	\$79,200.00	24	\$79,200.00	0	\$0.00
20	Storm Manholes	47	EACH	\$3,000.00	\$141,000.00	47	\$141,000.00	0	\$0.00
21	6'-0" Diameter Outlet Control Manhole	2	EACH	\$10,000.00	\$20,000.00	2	\$20,000.00	0	\$0.00
22	Slope Box	1	EACH	\$13,000.00	\$13,000.00	1	\$13,000.00	0	\$0.00
23	Trench Backfill	1,120	LF	\$15.00	\$16,800.00	1,120	\$16,800.00	0	\$0.00
<b>SUBTOTAL C - STORM SEWER IMPROVEMENTS</b>					<b>\$925,135.00</b>		<b>\$925,135.00</b>		<b>\$0.00</b>
<b>TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS (A-C)</b>					<b>\$2,340,280.00</b>		<b>\$2,340,280.00</b>		<b>\$0.00</b>
<b><u>SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS</u></b>									
1	Fine Grading	23,000	SY	\$1.25	\$28,750.00	19,125	\$23,906.25	3,875	\$4,843.75
2	GeoGrid Fabric	23,000	SY	\$1.75	\$40,250.00	19,125	\$33,468.75	3,875	\$6,781.25
3	Private Drive - Aggregate Base Course, #53 - 8"	2,525	SY	\$12.00	\$30,300.00	2,525	\$30,300.00	0	\$0.00
4	Aggregate Base Course, #53 - 12"	19,900	SY	\$18.00	\$358,200.00	16,025	\$288,450.00	3,875	\$69,750.00
5	Private Drive - Hot-Mix Asphalt Binder Course, Type A - 2"	2,525	SY	\$10.00	\$25,250.00	2,525	\$25,250.00	0	\$0.00
6	Hot-Mix Asphalt Binder Course, Type A - 2.5"	14,110	SY	\$12.00	\$169,320.00	10,660	\$127,920.00	3,450	\$41,400.00
7	Hot-Mix Asphalt Surface Course, Type A - 1.5"	14,110	SY	\$8.50	\$119,935.00	10,660	\$90,610.00	3,450	\$29,325.00
8	Concrete Curb Type M-3.18 Rolled	10,120	LF	\$20.00	\$202,400.00	10,120	\$202,400.00	0	\$0.00
9	Curb Backfill	10,120	LF	\$1.75	\$17,710.00	10,120	\$17,710.00	0	\$0.00
10	8' Path, 3" Hot-Mix Asphalt Surface Course, Type A	3,100	SY	\$16.00	\$49,600.00	0	\$0.00	3,100	\$49,600.00
11	8' Path, 6" Aggregate Base Course #53	3,100	SY	\$10.00	\$31,000.00	0	\$0.00	3,100	\$31,000.00
12	PCC Sidewalk - 4" with Subbase	37,300	SF	\$5.00	\$186,500.00	0	\$0.00	37,300	\$186,500.00
<b>TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS</b>					<b>\$1,259,215.00</b>		<b>\$840,015.00</b>		<b>\$419,200.00</b>



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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	QUANTITY COMPLETE	WORK COMPLETED	QUANTITY REMAINING	WORK REMAINING
<b>SCHEDULE V - BELSHAW ROAD IMPROVEMENTS</b>									
1	Fine Grading	900	SY	\$1.25	\$1,125.00	900	\$1,125.00	0	\$0.00
2	GeoGrid Fabric	900	SY	\$1.75	\$1,575.00	900	\$1,575.00	0	\$0.00
3	Aggregate Base Course, #53 - 12"	900	SY	\$18.00	\$16,200.00	900	\$16,200.00	0	\$0.00
4	Hot-Mix Asphalt Binder Course, Type A - 2.5"	625	SY	\$12.00	\$7,500.00	625	\$7,500.00	0	\$0.00
5	Hot-Mix Asphalt Surface Course, Type A - 1.5"	625	SY	\$8.50	\$5,312.50	0	\$0.00	625	\$5,312.50
6	Sawcut Pavement, Full Depth	460	LF	\$3.50	\$1,610.00	460	\$1,610.00	0	\$0.00
<b>TOTAL SCHEDULE V - BELSHAW ROAD IMPROVEMENTS</b>					<b>\$33,322.50</b>		<b>\$28,010.00</b>		<b>\$5,312.50</b>
<b>TOTAL SCHEDULES I-V</b>					<b>\$4,262,817.50</b>		<b>\$3,838,305.00</b>		<b>\$424,512.50</b>
<b>MAINTENANCE BOND AMOUNT @25%</b>					<b>\$1,065,704.38</b>				
<b>PERFORMANCE BOND AMOUNT @125%</b>									<b>\$530,640.63</b>

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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.