

1/22/2013

6-R-13

A RESOLUTION

**Adopting a Redevelopment Implementation Plan
for the Chicago/Main TIF District**


**NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
EVANSTON, COOK COUNTY, ILLINOIS, THAT:**

SECTION 1: The City Council hereby adopts the Redevelopment Implementation Plan, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: This resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.


Elizabeth B. Tisdahl, Mayor

Attest:


Rodney Greene, City Clerk

Adopted: January 28, 2013

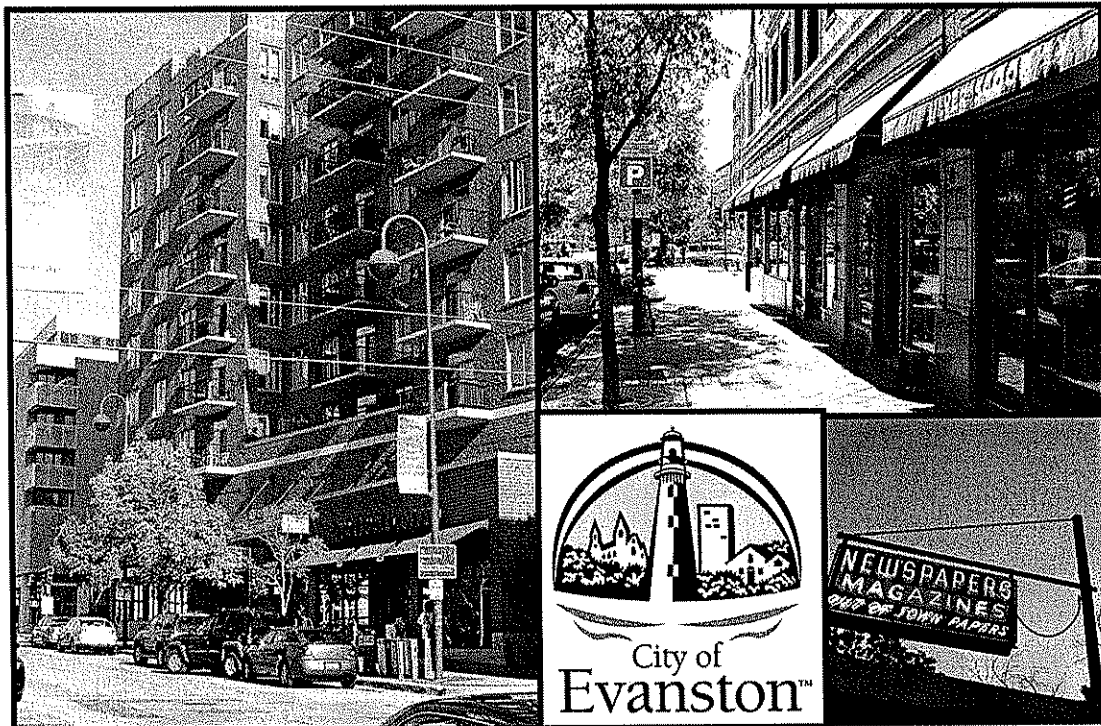
EXHIBIT A

Redevelopment Implementation Plan

Redevelopment Implementation Plan for

Evanston's

Main Street/Chicago Avenue's Business District



Executive Summary

The Chicago/Main TIF District serves as a catalyst to make targeted reinvestment in the business, pedestrian, and transit assets of this area. The Chicago/Main business district is poised to capture new investment and redevelopment activity. Like Downtown Evanston, this area includes both Metra and CTA transit stations. The strong transit connectivity lends itself to support not just retail and residential uses, but also office uses.

DOCUMENT PURPOSE: This document serves as a guide to the implementation of the proposed Chicago/Main Tax Increment Financing (TIF) District. This “Redevelopment Implementation Plan” connects the proposed budget to the Chicago/Main TIF to proposed projects within the Chicago/Main Business District.

DOCUMENT FOCUS: This plan outlines four major areas of potential new investment through the TIF District. These include:

- 1) Transit-Oriented Development;
- 2) Public Infrastructure (roads, sewer, water);
- 3) Open Space; and
- 4) Private Development.

The Main Street Merchants Association convened in November 2012 to discuss the proposed district and offered several suggested priorities for improvement of the district. These include:

- 1) Improved streetscape that is more historically accurate for the neighborhood;
- 2) Enhanced parking options in the form of a parking deck;
- 3) Funds available for façade improvement and modernization of existing buildings; and
- 4) Development of open space/green space within the district.

The group also highlighted the need for a framework for the spending of funds within the TIF district. They suggested the creation of set criteria that must be met for projects seeking TIF funds. They also suggested the appointment of an advisory panel comprised of local businesses and residents that can provide feedback on how TIF funds are spent within the district.

This document is to serve as a guide for how funds from the Chicago/Main TIF should be spent over the next decade. The proposed budget for the TIF District is \$25,000,000. This budget can be found in the City of Evanston’s TIF Redevelopment Plan for the Chicago/Main TIF District (Draft), page 14.

Overall Recommendations for Chicago/Main TIF Implementation:

Two overarching recommendations can also be found in this document for the implementation of the Chicago/Main TIF district. First, since the projects outlined in this document are conceived to be implemented within five to ten years from the date of the creation of the district it is proposed that two phases be established. The following phases are proposed:

- Phase 1: Work to be completed within the next two to three years; or
- Phase 2: Work to be completed within the next ten years.

This document calls for the appointment of an advisory committee comprised of residents and businesses from the Chicago Avenue/Main Street district that will review all requests for TIF funding from the Chicago/Main TIF.

This document also sets parameters for the financing of projects through the TIF.

The Budget from the Chicago/Main TIF Redevelopment Plan:

Program/Improvements	Estimated Costs
Land Acquisition, Assembly, Relocation	\$2,500,000
Site Prep, Remediation, Demolition, Site Grading	\$2,500,000
Utility Improvements	\$6,000,000
Rehabilitation of Existing Public and Private Structures; Taxing District Capital Improvements	\$5,500,000
Public Facilities (Inc. Parking and Streetscaping)	\$4,500,000
Interest Costs Pursuant to the Act	\$2,000,000
Professional Service Costs	\$1,000,000
Job Training	\$500,000
Statutory School District Payments	\$500,000
TOTAL ESTIMATED TIF BUDGET	\$25,000,000

The budget for the Chicago/Main TIF is estimated in 2012 dollars. This is the estimate of the total incremental new property taxes generated within the proposed TIF district for a 23 year period.

TIF Advisory Committee

Upon adoption of the TIF, the Mayor will be requested to appoint a seven-member TIF Advisory Committee. This committee will consist of five members of the community at large. At least two members shall be representatives of the Main Street Merchants Association. This Committee will review all expenditures from the TIF and provide recommendations to the City Council prior to review of any expenditures from the TIF. The Committee will also advise the City Council on other matters pertaining to the TIF as appropriate.

Transit-Oriented Investment

Background:

This area is one of the most transit-rich parts of Evanston, if not the region. The area is served by both CTA and Metra.

METRA: The regional commuter rail line, Metra, has a stop along the Union Pacific North Line, just south of Main Street. This rail line runs from Kenosha, Wisconsin to the downtown Chicago terminus station at Ogilvie Transportation Center. The line includes 26 stations between the two ends of the line. According to estimates provided by the Regional Transportation Authority (RTA), the Union Pacific North Line saw an average of 28,277 boardings (passengers boarding a train bound in either direction) on this line each weekday. The Main Street station saw approximately 869 average weekday boardings, a figure that puts it in the top ten of highest train boardings on this route.

CTA: The CTA transit station, located at 836 Chicago Avenue, is served by the CTA's Purple Line. During rush hour travel, the Purple line travels to Chicago's "Loop" stopping at major downtown and northside destinations. During off-peak hours, the line travels between the Wilmette terminus at Linden to Howard Street. In 2012, the average weekday ridership in both north and south directions was 1,200 passengers per day.

In early 2012, the Regional Transportation Authority recognized that the Chicago/Main area possesses a unique asset in transit opportunities and awarded the City of Evanston a grant for planning work associated with a study to identify future station improvements, improved cross platform connectivity, as well as future land use recommendations.

Potential TIF Funding Sources Available:

In total, there is approximately up to \$11,500,000 available within the TIF budget for activities or projects that could be associated with enhancing the CTA and Metra stations and the environs. Within the proposed TIF Budget, applicable activities associated with Transit-Oriented Investment could be associated with these defined Programs/Improvements:

- Utility Improvements (\$6,000,000)
- Public Facilities (\$4,500,000)
- Professional Service Costs (\$1,000,000)

A budget at the end of this document provides a summary of potential uses for proposed projects within the TIF district.

Recommended Action:

The study is expected to commence early 2013 and will take approximately 9 to 12 months to complete. Following the completion of this study, staff recommends that a prioritized implementation schedule with budget be developed for the recommendations and proposed transit improvements. Additionally, it should include recommendations

that reconcile with this document for a *Phase 1* and *Phase 2* level projects. Projects that are of immediate improvement to the area (improved pedestrian amenities, bicycle racks, and signage) should be categorized as *Phase 1*. Projects that require larger sources of funds and are identified as less immediate in nature should be categorized as *Phase 2*. Subsequent to development of the implementation schedule, this document should be adjusted to include changes and budget.

Public Infrastructure

Background:

Several infrastructure projects have been identified within the Chicago/Main TIF District that could be incorporated into the annual City Capital Improvement Plan. The available funds from the Chicago/Main TIF District will serve as a funding source for coming fiscal years to pay for these necessary improvements.

The sewer and water infrastructure in the vicinity of Chicago Avenue and Main Street is in most cases 100 years of age or older. While the area does not have a history of water main or sewer failures, the age of infrastructure carries an increased risk of failure. Staff estimates that improvements and projects to update the water mains and relief sewers is approximately \$2,840,000. An attached memorandum from the City of Evanston's Utility Director, David Stoneback, discusses these projects in further detail. The table below highlights the recommended projects (all have been identified as *Phase 1* or *Phase 2*):

Phase 1: Utility Projects

Project Description	Phase	Estimated Costs
Main Street Water Main Replacement	Phase 1	\$780,000
Small Diameter Sewer Rehabilitation	Phase 1	\$220,000
Total		\$1,000,000

Phase 1: Streetscape Projects

Project Description	Phase	Estimated Costs
Main Street Streetscape	Phase 1	\$1,680,000
Street Light Improvements	Phase 1	\$700,000
Main Street, Street Resurfacing	Phase 1	\$400,000
Total		\$2,780,000

Phase 2: Utility Projects

Project Description	Phase	Estimated Costs
Chicago Avenue Water Main Replacement	Phase 2	\$670,000
Custer Avenue Water Main Replacement	Phase 2	\$210,000
Sherman Avenue Water Main Replacement	Phase 2	\$675,000
Washington Street Water Main Replacement	Phase 2	\$145,000
Custer Avenue Relief Sewer Extension	Phase 2	\$140,000
Total		\$1,840,000

Phase 2: Streetscape Projects

Project Description	Phase	Estimated Costs
Chicago Avenue Streetscape	Phase 2	\$260,000
Chicago Avenue, Custer Avenue, and Washington Street Resurfacing	Phase 2	\$1,100,000
Street Light Improvements	Phase 2	\$800,000
Alley Paving Projects	Phase 2	\$900,000
Total		\$3,060,000

A budget at the end of this document provides a summary of potential uses for proposed projects within the TIF district.

Potential TIF Funding Sources Available:

In total, there is approximately up to \$11,500,000 available within the budget for activities or projects associated with repair and improvement of infrastructure within the district. Within the proposed TIF Budget, applicable activities associated with Public Infrastructure could be associated with these defined Programs/Improvements:

- Utility Improvements (\$6,000,000)
- Public Facilities (\$4,500,000)
- Professional Service Costs (\$1,000,000)

Phase 1 has the following projects and costs:

Recommended Action:

Incorporate the proposed projects outlined in this section into the City of Evanston's Capital Improvement Program (CIP) following the designation of the tax increment financing district. The improved streetscape projects align with the recommendations from the business district meeting.

Open Space

Background:

While the area is a compact and urban environment, there are opportunities throughout the district for open space or public art.

A primary example of potential new green and open space is the area along the rail viaducts. Three projects have been identified as potentially being part of larger open space planning and improvements. These include the St. Paul's Park South Renovation, Jennifer Morris Park Renovation, and the creation of a greenbelt bicycle and pedestrian path between the CTA and Metra viaducts. Within this section are project descriptions and preliminary cost estimates.

ST. PAUL'S PARK SOUTH RENOVATION

Location: South of Main, North of Kedzie, between the CTA tracks and Chicago Avenue

Budget Estimate: \$1,500,000

Detailed Project Description

Renovate this existing park which serves both area residents as well as CTA and Metra commuters. This park was last renovated in the 1970s and is in a highly deteriorated state. With substantial street frontage along Chicago Avenue the park currently presents a neglected appearance, creating an unwelcome environment to the public. Master planning efforts for this park were completed in 2006 and were intended to extend the character and Chicago Streetscape Plan. Renovations to the property would include a variety of features to help revitalize the area and encourage positive activities and growth. Improvements include: flexible public spaces for both passive activities and cultural event, heritage areas with transportation themed garden spaces, outdoor café seating areas, shade structures and flexible green spaces.

JENNIFER MORRIS PARK RENOVATION

Location: South of Washington, East of Custer

Budget Estimate: \$100,000

Detailed Project Description

Although technically just outside the proposed district boundary, this existing park serves as a gateway to the district and should be considered a contributing property. The site consists primarily of overgrown landscaping and deteriorated park amenities. Renovations would help to enliven the district's boundaries and present and welcoming and attractive entry.

Potential TIF Funding Sources Available:

In total, there is approximately up to \$10,500,000 available within the budget for activities or projects associated with open space. Within the proposed TIF Budget,

applicable activities associated with Open Space could be associated with these defined Programs/Improvements:

- Utility Improvements (\$6,000,000)
- Public Facilities (\$4,500,000)

A budget at the end of this document provides a summary of potential uses for proposed projects within the TIF district.

Recommended Action:

Staff recommends that following the approval of the proposed TIF district and the development of the RTA study, that staff work in coordination with the local Alderman, and businesses to develop an implementation schedule for *Phase 2* for public open space improvements. Also recommended is coordination with the Public Art Committee to develop a public art program for the district. Art considered could be both permanent and temporary in nature.

Private Development at Main Street & Chicago Avenue

Background:

Historically, the property located at the southeast corner of Main Street and Chicago Avenue was a two-story retail/office development. It was demolished in 2007 and was slated for development as a mixed-use commercial and residential building. However, after the owner failed to make timely payments on the loan, Cole Taylor Bank filed a foreclosure lawsuit in late 2008. The property was then the subject of a \$4.3 million foreclosure lawsuit filing by Cole Taylor Bank. After the foreclosure, staff closely monitored the various parties and their interest in the acquisition and redevelopment of the property. In December 2010, Cole Taylor Bank sold the property to OMS Evanston LLC ("OMS") for approximately \$1.65 million.

Staff has worked with the development team for nearly two years to conceptualize future redevelopment at this site. Initially OMS sought redevelopment of the property as a mixed use retail and residential building. After much review and discussion with local merchants, elected officials, and other stakeholders, it is the collective vision and desire that the property is redeveloped as a mixed-use retail and office development.

The close proximity to both the CTA and the Metra Main Street stations make the property highly transit accessible. Additionally, many Main Street merchants have noted that after the removal of the previous vintage office building and the bank/office property at the northwest corner of Main Street and Chicago Avenue, day-time foot traffic into stores has decreased significantly.

The proposed office redevelopment ranges from 130,000 to 170,000 square feet and will include retail at the ground floor, public parking on the upper floors, and office space on the top floors. The total cost of the project is estimated to be between \$20 and \$30 million, depending on the size of the development constructed.

The development of this office space could result in approximately 300 to 400 new office workers to this neighborhood. The new development would also significantly increase the availability of public parking for the commercial district.

Potential TIF Funding Sources Available:

In total, there is approximately up to \$10,000,000 available within the budget for activities or projects associated with this development. Within the proposed TIF Budget, applicable activities associated with Private office development at Main Street and Chicago Avenue could be associated with these defined Programs/Improvements:

- Site Prep, Remediation, Demolition, Site Grading (\$2,500,000)
- Public Facilities (Incl. Parking Facilities and Streetscape) (\$4,500,000)
- Interest Costs (\$2,000,000)
- Professional Development Service Costs (\$1,000,000)

A budget at the end of this document provides a summary of potential uses for proposed projects within the TIF district.

Recommended Action:

Staff recommends that following the adoption of the ordinances establishing a TIF district that a TIF funding and redevelopment agreement between the City and OMS-Evanston be developed to determine how the development gap of up to \$10,000,000 can be funded. The agreement would also articulate the terms and conditions of funding for development.

Since the economic development goal of vacant lot at the southeast corner of Main Street and Chicago Avenue is to foster a use that brings day-time traffic to the business district, the funding and redevelopment agreements should explicitly state that the public-private partnership and utilization of TIF funds exists solely for the purpose of creating a mixed-use retail/office development. It should not afford opportunities to develop the land for other uses utilizing TIF funding.

A City Council subcommittee of the Third and Fourth Ward Aldermen will work with staff to negotiate with OMS-Evanston the terms and conditions of the Redevelopment Agreement.

Private Development throughout District

Background:

According to the report developed by Kane McKenna and Associates, the properties located within the Main & Chicago TIF District are aging. Based on their assessment, 83 percent of the structures are 35 years or older. While the older buildings offer character for this district, they also come with potentially higher costs for maintenance, operation (greater energy usage), and lower likelihood of being accessible to persons with disabilities.

Funds from the TIF district can be utilized in order to preserve these properties and offer opportunities for redevelopment. Rehabilitation of properties within the district is an eligible expense through the TIF district.

At a November 2012 Main Street Merchants meeting, the group articulated a need for program that would address improvements to older buildings in need of modern improvements. In particular improvements include new heating and cooling systems that are more energy efficient and less costly for businesses and property owners.

Potential TIF Funding Sources Available:

In total, there is approximately up to \$8,000,000 available within the budget for activities or projects associated with open space. Within the proposed TIF Budget, applicable activities associated with Private Development throughout District could be associated with these defined Programs/Improvements:

- Land Acquisition, Assembly, and Relocation (\$2,500,000)
- Rehabilitation of Existing Public and Private Structures (\$5,500,000)

A budget at the end of this document provides a summary of potential sources and uses for proposed projects within the TIF district.

Recommended Action:

Allocation of \$1,000,000 over the course of the TIF district's life to spend on property rehabilitation that preserves historic structures, modifies buildings for modern use, and creates a more aesthetically pleasing district. In order to ensure that funds are utilized over the full lifespan of the TIF (23 years) the following phased approach is recommended:

- Phase 1: \$250,000 available for façade improvement, interior rehabilitation of properties 75 years old or greater for greater energy efficiency or other modernization needs
- Phase 2: \$250,000 available for projects described above
- The remaining \$500,000 would be reserved for remaining utilization during the second half of the lifespan of the TIF district.

Project Financing Strategy

Phase 1 projects for the TIF (\$15,030,000) would be debt financed only after a Redevelopment Agreement has been negotiated and executed for the private development at Main Street and Chicago Avenue. No funds would be borrowed until a Redevelopment Agreement is in place.

Phase 2 specific projects would be identified and financed beginning in 2023 at the direct of the City Council.

Proposed Budget for Redevelopment Implementation Plan

PHASE 1:

	Estimated Cost
Investment	
<i>Infrastructure</i>	
Water/Sewer	\$1,000,000
Road	\$2,780,000
TOTAL INFRASTRUCTURE	\$3,780,000
<i>Transit-Oriented Development</i>	
[**Line Items Pending Study**]	\$1,000,000
TOTAL TOD	\$1,000,000
<i>Public/Private Development</i>	
Main & Chicago Development/Public Parking Garage [**Final Estimate Pending Plans**]	\$10,000,000
Building Improvements in District	\$250,000
TOTAL PRIVATE DEVELOPMENT	\$10,250,000
TOTAL BUDGET	\$15,030,000

Proposed Budget for Redevelopment Implementation Plan

PHASE 2:	Estimated Cost
Investment	
<i>Infrastructure</i>	
Water/Sewer	\$1,840,000
Road/Streetscape	\$3,060,000
TOTAL INFRASTRUCTURE	\$4,900,000
<i>Transit-Oriented Development</i>	
[**Line Items Pending Study**]	\$1,000,000
TOTAL TOD	\$1,000,000
<i>Open Space</i>	
St. Paul Park Improvements	\$1,500,000
Jennifer Morris Park Improvements	\$100,000
TOTAL OPEN SPACE	\$1,600,000
<i>Public/Private Development</i>	
Building Improvements in District	\$250,000
TOTAL PRIVATE DEVELOPMENT	\$250,000
TOTAL BUDGET	\$7,750,000



Memorandum

To: Marty Lyons, Assistant City Manager/Treasurer

From: David Stoneback, Utilities Director
Kristin Rehg – Utilities Management Analyst

Subject: Proposed Chicago & Main TIF Area – Potential Capital Improvement Projects

Date: July 5, 2012

The Utilities Department has identified several water and sewer capital improvement projects in the proposed Chicago & Main Tax Increment Financing (TIF) area. While there is not a history of recurring water and sewer main failures in this area, the fact remains that its critical water and sewer infrastructure is over 100 years old and carries an ever increasing risk of failure due to its age.

Considering the City's efforts to attract businesses to this area, proactive infrastructure renewal is recommended here. This will allow active control of the timing and location of construction work, and minimize construction costs (as compared to the high cost, and unscheduled road closures and water shut-offs, that accompany emergency repairs). The recommended projects are summarized below, with detailed project descriptions and location maps on the following pages.

Project Description	Estimated Cost
Chicago Avenue Water Main Replacement	\$ 670,000
Custer Avenue Water Main Replacement	\$ 210,000
Sherman Avenue Water Main Replacement	\$ 675,000
Main Street Water Main Replacement	\$ 780,000
Washington Street Water Main Replacement	\$ 145,000
Custer Avenue Relief Sewer Extension	\$ 140,000
Small Diameter Sewer Rehabilitation	\$ 220,000
Total	\$2,840,000

PROJECT TITLE: CHICAGO AVENUE WATER MAIN REPLACEMENT

Project Location: Chicago Avenue from Washington Street to Greenleaf Street

Estimated Cost: \$670,000

Detailed Project Description

This section of Chicago Avenue includes a 10-inch diameter water main from Washington to Main, and a 6-inch water main from Main to Greenleaf. Both water mains were installed in 1907. The proposed water main along this entire corridor is 10-inch diameter. Both pipelines are recommended for replacement due to their age (over 100 years) and to address known fire flow deficiencies in this area.

Construction Probable Cost Estimate					
No.	Item Description	Quantity	Unit	Unit Price	Total
1	Installation of 10" water main on Chicago Avenue	1,760	LF	\$380	\$668,800
	TOTAL (rounded)				\$670,000

PROJECT TITLE: CUSTER AVENUE WATER MAIN REPLACEMENT

Project Location: Custer Avenue from Main Street to Lee Street

Estimated Cost: \$210,000

Detailed Project Description

This section of Custer Avenue includes a 4-inch diameter water main installed in 1907, and a 6-inch diameter water main installed in 1988. The proposed improvements include replacing the 4-inch water main with an 8-inch main to meet the City's current minimum water main size requirements. These improvements are primarily recommended due to pipe age (over 100 years). The 6-inch main is not recommended for replacement as it is relatively new.

Construction Probable Cost Estimate					
No.	Item Description	Quantity	Unit	Unit Price	Total
1	Installation of 8" water main on Custer Avenue	545	LF	\$380	\$207,100
	TOTAL (rounded)				\$210,000

PROJECT TITLE: SHERMAN AVENUE WATER MAIN REPLACEMENT

Project Location: Sherman Avenue from Washington Street to north of Main Street

Estimated Cost: \$675,000

Detailed Project Description

This section of Sherman Avenue includes an 8-inch diameter water main from Washington to Main, and parallel 6-inch and 12-inch diameter water mains starting at Main Street and running north. All of these water mains were installed in 1907. The proposed improvements include replacing the 8-inch and 12-inch diameter mains in kind, and replacing the 6-inch diameter main with an 8-inch main to meet the City's current minimum water main size requirements. These improvements are primarily recommended due to pipe age (over 100 years).

Construction Probable Cost Estimate					
No.	Item Description	Quantity	Unit	Unit Price	Total
1	Installation of 8" water main on Sherman Avenue	1,331	LF	\$380	\$505,780
2	Installation of 12" water main on Sherman Avenue	436	LF	\$380	\$165,680
	TOTAL (rounded)				\$675,000

PROJECT TITLE: MAIN STREET WATER MAIN REPLACEMENT

Project Location: Main Street from Sherman Avenue to Hinman Avenue

Estimated Cost: \$780,000

Detailed Project Description

The existing water main on this section of Main Street is 10-inch diameter from Sherman to Chicago, and 6-inch diameter from Chicago to Hinman. These mains were installed in 1907. The proposed water main is 12-inch diameter. This replacement is recommended due to pipe age (over 100 years) and to address known fire flow deficiencies in this area.

Construction Probable Cost Estimate					
No.	Item Description	Quantity	Unit	Unit Price	Total
1	Installation of 12" water main on Main Street	1,155	LF	\$380	\$785,400
	TOTAL (rounded)				\$780,000

PROJECT TITLE: WASHINGTON STREET WATER MAIN REPLACEMENT

Project Location: Washington Street from Sherman Avenue to Custer Avenue

Estimated Cost: \$145,000

Detailed Project Description

The existing water main on this section of Washington Street is 6-inch diameter and was installed in 1907. The proposed water main is 8-inch diameter to meet the City's current minimum water main size requirements. This replacement is recommended primarily due to the pipe's age (over 100 years).

Construction Probable Cost Estimate					
No.	Item Description	Quantity	Unit	Unit Price	Total
1	Installation of 8" water main on Washington Street	505	LF	\$380	\$141,400
	TOTAL (rounded)				\$145,000

PROJECT TITLE: CUSTER AVENUE RELIEF SEWER EXTENSION

Project Location: From alley behind 900-block of Sherman Avenue to Custer Avenue

Estimated Cost: \$140,000

Detailed Project Description

Custer Avenue pitches sharply downward from Main Street to Lee Street, resulting in flooding during heavy rains due to the flow restrictors installed in the combined sewer inlets on this portion of the street. A relief sewer exists in the alley that runs between the 900-blocks of Sherman and Custer. This relief sewer could be extended to directly drain two combined sewer structures on Custer near Lee Street. Further, the storm runoff that accumulates due to flow restrictors installed in combined sewer structures further south of Lee Street will also drain to the relief sewer via the two directly connected structures (they will have their restrictors removed). These improvements should alleviate most flooding issues on this segment of Custer Avenue.

Construction Probable Cost Estimate					
No.	Item Description	Quantity	Unit	Unit Price	Total
1	Extend 16" relief sewer from alley to Custer Avenue	400	LF	\$350	\$140,000
	TOTAL (rounded)				\$140,000

PROJECT TITLE: SMALL DIAMETER SEWER REHABILITATION

Project Location: Various streets as noted below

Estimated Cost: \$220,000

Detailed Project Description

This project includes rehabilitation of small diameter sewers on portions of Chicago Avenue, Custer Avenue, and Washington Street, as well as a portion of an alley running behind the 700-block of Main Street (between Custer and Sherman). The existing sewers were constructed of vitrified clay and are approximately 100 years old. The method of rehabilitation will be cured-in-place pipe (CIPP) lining. The scope includes lining approximately 2,940 LF of 9-inch to 20-inch diameter sewer.

Construction Probable Cost Estimate					
No.	Item Description	Quantity	Unit	Unit Price	Total
1	CIPP Lining of 15" Chicago Ave. sewer (vicinity of Lee St)	667	LF	\$80	\$53,360
2	CIPP Lining of 12" Chicago Ave. sewer (Main to Washington)	378	LF	\$57	\$21,546
3	CIPP Lining of 9" Custer Ave. sewer (Main north to end)	590	LF	\$47	\$27,730
4	CIPP Lining of 12" Custer Ave. sewer (at Washington St)	46	LF	\$57	\$2,622
5	CIPP Lining of 16" Custer Ave. sewer (at Main St)	18	LF	\$80	\$1,440
6	CIPP Lining of 20" Custer Ave. sewer (Washington to Main)	144	LF	\$103	\$14,832
7	CIPP Lining of 9" Main St. alley sewer (Sherman to Custer)	367	LF	\$47	\$17,249
8	CIPP Lining of 9" Washington St. sewer (Sherman to Custer)	431	LF	\$47	\$20,257
9	CIPP Lining of 10" Washington St. sewer (Custer to Chicago)	295	LF	\$47	\$13,865
10	Allowance for lateral reinstatements	240	ea	\$150	\$36,000
11	Allowance for trimming protruding taps	20	ea	\$400	\$8,000
	TOTAL (rounded)				\$220,000