

SPECIAL SERVICE AREA 3 - WEST CHICAGO INDUSTRIAL CENTER

CITY OF WEST CHICAGO

COST ESTIMATE

ITEM DESCRIPTION	LINE ITEMS ASSOCIATED WITH ALTERNATIVES AND SUB-AREAS			HARVESTER RD.			SUB-AREAS			NORTHWEST AVE.		
	ESTIMATED UNIT PRICE	UNIT	ESTIMATED QUANTITY	ESTIMATED TOTAL	7354.71 FT		3069.65 FT		1436.18 FT		ESTIMATED TOTAL	
					ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL		
HMA PAVEMENT REHABILITATION (1.5' SC / 2.25' STRUCTURAL BC)	\$30.00	SQ YD		\$0.00							\$0.00	
PCC PATCHING/ CLASS D (10% TOTAL AREA)	\$65.00	SQ YD		\$0.00							\$0.00	
INTERMITTENT CURB AND GUTTER REPLACEMENT (25% REPLACEMENT)	\$35.00	FT		\$0.00							\$0.00	
RECONSTRUCT UNIMPROVED HMA PAVEMENT WITH CURB AND GUTTER (INCLUDING STORM SEWER)	\$160.00	SQ YD	17148	\$2,743,680.00			6665	\$1,066,400.00		3255	\$520,800.00	
HMA PAVEMENT RECONSTRUCTION WITH CURB, FULL DEPTH HMA	\$110.00	SQ YD		\$0.00				\$0.00			\$0.00	
PIPE CULVERT REPLACEMENT WITH CURB, FULL DEPTH HMA	\$130.00	SQ YD		\$0.00				\$0.00			\$0.00	
PIPE CULVERT REPLACEMENT WITH PRECAST BOX CULVERT (INCLUDING END SECTIONS	\$1,900.00	LF	26	\$49,400.00			26	\$49,400.00		26	\$49,400.00	
HAWTHORNE PARK RESERVOIR DETENTION FOR UNIMPROVED AREAS (3750 CY / FRONTAGE MILE)	\$25.00	CY	4219.52	\$105,488.12			2194.68	\$54,866.95		980.50	\$24,512.49	
POC SIDEWALK (INCLUDING EARTH EXCAVATION AND BASE COURSE)	\$15,000.00	ACRE	0.58	\$8,439.05			0.29	\$4,389.36		0.13	\$1,961.00	
STREET LIGHTING, LED, SINGLE LIGHT POLE ASSEMBLY, 150' SPACING (UNIT PRICE INCLUDES CONTROLLER CABINET, ELECTRICAL CONDUIT, CABLE, ETC.)	\$10.00	SQ FT	38605.00	\$386,050.00			15150.00	\$151,500.00		7360.00	\$73,500.00	
\$15,000.00 EACH		EACH		\$0.00				\$0.00			\$0.00	
STREET LIGHTING UPGRADES (LED RETROFIT)	\$1,000.00	EACH	14.00	\$14,000.00			6.00	\$6,000.00		2.00	\$2,000.00	
INSTALLATION / REPLACEMENT OF 12" DIAMETER DUCTILE IRON PIPE WATERMAIN AND FITTINGS; COMPLETE IN PLACE AND READY FOR USE (INCLUDING TRENCH BACKFILL) AND IN-LINE CONTROL VALVES IN VALVE VAULTS.	\$110.00	LF		\$0.00				\$0.00			\$0.00	
NEW FIRE HYDRANT ASSEMBLIES, INCLUDING ALL NECESSARY FITTINGS, APPURTENANCES, AND PIPING WITH AUXILIARY VALVE AND VALVE BOX, IN PLACE AND READY FOR USE.	\$4,500.00	EA	12	\$55,160.33			5	\$23,023.38		2	\$10,771.35	
ABANDON EXISTING 12" DIAMETER WATER MAIN IN PLACE INCLUDING INSTALLATION OF LINE STOPS, CAPS AND REMOVAL OF EXISTING VALVE VAULT STRUCTURES.	\$50,000.00	LS		\$0.00				\$0.00			\$0.00	
CONNECTION OF NEW 12" DIAMETER WATERMAIN TO EXISTING INCLUDING LINE STOPS, PRESSURE CONNECTIONS, PIPE, FITTINGS, APPURTENANCES, AND ADAPTERS.	\$25,000.00	LS		\$0.00				\$0.00			\$0.00	
FIRE HYDRANTS TO BE ADJUSTED (VERTICAL EXTENSION)	\$300.00	EA		\$0.00				\$0.00			\$0.00	
VALVE VAULT ADJUSTMENT WITH NEW FRAME AND LID	\$1,500.00	EA		\$0.00				\$0.00			\$0.00	
INSTALLATION OF 12" DIAMETER DUCTILE IRON PIPE INSIDE STEEL CASING PIPE, INSTALLED BY JACKING OR AUGURING UNDER RAILROAD OR ROADWAY, COMPLETE IN PLACE AND READY FOR USE (INCLUDING BORING AND RECEIVING PITS,) INCLUDING PRESSURE CONNECTIONS AND VALVE VAULT	\$625.00	LF	50	\$31,250.00				\$0.00			\$0.00	
INSTALLATION OF CONTROL VALVES BY PRESSURE CONNECTION OR INSERT-A-VALVE IN VALVE VAULT, COMPELTE, IN PLACE AND READY FOR USE	\$6,500.00	EA	2	\$13,000.00			2	\$13,000.00			\$0.00	
INSTALLATION / REPLACEMENT OF WATER SERVICE LINES (DOMESTIC AND FIRE SUPPRESSION,) VARIABLE SIZE INCLUDING CONNECTION TO EXISTING SERVICE, COMPLETE, IN PLACE AND READY FOR USE (INCLUDING TRENCH BACKFILL)	\$6,500.00	EA		\$0.00				\$0.00			\$0.00	
CUT-IN INSTALLATION OF GATE VALVE IN VALVE VAULT	\$10,000.00	EA		\$0.00				\$0.00			\$0.00	
SANITARY SEWER POINT REPAIR INCLUDING ALL SEWER CONNECTIONS FITTINGS, APPURTENANCES, TRENCH BACKFILL AND PIPE, COMPLETE, IN PLACE AND READY FOR USE	\$5,000.00	LS		\$0.00				\$0.00			\$0.00	
CURED IN PLACE SEWER LINER, 6" INCLUDING BYPASS PUMPING, INSTALLATION, INTERNAL SERVICE LATERAL REINSTATEMENT, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$30.00	LF		\$0.00				\$0.00			\$0.00	
CURED IN PLACE SEWER LINER, 8" INCLUDING BYPASS PUMPING, INSTALLATION, INTERNAL SERVICE LATERAL REINSTATEMENT, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$35.00	LF		\$0.00				\$0.00			\$0.00	
CURED IN PLACE SEWER LINER, 10" INCLUDING BYPASS PUMPING, INSTALLATION, INTERNAL SERVICE LATERAL REINSTATEMENT, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$40.00	LF		\$0.00				\$0.00			\$0.00	

SPECIAL SERVICE AREA 3 - WEST CHICAGO INDUSTRIAL CENTER

CITY OF WEST CHICAGO

COST ESTIMATE

ITEM DESCRIPTION	HARVESTER RD.			SUB-AREAS			NORTHWEST AVE.		
	ESTIMATED UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL		
CURED IN PLACE SEWER LINER, 12" INCLUDING BYPASS PUMPING, INSTALLATION, INTERNAL SERVICE LATERAL REINSTATEMENT, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$45.00	335	\$15,075.00						
CURED IN PLACE SEWER LINER, 18" INCLUDING BYPASS PUMPING, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$70.00		\$0.00						
CURED IN PLACE SEWER LINER, 18" INCLUDING BYPASS PUMPING, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$70.00		\$0.00						
NEW SANITARY SEWER MANHOLE, 4' DIAMETER WITH NEW FRAME AND LID, COMPLETE, IN PLACE AND READY FOR USE	\$6,500.00		\$0.00						
SANITARY SEWER MANHOLE ADJUSTMENT WITH NEW FRAME AND LID	\$1,500.00		\$0.00						
SANITARY SEWER REHABILITATION (FULL)	\$3,000.00		\$0.00						
INSTALLATION OF 8" DIAMETER POLYVINYL CHLORIDE (PVC) SANITARY SEWER, INCLUDING ALL SEWER CONNECTIONS, AND TRENCH BACKFILL, COMPLETE, IN PLACE AND READY FOR USE	\$120.00		\$0.00						
INSTALLATION OF SANITARY SEWER FOR SERVICES, VARIABLE SIZE, INCLUDING ALL SEWER CONNECTIONS, AND TRENCH BACKFILL, COMPLETE, IN PLACE AND READY FOR USE.	\$80.00		\$0.00						
SANITARY SEWER ABANDONMENT IN PLACE (FILL WITH C.S.M)	\$3.00		\$0.00						
STORM SEWER REMOVAL AND REPLACEMENT WITH REINFORCED CONCRETE PIPE, 30" DIAMETER ALONG DETENTION ROUTE, NATIVE BACKFILL	\$100.00	143	\$9,295.00	143	\$9,295.00	143	\$9,295.00		
SUB-TOTAL									
	6.00%		\$3,440,837.49		\$1,377,873.88		\$692,239.84		
MOBILIZATION (6%)	1.00%		\$206,450.25		\$82,672.42		\$41,534.39		
TRAFFIC CONTROL AND PROTECTION			\$34,408.37		\$13,778.74		\$6,922.40		
TOTAL								\$11,104.49	
TOTAL				TOTAL				TOTAL	
			\$5,264,825.45				\$1,059,196.18	\$471,737.41	
								\$689,671.76	
								\$699,671.76	

ITEM DESCRIPTION	HARVESTER RD.			NUCLEAR DR.			TOTAL		
	ESTIMATED QUANTITY	ESTIMATED TOTAL	%	ESTIMATED QUANTITY	ESTIMATED TOTAL	%	ESTIMATED QUANTITY	ESTIMATED TOTAL	%
ROADWAY	75.86%	\$3,984,104.40	75.68%	76.98%	\$1,595,594.00	76.98%	76.98%	\$815,386.00	75.96%
SIDEWALK	10.76%	\$566,351.50	10.28%	10.28%	\$218,645.00	9.92%	10.53%	\$105,105.00	10.53%
LIGHTING	0.38%	\$20,020.00	0.41%	0.00%	\$0.00	0.27%	0.37%	\$2,860.00	0.37%
SANITARY	0.41%	\$21,557.25	0.00%	0.00%	\$0.00	0.00%	0.26%	\$0.00	0.26%
STORM/DRAINAGE	3.35%	\$176,207.70	4.65%	4.83%	\$98,028.37	4.83%	3.86%	\$51,148.95	3.86%
WATER	2.70%	\$142,156.76	2.44%	2.44%	\$51,512.00	1.45%	2.48%	\$15,403.03	2.48%
MISCELLANEOUS	6.54%	\$344,427.83	6.54%	6.54%	\$137,925.16	6.54%	6.54%	\$69,293.21	6.54%
CHECK	100.00%	\$5,264,825.45	100.00%	100.00%	\$2,108,284.52	100.00%	100.00%	\$1,059,196.18	100.00%
TOTAL			TOTAL			TOTAL			\$8,432,306.16
									SSA TOTAL COST

SPECIAL SERVICE AREA 3 - WEST CHICAGO INDUSTRIAL CENTER

CITY OF WEST CHICAGO - HARVESTER RD.

Property Address	PIN	Beat	Sector	Owner Name	Owner Address	City	State	Parcel Area (Acreage)	Cost Distribution by Frontage Length		
									Frontage (Ft.)	SUB AREAS Total \$	TOTAL SSA Total \$
1100 Harvester Rd	01-32-406-022	1	88	Central Ink Corp	1100 N. Harvester Rd.	West Chicago	IL	1.29	748.99	\$536,160.04	\$532,497.93
1100 Harvester Rd	01-32-406-023	1	88	Central Ink Corp	1100 N. Harvester Rd.	West Chicago	IL	2.63			
1111 Harvester Rd	01-32-402-013	1	93	Cobalt Industrial Reit II	3131 S. Vaughn Way 301	Aurora	CO	11.29	585.68	\$419,255.55	\$416,391.92
1155 Harvester Rd	01-32-402-012	1	93	Distribution I Patent	5005 LBY Freeway 1130	Dallas	TX	13.46	662.96	\$474,575.98	\$471,334.50
1350 Harvester Rd	01-32-406-021	1	88	Central Inc. Corp	1100 Harvester Rd.	West Chicago	IL	4.38	353.5	\$253,050.87	\$251,322.47
1400 Harvester Rd	01-32-406-030	1	88	Acts Four Thirty Two LLC	1410 Northwest Ave	West Chicago	IL	2.54	500.75	\$358,458.91	\$356,010.54
1401 Harvester Rd	01-32-402-031	1	88	Acts Four Thirty Two LLC	1410 Northwest Ave	West Chicago	IL	3.66			
1500 Harvester Rd	01-32-402-011	1	93	Koczvara, Andizej	10 Arabian Ct.	Streamwood	IL	5.96	433	\$309,960.48	\$307,843.37
1600 Harvester Rd	01-32-406-019	1	88	Siemens Energy & Automation	3333 Old Milton PKWY	Alpharetta	GA?	8.87	716.79	\$513,109.86	\$509,605.19
1700 Harvester Rd	01-32-304-010	1	88	DCT Blackhawk Center LLC		Denver	CO	4.64	381.27	\$272,929.86	\$271,065.68
1750 Harvester Rd	01-32-304-009	1	88	DCT Blackhawk Center LLC		Denver	CO	9.29	371.6	\$266,007.65	\$264,190.75
1717 Harvester Rd	01-32-302-014	1	94	International Truck & Engin	4201 Winfield Rd.	Warrenville	IL	30.5	1157.48	\$928,575.18	\$822,915.80
1200 Nuclear	01-32-404-004	1	94	Blachford Investments Inc	1400 Nuclear Dr	West Chicago	IL	1.89	300	\$214,753.22	\$213,286.40
1275 Nuclear	01-32-402-016	1	93	Liquid Container LP	1760 W. Hawthorne Ln	West Chicago	IL	4.74	342.66	\$245,291.12	\$243,615.72
1351 Hawthorne Ln.	01-32-406-032			New Windcup Holding Inc.	7980 W. Buckeye Rd.	Phoenix	AZ	12.27	400.02	\$286,351.94	\$284,396.08
1201 Hawthorne Ln.	01-32-402-017			Neuero Corp	1201 Hawthorne Ln.	West Chicago	IL	2.74	400.01	\$286,344.78	\$284,388.97
TOTAL									7354.71	\$5,264,825.45	\$5,228,865.33

Notes: Parcel Area (Acreage) data is based on West Chicago - Interactive Map Application
 Parcel Frontage Length (Feet) is based on CADD drafting measurements

** RR SPUR BETWEEN 1000 AND 1100 NOT INCLUDED = 50'X2

SPECIAL SERVICE AREA 3 - WEST CHICAGO INDUSTRIAL CENTER

CITY OF WEST CHICAGO - NUCLEAR AVE.

Property Address	PIN	Beat	Sector	Owner Name	Owner Address	City	State	Parcel Area (Acreage)	Cost Distribution by Frontage Length		
									Frontage (Ft.)	SUB AREAS Total \$	TOTAL SSA Total \$
1200 Nuclear	01-32-404-004	1	94	Blachford Investments Inc	1400 Nuclear Dr	West Chicago	IL	1.89	275	\$188,874.38	\$195,512.53
1270 Nuclear	01-32-404-003	1	94	1st Corinthians Two Nine	1410 Northwest Ave	West Chicago	IL	2.24	324.92	\$223,160.23	\$231,003.39
1275 Nuclear	01-32-402-016	1	93	Liquid Container LP	1760 W. Hawthorne Ln	West Chicago	IL	4.74	599.88	\$412,007.14	\$426,487.48
1300 Nuclear	01-32-400-005	1	94	Liquid Container LP	1760 W. Hawthorne Ln	West Chicago	IL	1.88	598.2	\$410,853.29	\$425,293.08
1400 Nuclear	01-32-302-012	1	94	Blachford Investments Inc	1400 Nuclear Dr	West Chicago	IL	2.24	350.01	\$240,392.44	\$248,841.24
Nuclear	01-32-204-004	1	94	Rossi Contractors, Inc.		West Chicago	IL	3.43	33		
Nuclear	01-32-204-005	1	94	Rossi Contractors, Inc.		West Chicago	IL	5.3	33		
1445 Northwest	01-32-401-002	1	93	Liquid Container Corp	1760 W. Hawthorne LN	West Chicago	IL	8.15	530.63	\$364,445.14	\$377,253.87
1450 Northwest	01-32-402-008	1	93	Isalah Nine Six LP	1410 Northwest Ave	West Chicago	IL	2.64	325.01	\$223,222.05	\$231,067.37

Notes: Parcel Area (Acreage) data is based on West Chicago - Interactive Map Application
 Parcel Frontage Length (Feet) is based on CADD drafting measurements

** SPUR TRACK NOT INCLUDED 50'X2

TOTAL

3069.65	\$2,062,954.67	\$2,135,458.96
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SPECIAL SERVICE AREA 3 - WEST CHICAGO INDUSTRIAL CENTER

CITY OF WEST CHICAGO - NORTHWEST AVE.

Property Address	PIN	Beat	Sector	Owner Name	Owner Address	City	State	Parcel Area (Acreage)	Cost Distribution by Frontage Length		
									Frontage (Ft.)	SUB AREAS Total \$	TOTAL SSA Total \$
1300 Northwest	01-32-402-006	1	93	Matthew Eight Nimeleen LP	1410 Northwest Ave	West Chicago	IL	6.52	20	\$14,750.19	\$14,219.09
1410 Northwest	01-32-402-007	1	93	Ephesians Three Twenty LP	1410 Northwest Ave	West Chicago	IL	2.61	350	\$258,128.27	\$248,834.13
1445 Northwest	01-32-401-002	1	93	Cobalt Industrial Reit II	3131 S Vaughn Way 301	Aurora	CO	8.15	676.18	\$498,689.08	\$480,733.32
1475 Northwest	01-32-401-003	1	93	Liquid Container Corp	1760 W Hawthorne LN	West Chicago	IL	4.93	40	\$29,500.37	\$28,438.19
1450 Northwest	01-32-402-008	1	93	Isalah Nine Six LP	1410 Northwest Ave	West Chicago	IL	2.64	350	\$258,128.27	\$248,834.13
TOTAL									1436.18	\$1,059,196.18	\$1,021,058.86

Notes: Parcel Area (Acreage) data is based on West Chicago - Interactive Map Application
 Parcel Frontage Length (Feet) is based on CADD drafting measurements



Section IX

Special Service Area 4

**West Chicago Industrial Center, II – (Blackhawk, Howard,
and Arthur)**