

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

INFRASTRUCTURE COMMITTEE

**Thursday, March 3, 2016
7:00 P.M. – Committee Room A**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. Infrastructure Committee of February 4, 2016
3. Public Participation / Presentations
 - A. 200 Main Street – Assessment Report (Discussion to Follow)
4. Items for Consent
 - A. Ordinance No. 16-O-0011 – Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned by the City of West Chicago
 - B. Change Order #1 and Final – 2015 Contractual Crack Sealing Program – Denler, Inc.
 - C. Authorization to Participate in DuPage County's Bulk Rock Salt Purchasing Program for 2016-2017 Winter Season
 - D. Resolution No. 16-R-0013 – A Resolution for Maintenance of Streets and Highways by the City of West Chicago Relating to FY 2016 MFT Estimate of Maintenance Costs
5. Items for Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

DRAFT

MINUTES

INFRASTRUCTURE COMMITTEE

February 4, 2016 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum. Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Aldermen James Beifuss, Sandra Dimas, Don Earley, Al Hallett, Noreen Ligino-Kubinski and John Smith present. Alderman Mark Edwalds was absent.

Staff present included Director of Public Works Robert Flatter and Utility Superintendent Tim Zasada.

2. Approval of Minutes

A. Infrastructure Committee Minutes of December 3, 2015. Alderman Dimas made a motion, seconded by Alderman Hallett to approve the Meeting Minutes of December 3, 2015. Voting Yea: Aldermen Dimas, Hallett, Beifuss, Earley, Kubinski, and Smith. Voting Nay: 0.

3. Public Participation / Presentations. None.

4. Items for Consent. Chairman Beifuss read the items for consent and requested discussion on Consent Item B. **Alderman Smith made a motion, seconded by Alderman Hallett to approve:**

A. Resolution No. 16-R-0007 – Modification to Community Development Commission Agreement CD14-24 for Time Extension for the Wood Street Reconstruction Project

C. Resolution No. 16-R-0010 – Contract for Monthly Brush Collection Services Program for Fiscal Years 2016 and 2017

D. Resolution No. 16-R-0011 – Intergovernmental Agreement – Winfield Township Road District for Right-of-Way Maintenance Operations

E. Purchase One 2015 Brush Bandit Chipper (Model 1590XP) from Atlas Bobcat of Schiller Park, Illinois

Voting Yea: Aldermen Smith, Hallett, Beifuss, Dimas, Earley and Kubinski. Voting Nay: 0.

5. Items for Discussion. Items for discussion also include Consent Item 4.B.

4.B. Resolution No. 16-R-0009 – Procurement of Course and Fine Aggregate Material Delivered for FY2016. Chairman Beifuss asked if staff was asking for an extension to the original contract because the vendor indicated that they would provide the same materials at the same unit pricing. Mr. Flatter concurred. He stated that this supplier approached the City to extend the contract. The same vendor has been the lowest bidder since 2012. The City uses this commodity on an as-needed basis, therefore, the ton of aggregates that the City receives pricing on is not guaranteed to be sold to the vendor. **Alderman Dimas made a motion to approve, seconded by Alderman Smith. Voting Yea: Aldermen Dimas, Smith, Beifuss, Earley, Hallett and Kubinski. Voting Nay: 0.**

A. Powis Road Resurfacing, Union Pacific Railroad to Smith Road. Mr. Flatter explained that the section of Powis Road, north of Route 64 between the railroad tracks and Smith Road was recently incorporated by the City. Prior to the annexation, Wayne Township had jurisdiction, and was able to secure Surface Transportation funding (STP) through the DuPage Mayors and Managers Conference to repair their portion of the roadway (along with a portion of Schick Road in Wayne). The STP funds provided for a 70/30 cost share for construction in the year 2019. The Federal Highway Administration (FHA), in order to move the project ahead of 2019, offered an additional 5% in funding to entice Wayne Township to use the funding in the year 2016 or 2017. Therefore, Wayne Township expedited their construction schedule and bid the project in January, 2016 through the Illinois Department of Transportation (IDOT). Mr. Flatter stated that this project was estimated at \$190,000 and the lowest bid received was approximately \$155,000. But, Wayne Township did not include construction oversight services as part of their application. The IDOT bids were rejected by Wayne Township due to the annexation of this portion of roadway by the City of West Chicago.

Mr. Flatter stated that the City would like to reapply for STP funding in the year 2016 and include construction oversight services, for construction to be included in the Capital Improvement Program for the year 2017. He said that current STP funding for this project is guaranteed for 2019, but if the City is able to receive 75% of the cost (including oversight), it is beneficial to move the project to 2017. Mr. Flatter stated that the City will still have to reimburse Wayne Township for the project's engineering design, approximately \$21,000.00.

The Infrastructure agreed that the City should take advantage of the funding and authorized staff to move forward with the project.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. **Adjournment.** At 7:21 P.M., Alderman Dimas made a motion to adjourn, seconded by Alderman Hallett. Motion was unanimously approved by voice vote.

Respectfully submitted,

Michelle Baldino

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Ordinance No. 16-O-0011 – Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned By the City Of West Chicago

AGENDA ITEM NUMBER: 4.A.

COMMITTEE AGENDA DATE: March 3, 2016

COUNCIL AGENDA DATE:

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE _____

ITEM SUMMARY:

City staff has identified surplus equipment, stock inventory, and/or personal property that has no useful life and is no longer useful to the City, has little or no salvage value, and should be properly disposed of (please refer to Ordinance No. 16-O-0011 and Attachment A for additional information).

Therefore, staff is requesting that these items be declared surplus so that they may be traded in, disposed of thru auction, disposed of through the City's contractual waste hauler, recycled, or sold to a local scrap dealer for scrap value, in a manner deemed appropriate by the City Administrator, with or without consideration.

ACTIONS PROPOSED:

Approve Ordinance No. 16-O-0011 for the disposal or sale of surplus equipment, stock inventory, and/or personal property owned by the City of West Chicago.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 2016-O-0011

**AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS EQUIPMENT,
STOCK INVENTORY, AND/OR PERSONAL PROPERTY OWNED BY THE
CITY OF WEST CHICAGO**

WHEREAS, in the opinion of the corporate authorities of the City of West Chicago, it is no longer necessary or useful to or for the best interests of the City of West Chicago, to retain ownership of the surplus equipment, stock inventory, and/or personal property hereinafter described; and,

WHEREAS, it has been determined by the City Council of the City of West Chicago to properly dispose of said surplus equipment, stock inventory, and/or personal property.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Illinois, in regular session assembled as follows:

SECTION 1. Pursuant to 65 ILCS 5/11-76-4, the City Council of the City of West Chicago finds that the surplus equipment, stock inventory, and/or personal property listed on Attachment A are no longer necessary or useful to the City of West Chicago and the best interests of the City of West Chicago will be served by their disposal.

SECTION 2. Pursuant to said Statute, the City Administrator is hereby authorized and directed to dispose of the aforementioned surplus equipment, stock inventory, and/or personal property in any manner deemed appropriate, with or without consideration.

SECTION 3. All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED this ____ day of March 2016.

Alderman L. Chassee _____
Alderman D. Earley _____
Alderman L. Grodoski _____
Alderman S. Dimas _____
Alderman J.C. Smith, Jr. _____
Alderman M. Edwalds _____
Alderman J. Banas _____

Alderman J. Beifuss _____
Alderman J. Sheahan _____
Alderman A. Hallett _____
Alderman M. Ferguson _____
Alderman K. Meissner _____
Alderman R. Stout _____
Alderman N. Ligino-Kubinski _____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of March 2016.

Mayor Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

ATTACHMENT "A"
LISTING OF SURPLUS ITEMS
ORDINANCE NO. 16-O-0011

[illegible]

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Change Order No. 1 & Final – 2015 Contractual Crack Sealing Program – Denler, Inc.

AGENDA ITEM NUMBER: 4.B.**COMMITTEE AGENDA DATE:** March 3, 2016**COUNCIL AGENDA DATE:** March 7, 2016**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

On August 17, 2015 City Council approved Resolution No. 15-R-0039 authorizing the Mayor to execute a contract with Denler, Inc., for an amount not to exceed \$50,000.00, for services related to the 2015 Pavement Crack Sealing Program. The above referenced contract was based on the installation of 38,941 pounds of rubberized crack sealant material for pavement crack sealing within the Prince Crossing Farms Subdivision, Hampton Hills Subdivision, Kresswood Trails Subdivision, Whispering Oaks Subdivision, and the western half of the Forest Trails Subdivision.

The project is complete, final quantities have been calculated, and final invoicing was submitted for \$53,039.47. The reason for the contract overage, in the amount of \$3,039.47, is due to measurement of final field quantities. Due to the excessive rate of cracking encountered at the project locations, additional rubberized crack sealant in the amount of 2,367 pounds was required to complete the western half of the Forest Trails Subdivision. The eastern half of the Forest Trails Subdivision will be completed in 2016

Adequate funds are available in the Capital Projects Fund to cover this change order.

ACTIONS PROPOSED:

Approve Change Order No. 1 & Final to the Contract with Denler, Inc., for an amount of \$3,039.47, for services related to the 2015 Contractual Crack Sealing Program.

COMMITTEE RECOMMENDATION:

PUBLIC WORKS' REQUEST FOR AUTHORIZATION FOR CHANGE ORDERS

Nancy M. Smith, City Clerk

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Authorization to Participate in DuPage County's Bulk Rock Salt Purchasing Program for 2016-2017 Winter Season

AGENDA ITEM NUMBER: 4.C.**COMMITTEE AGENDA DATE:** March 3, 2016**COUNCIL AGENDA DATE:** March 7, 2016**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

For FY 2015, or for the 2015-2016 winter season, the City participated in the DuPage County Rock Salt Purchasing Program and will be purchasing 1,600 tons of rock salt (80% minimum purchase required of 2,000 ton commitment) at \$70.44 per ton of rock salt delivered. For FY 2014, or the 2014-2015 winter season, the City paid \$112.69 per ton of rock salt delivered under the State of Illinois Rock Salt Purchasing Program.

Again this year, for the 2016-2017 winter season, DuPage County has invited municipalities and townships to participate in its upcoming rock salt bid/contract. The first step in the bidding process will be for each agency to identify its desired quantity of rock salt for the 2016-2017 winter season. The City must identify its intent to participate by March 15, 2016. Participants have two purchase options; 1) Early Buy – 100% confirmed delivery before November 30, 2016, or 2) Standard Buy – 80% (minimum) to 130% (maximum) purchase guaranteed available.

Currently the City has approximately 1,000 tons of rock salt in the salt shed at 119 W. Washington Street, with a commitment to purchase 1,600 tons from Morton Salt, Inc. by May 31, 2016. The City also has approximately 500 tons of Thawrox stored in the salt shed at 135 W. Grandlake Boulevard. Staff estimates that approximately 500 tons of rock salt will be used in March 2016 for snow removal and salting operations; leaving approximately 2,100 tons of rock salt and approximately 500 tons of Thawrox to be stored on-site over the spring/summer/fall months and available for the beginning of the 2016-2017 winter season.

Typically the City uses an average of 4,000 tons of salt (combined rock salt and Thawrox) during its winter operations. For the 2015-2016 winter season staff anticipates using approximately 3,000 tons (combined rock salt and Thawrox).

Staff recommends that the City participate in the DuPage County Bulk Rock Salt Purchasing Program for the 2016-2017 winter season. As such, City staff is seeking Committee approval to submit information to DuPage County of the City's intent to participate in its Rock Salt Purchasing Program for the purchase of 2,000 tons of rock salt (1,600 tons (80%) minimum purchase required and 2,600 tons (130%) maximum purchase guaranteed available) for the 2016-2017 winter season.

ACTIONS PROPOSED:

Staff seeks direction from the Infrastructure Committee.

COMMITTEE RECOMMENDATION:

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 16-R-0013 – A Resolution for Maintenance of Streets and Highways by the City of West Chicago Relating to FY2016 MFT Estimate of Maintenance Costs

AGENDA ITEM NUMBER: 4.D.**COMMITTEE AGENDA DATE:** March 3, 2016
COUNCIL AGENDA DATE: March 7, 2016**STAFF REVIEW:** Timothy R. Wilcox, Street Superintendent**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

On December 21, 2015 City Council approved Ordinance No. 15-O-0062 adopting the Annual Budget for the Fiscal Year Ending December 31, 2016, which included the proposed expenditure of Motor Fuel Tax (MFT) funds in the amount of \$854,100. MFT funds are budgeted for the purposes of maintaining Streets, Highways, and Rights-of-Way under the applicable provisions of the Illinois Highway Code.

Each year, the Illinois Department of Transportation (IDOT) requires the City of West Chicago to submit for IDOT approval a Resolution (using IDOT Form BLR 14230) for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code, and The Municipal Estimate of Maintenance Costs form (BLR 14231). These forms are attached for review and approval.

ACTIONS PROPOSED:

Approve Resolution No. 16-R-0013 authorizing the City Clerk to execute and submit, to IDOT, the attached IDOT Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code form (BLR 14230) and the attached IDOT Municipal Estimate of Maintenance Costs form (BLR 14231), for MFT funding in the amount of \$854,100.00 for FY2016.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 16-R-0013

A RESOLUTION AUTHORIZING THE CITY CLERK TO EXECUTE AND SUBMIT, TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE ILLINOIS DEPARTMENT OF TRANSPORTATION RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE (BLR 14230), AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION MUNICIPAL ESTIMATE OF MAINTENANCE COSTS (BLR 14231), FOR EXPENDITURES USING MOTOR FUEL TAX FUNDS FOR FY 2016.

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the City Clerk is hereby authorized to execute the Illinois Department of Transportation Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code (BLR 14230), and the Illinois Department of Transportation Municipal Estimate of Maintenance Costs (BLR 14231), and is authorized to submit same to the Illinois Department of Transportation for expenditures using Motor Fuel Tax funds for fiscal year 2016, a copy of which is attached hereto and incorporated herein as Exhibit "A".

APPROVED this 7th day of March, 2016

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith



**Illinois Department
of Transportation**

**Resolution for Maintenance of
Streets and Highways by Municipality
Under the Illinois Highway Code**

BE IT RESOLVED, by the City Council of the
(Council or President and Board of Trustees)
City West Chicago of West Chicago, Illinois, that there is hereby
(City, Town or Village) (Name)
appropriated the sum of \$854,100.00 of Motor Fuel Tax funds for the purpose of maintaining
streets and highways under the applicable provisions of the Illinois Highway Code from January 1, 2016
(Date)
to December 31, 2016.
(Date)

BE IT FURTHER RESOLVED, that only those streets, highways, and operations as listed and described on the approved Municipal Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that the Clerk shall, as soon as practicable after the close of the period as given above, submit to the Department of Transportation, on forms furnished by said Department, a certified statement showing expenditures from and balances remaining in the account(s) for this period; and

BE IT FURTHER RESOLVED, that the Clerk shall immediately transmit two certified copies of this resolution to the district office of the Department of Transportation, at Schaumburg, Illinois.

I, Nancy M. Smith Clerk in and for the City
(City, Town or Village)
of West Chicago, County of DuPage

hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by

the City Council at a meeting on March 7, 2016
(Council or President and Board of Trustees) Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____.

(SEAL)

City Clerk
(City, Town or Village)

<p style="text-align: center;">Approved</p> <p style="text-align: center;">_____ Regional Engineer Department of Transportation</p> <p style="text-align: center;">_____ Date</p>
--



Local Public Agency: West Chicago

County: DuPage

Maintenance Period 1/1/2016 to 12/31/2016

Section Number: 16-00000-00-GM

Estimated Cost of Maintenance Operations

Maintenance Operation (No. Description)	Maint. Group	Insp. Req.	For Group I, IIA, IIB, or III					Est Total Operation Cost
			Item	Unit	Quantity	Unit Price	Item Cost	
1. Snow Removal	II-A		Rock Salt (By Dupage Co. Joint Purchase)	ton	1500.00	85.26	127,890.00	
			Thawrox (sole Source)	ton	2600.00	70.44	183,144.00	
			Chemical Anti-ice Materials	gallons	20000.00	1.00	20,000.00	331,100.00
							-	
2. Street Sweeping	II-B		Solid Waste Disposal	ton	600.00	50.00	30,000.00	30,000.00
							-	
							-	
3. Pavement Patching	II-B		Bit. Patch - Superpave Surface	ton	800.00	50.00	40,000.00	
			Bit. Patch - Superpave Binder		100.00	50.00	5,000.00	
			Bit Patch - Cold Mix Emulsion	ton	80.00	100.00	8,000.00	
				gallons	50.00	20.00	1,000.00	54,000.00
							-	
							-	
5. Drainage Structure Repair	II-B		Parts for Mains	ea	100.00	50.00	5,000.00	5,000.00
							-	
							-	
							-	
6. Pavement Striping	II-B		Paint	gallons	32.00	62.50	2,000.00	2,000.00
							-	
							-	
7. Traffic Signal Maintenance	II-B		contractual	month	12.00	205.00	2,460.00	
			Shared Maint. IDOT T.S. (Routes 59 & 64)	Qtr	4.00	4,120.00	16,480.00	
			Materials	ea	1.00	6,060.00	6,060.00	25,000.00
							-	
							-	
8. Street Light Maintenance	II-B		Contractual repairs	ea	1.00	15,000.00	15,000.00	
			Materials	ea	1.00	15,000.00	15,000.00	
			Energy Charges	ea	1.00	130,000.00	130,000.00	160,000.00
							-	
							-	
9. Street Improvements	II-B		Maintenance/Repair (Contractual)	ea	1.00	247,000.00	247,000.00	247,000.00
							-	
							-	
							-	
Total Estimated Maintenance Operation Cost								854,100.00
Estimated Cost		MFT Portion	Other Funds	Preliminary Engineering				
Maintenance			-	Engineering Inspection				
Maint Eng	-		-	Material Testing				
Totals:	-	-	-	Advertising				
				Bridge Inspections				
Total Estimated Maintenance Engineering Cost								-
Total Estimated Maintenance Cost								854,100.00

Submitted:

Approved:

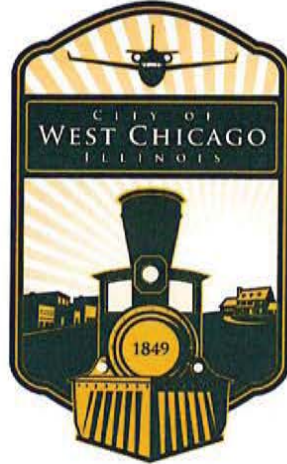
Municipal Official

Title

Regional Engineer

Date

Date


PUBLIC**WORKS**

ROBERT E. FLATTER, P.E.
DIRECTOR
(630) 293-2255
FAX (630) 293-2971

UTILITY DIVISION	293-2255
STREET DIVISION	293-2250
WASTEWATER DIVISION	293-2261
ENGINEERING DIVISION	293-2255

MEMORANDUM

TO: Infrastructure Committee Members

FROM: Robert E. Flatter, P.E., Director of Public Works 

DATE: February 29, 2016

RE: Property Development - 200 Main Street and 203 Turner Court

The property located at 200 Main Street and 203 Turner Court are owned and maintained by the City, but the space is currently leased and operated by People Made Visible, Inc. (PMV) for Gallery 200 and Gallery 200/STUDIO. The second and third floors of the building remain vacant at this time due to building related structural and safety concerns; however, PMV has expressed interest in utilizing the space. At the Development Committee meeting of February 8, 2016, PMV gave an arts and economic development presentation on the Future of 200 Main Street in which they identified a desire to continue to use 203 Turner Court for community programming (i.e., local music night, Gallery Theater, etc.) and 200 Main Street first floor for Gallery 200. They identified a desire to use the second floor for a Ripley Hotel exhibit, a contemporary art gallery, and cultural and educational programming, while using the third floor for artist studios and office space.

In 2015 the City hired three consultants to evaluate the entire building and provide masonry, structural, and architectural assessment reports for the building: 1) A. C. B. Masonry of Glen Ellyn, Illinois, partnered with Tassone Architects, Inc., were hired to evaluate and report on the need for maintenance and repairs of the building's exterior walls and enclosures (see attached report entitled "REPORT OF CRITICAL EXAMINATION FOR MAINTENANCE AND REPAIRS OF EXTERIOR WALLS AND ENCLOSURES" dated September 20, 2015); 2) SRI Structural Resources, Inc. of Downers Grove, Illinois was hired to perform a structural assessment the building, including the basement/foundation walls, exposed framing on all floors and roof and its connections to the exterior masonry wall(s), floor joists and supports, the second floor plate framing, and an assessment of the masonry roof parapet construction (see attached reports entitled "200 W. Main Street, West Chicago, Illinois" dated August 28, 2015 and December 29, 2015); and 3) Matocha Associates, Inc. of Sterling, Illinois was hired to perform a

building review and condition assessment report of the building, including A.D.A. compliance, electrical, plumbing, mechanical, fire protection, and life safety components of all floors (see attached report entitled "200 W. Main Street, West Chicago, Illinois, Building Review" dated August 31, 2015).

George Matocha of Matocha Associates functioned as the City's main contact, coordinating evaluations with the other two consultants and incorporating their assessments and recommendations into his report and preliminary opinion of probable repair cost estimate. Generally, it was reported that the building is in good condition, with concern focused on needed structural repairs to level the second floor, exterior masonry repairs to prevent bricks from falling and water from damaging building, and roof repairs. Mr. Matocha has identified that City's first priority should be completing the structural repairs (estimated \$99,076.91), which will require both the Gallery 200 and Gallery 200/STUDIO to be temporarily relocated while repairs are being completed to the second floor plate framing (estimated approximately 2 months). Masonry repairs (estimated \$195,011.00) and installation of a new roof (estimated \$36,299.00) would also be top priority for the building.

Depending on how the City chooses to utilize the second and third floors, construction of an elevator (estimated \$398,988.00) will likely be required for A.D.A. compliance. Other costs and recommended improvements, which predominately relate to tenant build-out and use of space, are identified in the attached reports. Based on assessments completed, Mr. Matocha suggests a total project repair budget of \$2,319,118.91.

After reviewing the reports and asking Mr. Matocha any questions, staff would like the Committee to direct it to work with the architect and PMV on a phasing plan to complete the repairs and upgrades to make the second and third floors habitable/occupiable. This project is one of the three reasons why the duration of the TIF District was extended another ten years.

MATOCCHA

ASSOCIATES

Architecture, Development, and
Program Management

P.O. BOX 157
MONTICELLO, UTAH 84535
VOICE 630 701 - 7641
FAX 630 701 - 7641
EMAIL GMATOCCHA@MATOCCHA.COM
WEB WWW.MATOCCHA.COM



August 31, 2015

Robert E. Flatter, P.E.
Director of Public Works
CITY OF WEST CHICAGO
475 Main Street
West Chicago, Illinois 60185
Phone: (630) 293-3355
Fax: (630) 293-2971
Email: rflatter@westchicago.org

**RE: 200 Main Street
West Chicago, Illinois
Building Review**

The assignment includes a building and property review for an overall opinion of the condition of the property. Evaluations are based on cursory observations, discussions with facilities management and limited inquiries with the City. The building review was conducted on August 10, 2015 by Joseph Palatinus and Jeff Baity of Matocha Associates.

Independent reviews of the building's structure were performed by Structural Resources, Inc. and A.C.B. Masonry LLC performed the masonry review.

Drawings were not available for the building. A Phase I environmental audit was not provided for review. The reviews were not intended to be exhaustive. Midwest Environmental Consulting Services, Inc. reports for Asbestos and Lead Paint, from May 2013, were provided by the Owner. Tracing of pipes, opening of walls and/or ceilings, or testing of piping/systems/controls were not performed.

EXECUTIVE SUMMARY

The upper two levels of residential dwelling units are in a state of disrepair. It seems that many attempts have been made to fix problems such as leaks, damaged floors and related finishes, falling plaster from the ceilings, patch work wall repairs, etc. It would seem best to remove the existing interior wall construction down to bare building structure as part of any renovation of these two floors. [Thus eliminating any lead paint and asbestos in these floors.] The existing bathroom on each floor do not meet Handicap Accessibility Standards and will require modifications in order to meet this code. ***The interior stairwells at the front of the building will require fire rated enclosures and rebuilding of the stairs to meet the code for stair hand rails, treads and risers. The rear fire escape should be removed and replaced with a new fire rated stairwell enclosure at the rear of the building. This will be an expensive modification to the building.***

200 Main Street Report August 31, 2015

The Main Street floor level seems to work given the current tenant use of space, however, there are floor patch problems on this level. The bathroom would need to be brought up to accessibility standards. The Main Street exterior door and frame could be salvaged, however the entrance from Main Street would require new construction to meet the accessibility codes.

At the Turner Court level we found non-fire rated enclosures and doors to the utility areas, including wood bi-fold doors. One of the two bathrooms needs to be brought up to accessibility code requirements if the floor becomes accessible. *The rear Turner Court entrance to this level would require a platform lift to access the upper level of the Turner Court Level from the entrance level for accessibility. [The entrance level is small in area and will be difficult to design a solution for a lift with the existing foundation systems.] Another option would be to design a new elevator for all levels of the building to provide access. This also will be an expensive modification to the building.*

The 2nd and 3rd Floors of the building are not habitable and would require a large investment to repair structural flooring, abate the environmental issues and convert the floor into useable space. Possible uses could be office space and residential uses.

The future use of this building would require a master plan for redevelopment along with budgets to go along with different options for its use. Major exterior repairs/renovation of the masonry is required. Major interior renovation is required of the 2nd and 3rd floors. New fire stairwell enclosure exits and depending on the use of the upper levels, a new elevator for accessibility. Depending upon use, the two upper floors would require completely new infrastructure; including mechanical, plumbing and electrical systems, fire alarm, water sprinkler systems, fire enclosed stairwells and potentially an elevator. The roof requires replacement down to the wood deck to insure that the wood decking and supporting joists in good condition prior to any renovation of the interior of the building. Consideration should be given to renovating the Main Street elevation in order to correct the accessibility issues in a manner sympathetic to its original historical appearance. *With all the renovation discussed above, this could take a number of years to fully convert the building into a completed and fully occupied project.*

See attached as a separate Exhibit A, a very preliminary budget projections in advance of our cost estimate.

PROPERTY SITE

The 2,609 square foot (0.059 ac) site contains a 4 level building, 30.5'x 61.3' (7,356 sf) of masonry exterior wall construction and heavy timber wood framing. The building has been used for retail and residential uses. There are two building entrances located along Main

200 Main Street Report

August 31, 2015

Street both facing the existing sidewalk that fronts the building. One entrance is for the existing Cultural Arts Center (on the main floor) and the other entrance is for the upper two floors serving the residential units. The building extends for another story below the Main Street level with a separate entrance located off Turner Court, one floor below. There is an existing fire escape located at the rear of the building with landings at each of the levels. The fire escape also serves as access to the roof area. The upper most portion of the north-west wall is built on top of the adjoining building structure. The neighboring building exterior wall is visible in the basement of this building (visible building where the utilities are located). The building is indicated as being built in 1878 based on website research.

The site is located in the City of West Chicago and is currently zoned "B-1 Central Business District".

This land use allows for bakeries, service type business, dwelling units above the first floor, museums, music and dance studios, medical and dental clinics and offices, real estate services, resale stores, restaurants, including those with live entertainment, retail establishments, trade and martial art schools and video rental businesses.

There are no minimum lot area requirements, minimum lot width is (20) feet at the established building line, there are no minimum lot depth requirements, no minimum setback requirements, no maximum floor area ratio, no maximum percentage of lot building coverage and a maximum height of (4) stories or (48) feet is allowed.

OFF-STREET PARKING & LOADING

Per the Zoning Ordinance for Business districts – No parking spaces or loading zones are required. Additionally, there is no metering and permits required for parking in the business district at this time. Keep in mind though that tenants need and often require parking before they will lease or own a property.

DRAINAGE/ROOF

The building roof is a built up roof membrane with asphalt as the surfacing material. The short building cross section of the roof is pitched from a high point (along both sides of the adjoining buildings) downward to the center of the building. The long building cross section of the roof is also pitched from the north-east (front of the building) to the south-west (rear of building). Though the pitch of the existing roof along the short building cross section seems to be adequate, the long building cross section of the roof does not seem sufficient to drain the roof surface. There is a scupper located along the south-west roof parapet to which the roof drains. There is then an existing downspout that extends to the ground level discharging near the rear of the building below grade. From an exterior view the roof looks in fair condition, however, there was a roof leak visible on the upper residential level

200 Main Street Report August 31, 2015

hallway near the front of the building and we would recommend a complete tear off and replacement if any major investment were to be made to this building.

LANDSCAPING

The Landscape Ordinance provisions are for new construction, when screening and/or buffering is required under the Zoning Ordinance or when constructing a parking lot containing (8) or more spaces and is therefore **not applicable**.

SITE UTILITIES

The building is served by a water service from Main Street. Sewer, electric, telephone and gas service enter from Turner Court. The incoming water service is visible in the basement at the north-west wall (front of the building) and this location currently has the water meter reader as well. The existing water service may not be large enough if the building requires a sprinkler system.

The sanitary pipe drain was observed within the area that contains the boiler and hot water heater located in the basement. It appears to go below the basement level and exits toward the rear of the building. The size is not known.

The existing water heater is indicated as 67 gallon capacity and the associated flue exits into the exterior masonry chimney.

The building is heated by a Weil Mclain gas fire steam boiler. The boiler has a certificate of inspection from the Illinois Office of the State Fire Marshal which indicates that the unit has been inspected on 07/18/2011 with an expiration date indicated as 07/18/2013. The building is heated by radiators located within each of the residential units as well as in the retail areas. The steam boiler exhaust exits at the rear of the building with an exterior hood. The incoming gas line and associated gas meter are located at the rear of the building.

The Turner Court level and Main Street levels have window air conditioner units for cooling. The upper residential units have the existing operable double hung windows.

The electrical service entrance is located at the rear of the building. There is a 150 amp panel located near the Turner Court entrance contained within a closet. This panel serves the basement and main floor of the building. The electrical meters for all floors are located here. The upper two residential floors have their own 60 amp electrical panels located in

200 Main Street Report

August 31, 2015

the hallways. These services are no longer large enough to meet code for single residential units.

ACCESSIBILITY

INTERIOR

The Turner Court level has a service sink and two restroom areas. One of the two bathrooms is indicated as accessible. The indicated accessible bathroom has grab bars but does not meet accessible code requirements. There is not sufficient room for accessible clearances to the plumbing fixtures and turning clearances within the room. The lower level is accessed from Turner Court via double egress doors. Upon entering the floor concrete steps are used to access the upper portion of the Turner Court level. There is an existing wood stair from the upper lower level used to access to the main floor. This egress stair has winders at the bottom of the run which is not allowed. These stairs are in very poor condition and show extensive wear. The majority of doors are 36" wide, the exception being the bathroom located near the wood stair. All door handles were lever type. There is an existing kitchenette located in the basement that has a sink. The kitchenette is not accessible for a person with a disability.

The main level has one restroom which has grab bars. This restroom is not accessible including plumbing fixtures and the faucet.

The upper two floors of residential units are not accessible. Doors widths are less than 36" and the door handles are of the knob type. There are many instances where the hallway floor is lower than the dwelling unit floors requiring one to step up into the room. The one bathroom on each floor is not accessible and in disrepair. The wood stair from the sidewalk level to 3rd floor has a stair handrail only on one side and handrails and bannisters are not code complaint. Code requires stairs have handrails on both sides of the stair. Portions of the existing hallways are too narrow for required clearances and maneuverability.

EXTERIOR

There were two deficiencies identified. First, the front entry along Main Street that currently serves the Cultural Arts Center is not accessible to a person in a wheelchair. The entry door is of a storefront type that is 42" wide however, there is no clearance on the pull side for an individual with a disability to open the door. Installation of an automatic door operator could solve this problem.

The concrete walking surface is pitched from the entry door down to the sidewalk. The pitch is too steep for a person in a wheelchair. Americans with Disability Act, A.D.A. permits a maximum slope of 1:12, (i.e. for every 1" of vertical rise requires 1 foot of ramp length). There is no inexpensive means to rectify this condition.

200 Main Street Report

August 31, 2015

Second, the Main Street entry serving the upper two floors of residential units is located on Main Street. One steps up from the sidewalk to access the stair landing once the door is opened. Code requires that the landing on both sides of a door to be level. Modifying this condition may be problematic depending on the existing level of the building structure.

BUILDING EXTERIOR

The upper most portion of the north-west wall is built on top of the adjoining building structure. The neighboring building exterior wall is visible in the basement of this building (visible where the utilities are located). In commercial downtown areas it is not uncommon to find shared party walls with adjacent buildings.

The existing masonry condition is covered in the Masonry condition assessment provided by A.C.B. Masonry. Our review of their report is provided at the end of this report. The existing double hung single pane windows seem to be in good condition, but do not represent the correct type of window in a historical context and are not energy efficient. There are a few windows that have broken glass. The rear exterior doors from each level that egress onto the fire escape are in poor condition including the surrounding frames. The rear exterior door from the main level to the fire escape could not be closed properly and also would not lock due to the door / frame being damaged. There are three additional former door openings (currently infilled with wood construction) on the main level (as viewed from the rear of the building) that also are in poor condition including the surrounding frames. Two of these wood infilled areas contain an air conditioning unit serving the main floor.

The fire escape itself did not seem secure or safe to use. The access from the fire escape to the roof itself seemed dangerous. We accessed the roof of the building from the neighboring roof to the north with a ladder accessed through one of the buildings windows at the 4th floor.

The main floor has single pane, non-insulated store front glass and entry system with applied stone veneer applied below and around the glazing which was not part of the original building.

ARCHITECTURAL

The building may or should be considered a Type IV (Heavy Timber, HT) building. The building pre-dates any structural codes. See our comments on the structural report at the end of our report.

The main floor has ceramic tile throughout the floor. The basement has a concrete floor with vinyl floor tile in the restrooms and on the floor near the kitchenette.

200 Main Street Report

August 31, 2015

The foundation walls are composed of stone. In some areas, notably near the front of the building, the walls and subsequent coatings appear to be have deteriorated. The mortar has turned into powder and easily falls off the stone. This is an indication of moisture damage from the infiltration of water through the wall from the Main Street area.

Building Occupancy

We find that the Main Street level is well suited for retail uses. The Turner Court level is not well suited to retail use due to the lack of traffic, however other office/service uses could do well here. The two upper level floors can be used for residential or office uses. Further study is required, however, single or double occupancy units per floor may eliminate the need for an elevator for these levels.

FIRE ALARM SYSTEM

There is a small fire alarm panel and some devices in the building. The existing systems are to be reviewed by the Village Fire Department and have not been scheduled at this time. We would expect the Fire Department and Building Department will require this building to be *fully sprinklered as part of any new renovation. Obviously, this has a major cost impact on the building.*

REVIEW OF ENVIRONMENTAL REPORT

No Phase I or II environmental assessments for the site or building were available for our review. Midwest Environmental Consulting Services, Inc. reports for Asbestos and Lead Paint, from May 2013, were provided by the Owner. Our review of this report is summarized herein.

The NESHAP Asbestos Survey indicates that the building contains asbestos floor tile and mastic adhesives in three areas. From a construction and budget perspective we feel this is a minor cost impact in terms of the overall construction need. However, there could be additional suspect materials in areas that the report has excluded, such as the first floor, that was occupied during the site inspection. Based on the report we do not feel it is important to go back and survey this floor.

Our proposal had recommended Radon Testing take place. Radon testing reports were not provided to us.

200 Main Street Report August 31, 2015

Lead-Based Paint Inspection indicates that the building contains substantial amounts of lead base paint in a hazardous state. *The abatement or containment during removal of the wall finishes will be a substantial cost, prior to any renovation. As an alternative, the City may want to consider laminating over the exterior walls as an option to save dollars. The City should consider whether the building could still be occupied during this remediation.*

REVIEW OF STRUCTURAL REPORT

The Structural Review Report seems to be consistent with a building of this age. The second floor joist cracking discovered by the engineer is the most important condition that requires further evaluation. This is probably the main reason that the 3rd and 4th floors are so out of level. Correcting this condition will not only make the building more valuable and useable. *Shoring up the building to correct this condition should be considered and whether the building could still be occupied during this remediation. I would consider the correction of this condition to be in the medium range of cost impact to the project.*

After reviewing SRI's Report we would recommend that the follow-through of the joists on the second floor place take place. [Further Structural review] This should be a relatively small scope of work and could be very important to our opinion to renovate the building. I have also taken note of the last sentence on page two regarding the third floor plate out of level. It would be nice to have a better opinion of this cause. Maybe, after evaluating the second floor joist cracking the consultant can provide a better understanding of this situation. Additionally, I would like the consultant's opinion on correcting the floors back to level condition. This should be one of the first items to correct as part of the master plan.

REVIEW OF MASONRY REPORT

The Masonry Review Report seems to be consistent with a building of this age. There are many issues that require repair and maintenance as outlined in the report. The City may want to consider approaching this aspect of the building over multiple years. *The cost could be significant depending on the design approach taken to restore the original historical character of the building or to only maintain the structural stability of the building.*

200 Main Street Report
August 31, 2015

I have reviewed the Masonry Report and find that it was very thorough. I do not know if we can get additional information from Robert Tassone or ACB Masonry, however, it would be good to get an order of magnitude budget by elevation or total based on their experience. *This kind of restoration usually takes a number of years to do this type of work, barricading requirements, staging around other Owner buildings and the costs. It is important to start this project very soon and have a good set of directions as to the City's approach to restoring the building.*

CONCLUSION

This concludes our review of the property. If you have any questions or clarifications, please do not hesitate to contact me.

Sincerely,

MATOCHA ASSOCIATES

A handwritten signature in black ink, appearing to read "George Matocha". The signature is fluid and cursive, with the first name "George" written in a larger, more prominent script than the last name "Matocha".

Principal

Encl: Existing building and site photos (August 24, 2015)

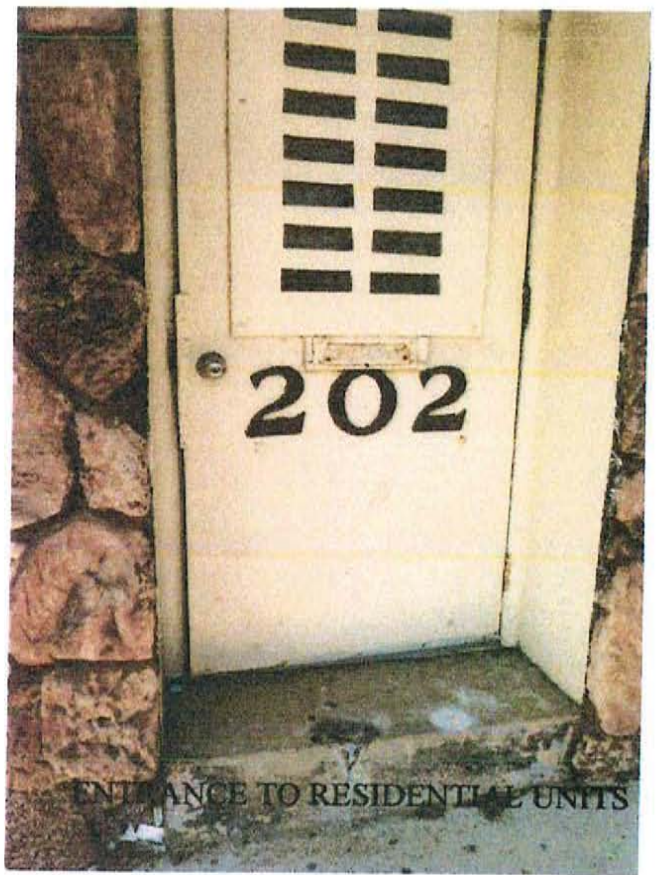
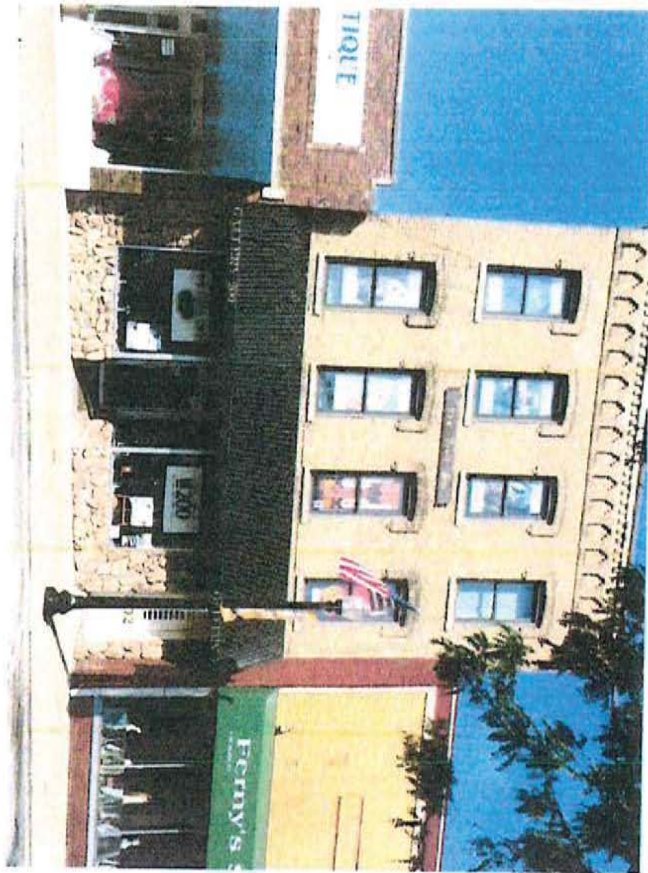
200 Main Street Report
August 31, 2015

Exhibit A
Very Preliminary Budgets

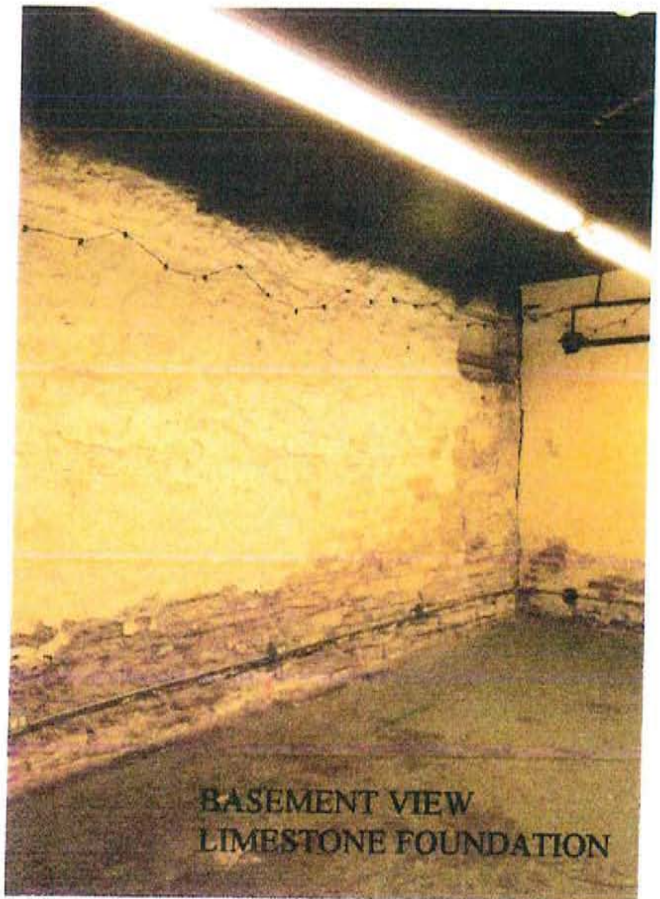
1.	Demolition of 2 nd & 3 rd Floors:	\$150,000.00
2.	Front Stairwell Renovation:	\$100,000.00
3.	Rear Fire Escape Removal & New Exterior Stairwell with Elevator Hoistway.	\$300,000.00
4.	Front Entrance ADA entrance and Toilet Upgrades:	\$ 50,000.00
5.	Turner Court Upgrades:	\$ 75,000.00
6.	Exterior Masonry Repairs:	\$200,000.00
7.	Major Interior Renovation of 2 nd & 3 rd Floors:	\$400,000.00-600,000.00
8.	2 nd & 3 rd Floor MEP:	\$150,000.00
9.	New Roof:	<u>\$ 50,000.00</u>
Sub-Total:		\$1,475,000.00-1,675,000.00

Note:

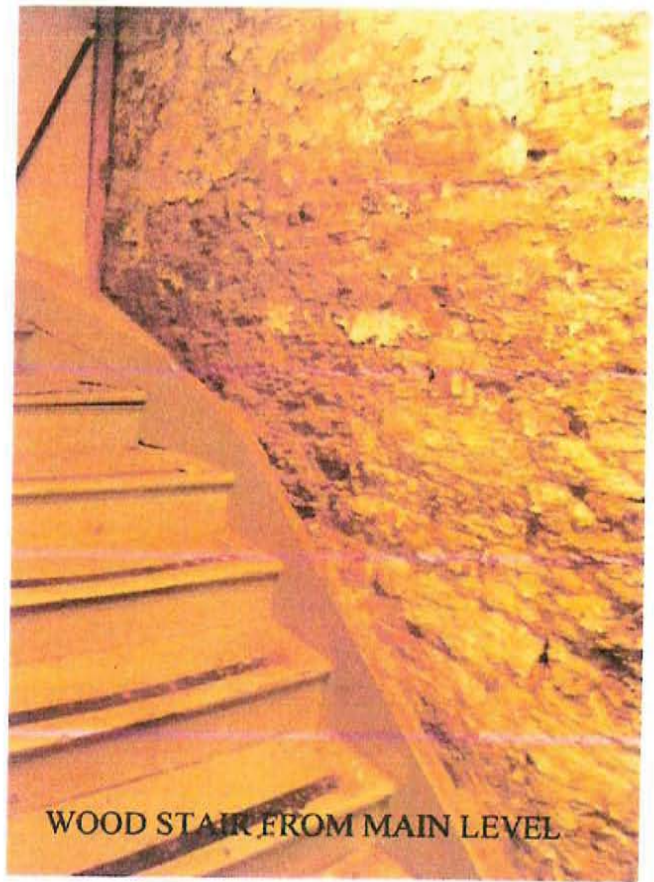
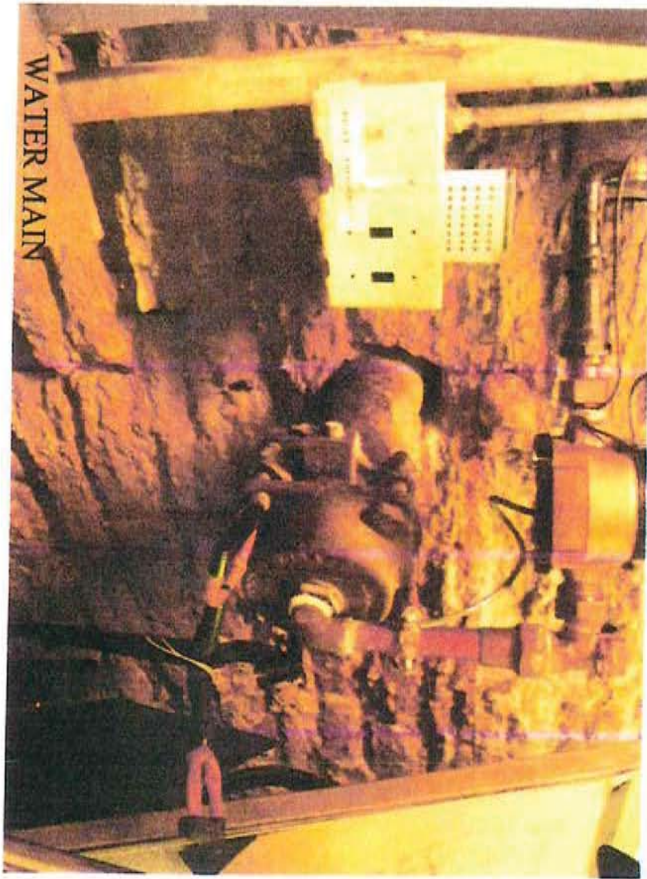
Fire Alarm and Sprinkler work included in items 7 & 8 above.



ENTRANCE TO RESIDENTIAL UNITS

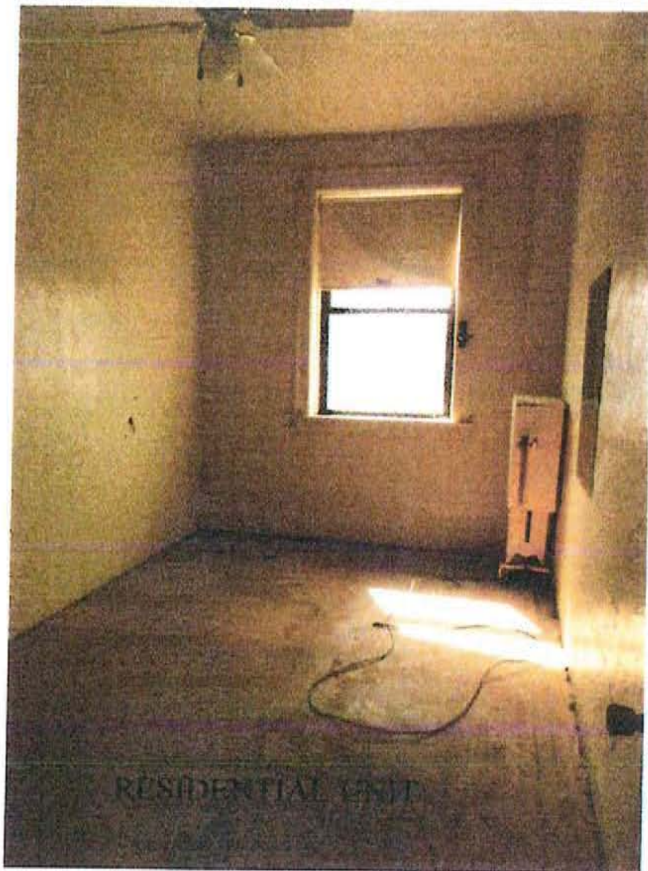


BASEMENT VIEW
LIMESTONE FOUNDATION

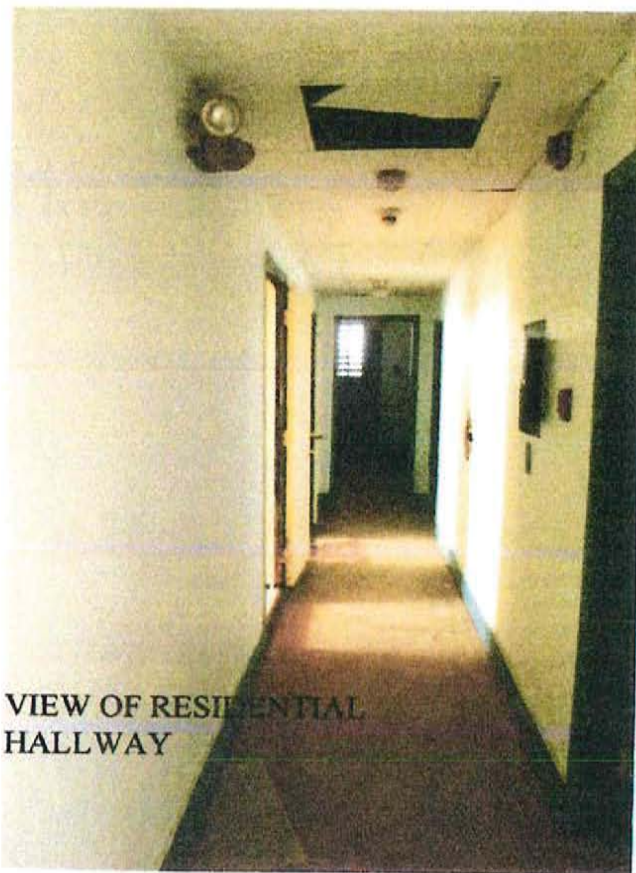


WOOD STAIR FROM MAIN LEVEL

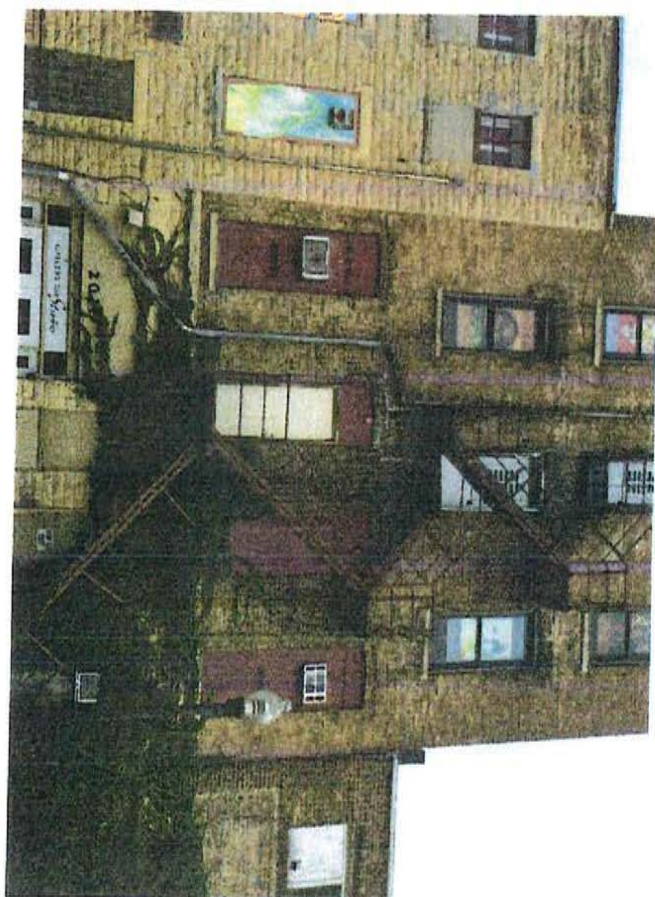


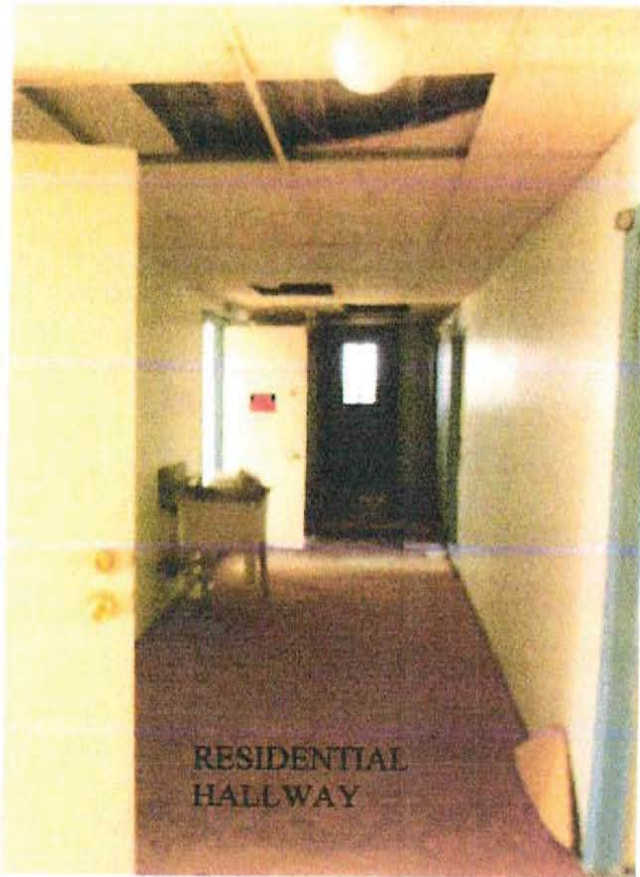


RESIDENTIAL UNIT



VIEW OF RESIDENTIAL
HALLWAY

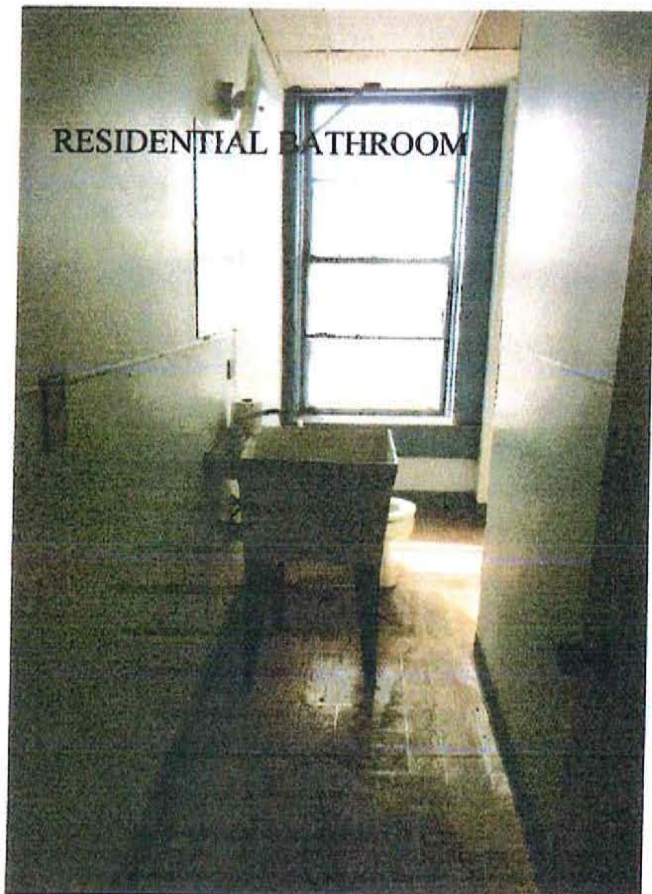




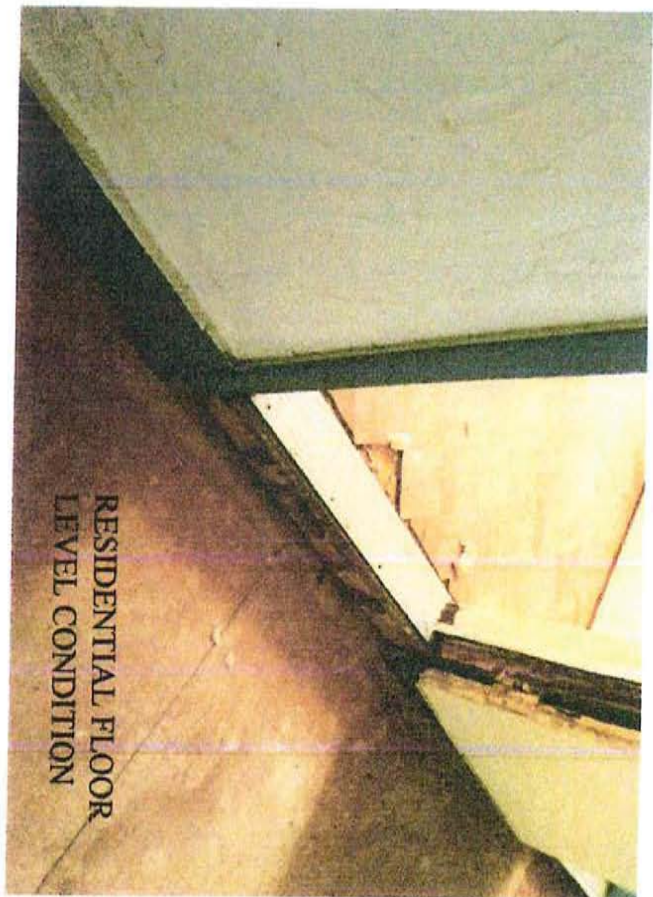
RESIDENTIAL
HALLWAY



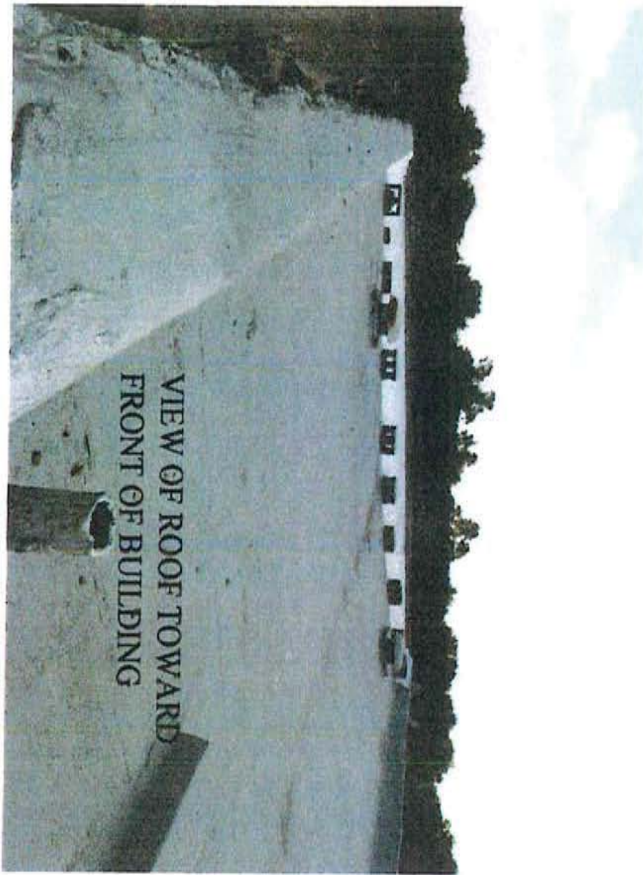
RESIDENTIAL
HALLWAY



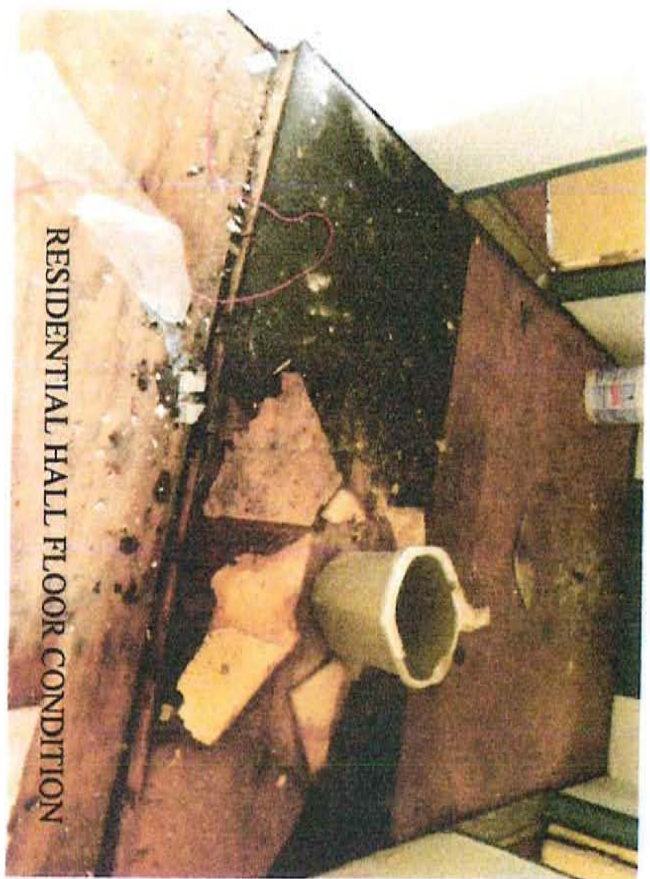
RESIDENTIAL BATHROOM



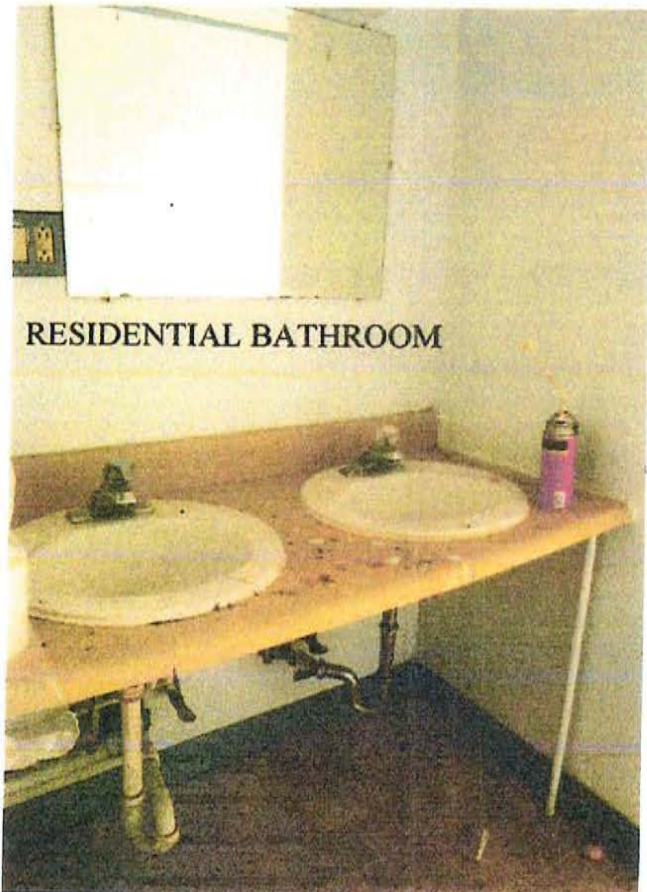
RESIDENTIAL FLOOR
LEVEL CONDITION



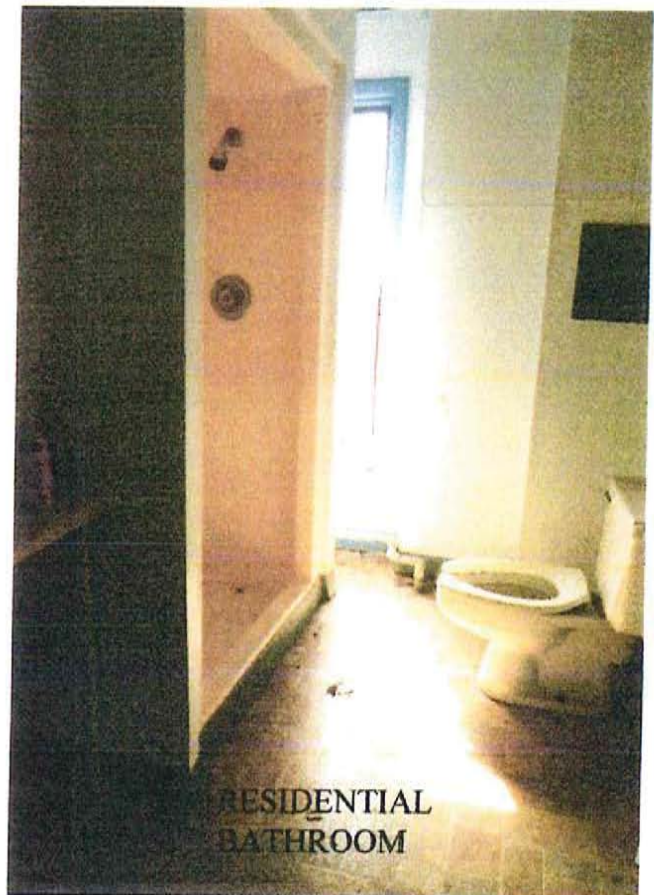
VIEW OF ROOF TOWARD
FRONT OF BUILDING



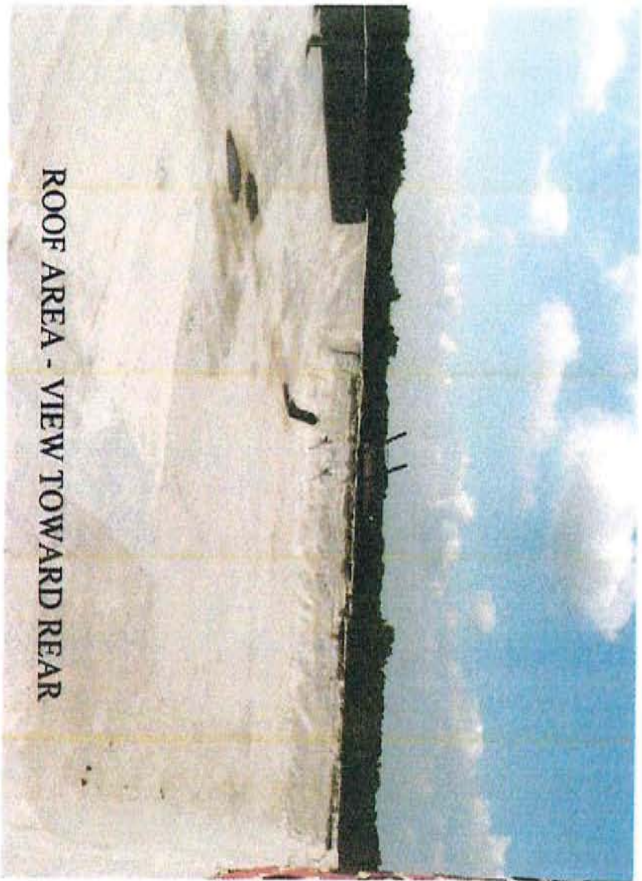
RESIDENTIAL HALL FLOOR CONDITION



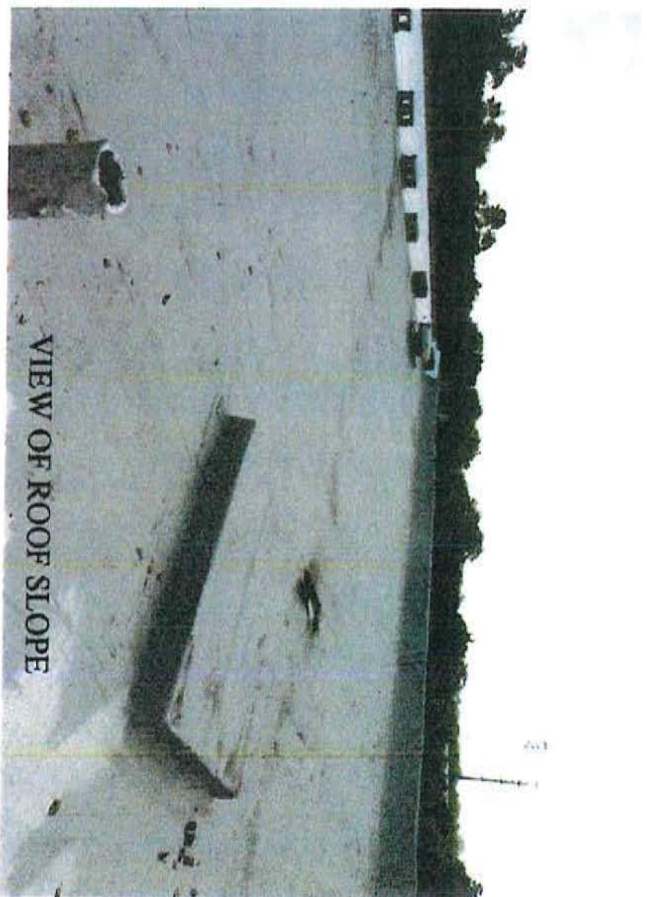
RESIDENTIAL BATHROOM



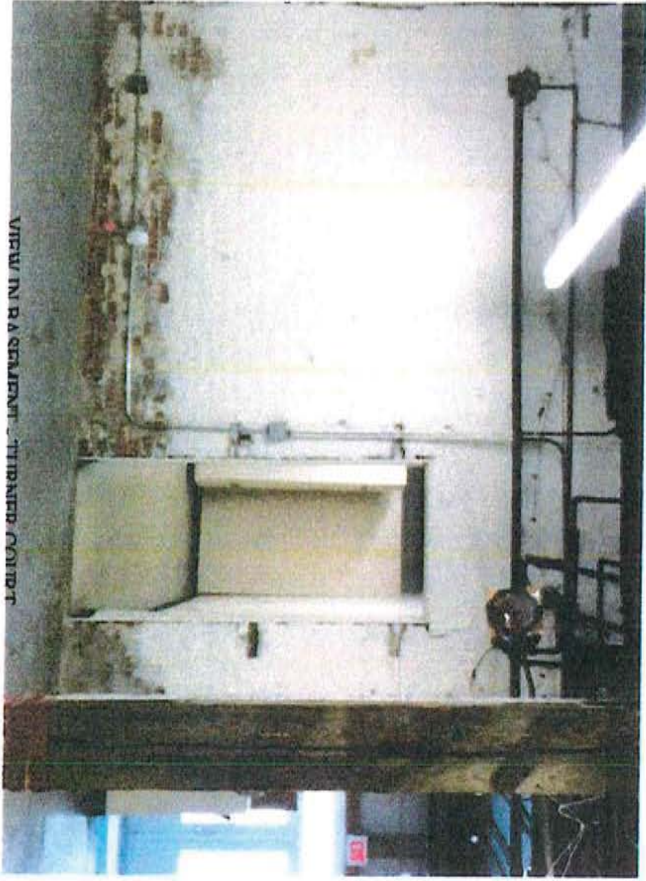
RESIDENTIAL
BATHROOM



ROOF AREA - VIEW TOWARD REAR



VIEW OF ROOF SLOPE



VIEW IN PASSENGER TURNED CORRID



SLOPE OF ROOF AREA

**PRELIMINARY OPINION of PROBABLE COST
RENOVATE 200 MAIN STREET BUILDING
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 1506.01
DATE: NOVEMBER 9, 2015**

SUMMARY

	G.S.F.	COMPONENT IN-PLACE COST	DESIGN CONT. & GENERAL CONDITIONS	CONSTRUCT CONTINGENCY & FEES	TOTAL COMPONENT COST
DEMOLITION - FLOORS 2&3	3,680	\$ 99,836.00	\$ 48,452.00	\$ 48,676.00	\$ 196,964.00
REBUILD FRONT STAIRWELL	880	\$ 76,205.00	\$ 44,494.00	\$ 39,619.00	\$ 160,318.00
CONSTRUCT REAR (TURNER ALLEY) STAIRWELL	864	\$ 202,095.00	\$ 65,581.00	\$ 87,928.00	\$ 355,604.00
RENOVATE MAIN STREET FIRST FLOOR LEVEL	1,690	\$ 79,345.00	\$ 45,229.00	\$ 40,891.00	\$ 165,465.00
RENOVATE TURNER COURT LOWER LEVEL	1,940	\$ 126,841.00	\$ 52,976.00	\$ 59,025.00	\$ 238,842.00
MASONRY RESTORATION - SEE CONSULT RPT.	5,800	\$ 161,500.00	\$ -	\$ 33,511.00	\$ 195,011.00
RESIDENTIAL BUILDOUT - FLOORS 2&3 *	3,000	\$ 277,550.00	\$ 78,220.00	\$ 116,781.00	\$ 472,551.00
ELEVATOR & HOISTWAY	315	\$ 230,112.00	\$ 70,274.00	\$ 98,602.00	\$ 398,988.00
ROOFING	1,840	\$ 23,407.00	\$ 3,921.00	\$ 8,971.00	\$ 36,299.00
STRUCTURAL REPAIRS - SEE CONSULT REPORT	5,520	\$ 59,275.00	\$ 9,928.56	\$ 29,873.35	\$ 99,076.91
		\$ 1,336,166.00	\$ 419,075.56	\$ 563,877.35	\$ 2,319,118.91

TOTAL PROJECT BUDGET

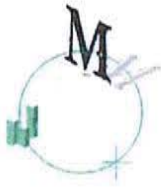
9,700 GSF X \$236.06/GSF = \$ 2,289,789.00**

NOTES:

1. THIS BUDGET OPINION IS BASED UPON BIDDING AND COMMENCING CONSTRUCTION BY JUNE 1 2016.
RECOMMEND BUDGETING FOR 3% - 5% ESCALATION ANNUALLY AFTER 2016.
2. ALL FEES INDICATED ARE AN AVERAGE RATE AND MAY INCREASE IF THE ENTIRE PROJECT IS NOT DONE AT ONE TIME.
3. NO PERMIT FEES INCLUDED. ASSUMED TO BE EXEMPT BY THE CITY OF WEST CHICAGO.

* SEE PAGE 9 FOR OFFICE OPTION ON FLOORS 2&3. NOTE THAT TAKING THIS OPTION REQUIRES THE ELEVATOR.

** GSF BASED ON AREA OF 4 FLOORS + ROOF IN EXISTING BUILDING + 500 S.F FOR REAR STAIR ADDITION.



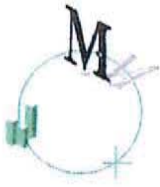
PRELIMINARY OPINION of PROBABLE COST - DETAIL
RENOVATE 200 MAIN STREET BUILDING
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 1506.01
DATE: NOVEMBER 9, 2015

DEMOLITION FLOORS 2&3

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
ELECTRICAL DISCONNECT/MAKE SAFE	24	M.H.	\$ 105.00	\$ 2,520.00	
TEMPORARY LIGHTING	16	M.H.	\$ 105.00	\$ 1,680.00	
DISCONNECT PLUMBING FIXTURES & RADIATORS	24	M.H.	\$ 105.00	\$ 2,520.00	
COMPLETE GUTTING OF WALLS/FLOORS/CEILINGS	3680	S.F.	\$ 15.80	\$ 58,144.00	
LEAD PAINT REMOVAL (PAINTED PLASTER & WOOD)	3680	S.F.	\$ 5.40	\$ 19,872.00	1
DISPOSAL CHUTE (4 STORIES)	1	L.S.	\$ 2,500.00	\$ 2,500.00	
DUMPSTER HAULING & DISPOSAL	360	C.Y.	\$ 35.00	\$ 12,600.00	
COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL	3680	S.F.	\$ 27.13	\$ 99,836.00	
PERMIT (TYPICALLY WAIVED FOR CITY PROPERTY)				\$ -	
GENERAL CONDITIONS (15%)				\$ 14,975.00	
BONDS & INSURANCE (1.75%)				\$ 1,747.00	
SUPERVISION	334	M.H.	\$ 95.00	\$ 31,730.00	2
SUB-TOTAL				\$ 148,288.00	
GENERAL CONTRACTOR FEE (10%)				\$ 14,829.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 24,468.00	
CONSTRUCTION BUDGET				\$ 187,585.00	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 9,379.00	
TOTAL PROJECT COMPONENT BUDGET	3680	S.F.	\$ 53.52	\$ 196,964.00	

NOTES:

1. Does not include Professional Services for lead abatement design, ASP monitoring or clearance testing.
2. 18-Months @ 75% = 2,340 hrs.. apportioned over 7 components as indicated.



PRELIMINARY OPINION of PROBABLE COST - DETAIL
RENOVATE 200 MAIN STREET BUILDING
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 1506.01
DATE: NOVEMBER 9, 2015

REBUILD FRONT STAIRWELL

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
DEMO. - INCL. FRAMING, BANNISTERS, HANDRAIL	48	RISER	\$ 49.50	\$ 2,376.00	
TEMPORARY CONSTRUCTION STAIRS (2 UP, 1 DN)	3	L.S.	\$ 1,000.00	\$ 3,000.00	
NEW CARPENTER BUILT-IN-PLACE STAIR	3	FLIGHT	\$ 5,950.00	\$ 17,850.00	
WOOD ADA COMPLIANT HANDRAILS - BOTH SIDES	120	L.F.	\$ 28.80	\$ 3,456.00	
FRAMED PLATFORM LANDINGS AT FLOORS 2 & 3	2	EA.	\$ 350.00	\$ 700.00	
RESILIENT FLOORING ON LANDINGS (LL, GRND., 2 & 3)	90	S.F.	\$ 10.50	\$ 945.00	
RESILIENT PREFORMED TREADS & RISERS	54	EA.	\$ 32.50	\$ 1,728.00	
FIRE RATED FRAME ENCLOSURE, PAINTED	2400	S.F.	\$ 9.85	\$ 23,640.00	
DRYWALL VENEER OVER EXISTING. MASONRY WALL	2400	S.F.	\$ 3.65	\$ 8,760.00	
FIRE RATED WD. DOOR/HM FRAME, EGRESS HDWE.	5	EA.	\$ 2,750.00	\$ 13,750.00	
COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL	880	S.F.	\$ 86.60	\$ 76,205.00	
GENERAL CONDITIONS (15%)				\$ 11,430.00	
BONDS & INSURANCE (1.75%)				\$ 1,334.00	
SUPERVISION	334	M.H.	\$ 95.00	\$ 31,730.00	
SUB-TOTAL				\$ 120,699.00	
GENERAL CONTRACTOR FEE (10%)				\$ 12,070.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 19,915.00	
CONSTRUCTION BUDGET				\$ 152,684.00	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 7,634.00	
TOTAL PROJECT COMPONENT BUDGET	880	S.F.	\$ 182.18	\$ 160,318.00	



PRELIMINARY OPINION of PROBABLE COST - DETAIL
RENOVATE 200 MAIN STREET BUILDING
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 1506.01
DATE: NOVEMBER 9, 2015

CONSTRUCT REAR (TURNER COURT) STAIRWELL

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
PARTIAL WALL DEMO, INCL. FIRE ESCAPE DEMO	4	FLOOR	\$ 3,800.00	\$ 15,200.00	
RELOCATE GAS METER & FEED	1	L.S.	\$ 3,000.00	\$ 3,000.00	2
PARTIAL SLAB REMOVAL/EXCAVATIONS	162	S.F.	\$ 7.50	\$ 1,215.00	
CONCRETE FOUNDATIONS/FOOTINGS	50	L.F.	\$ 145.00	\$ 7,250.00	1
MISC. STEEL TO CLOSE & SUPPORT FLOORS	1	L.S.	\$ 6,000.00	\$ 6,000.00	
CONCRETE FLATWORK WITHIN STAIR TOWER	216	S.F.	\$ 6.25	\$ 1,350.00	
WINDOW WALL W/ 1" INSULATED GLAZING	820	S.F.	\$ 73.25	\$ 58,600.00	1
MTL. STUD FRAME/INSUL/SHEATHED END WALLS	400	S.F.	\$ 28.38	\$ 11,352.00	1
STEEL ROOF FRAMING AND DECKING	90	S.F.	\$ 16.75	\$ 1,508.00	1
SINGLE-PLY INSULATED TPO ROOFING SYSTEM	90	S.F.	\$ 33.00	\$ 2,970.00	1
INTERNAL ROOF DRAIN W/ 6" LEADER TO SEWER	1	L.S.	\$ 3,750.00	\$ 3,750.00	
CONC. FILL PAN STAIR/LANDINGS W/ PIPE RAILS	6	FLIGHT	\$ 10,475.00	\$ 62,850.00	
HM FIRE DOORS/FRAMES/EGRESS HARDWARE	4	EA.	\$ 3,400.00	\$ 13,600.00	
CLEAN/POINT/SEAL EXPOSED INTERIOR BRICK	200	S.F.	\$ 17.25	\$ 3,450.00	
LIGHTING & POWER	4	FLR.	\$ 1,250.00	\$ 5,000.00	
PAINTING - CMU, RAILS, STRINGERS, MTL. DECK	1	L.S.	\$ 5,000.00	\$ 5,000.00	
COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL	864	S.F.	\$ 230.43	\$ 202,095.00	
GENERAL CONDITIONS (15%)				\$ 30,314.00	
BONDS & INSURANCE (1.75%)				\$ 3,537.00	
SUPERVISION	334	M.H.	\$ 95.00	\$ 31,730.00	
SUB-TOTAL				\$ 267,676.00	
GENERAL CONTRACTOR FEE (10%)				\$ 26,768.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 44,167.00	
CONSTRUCTION BUDGET				\$ 338,611.00	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 16,993.00	
TOTAL PROJECT COMPONENT BUDGET	864	S.F.	\$ 411.58	\$ 355,604.00	

NOTES:

1. Budget based upon stair tower partially enclosed by an addition to the building to minimize floor area loss.
2. Allowance for single gas meter. Add \$1250/meter if more than one meter is desired.



PRELIMINARY OPINION of PROBABLE COST - DETAIL
RENOVATE 200 MAIN STREET BUILDING
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 1506.01
DATE: NOVEMBER 9, 2015

RENOVATE MAIN STREET ENTRANCE FOR ADA AND INTERIOR FIRST FLOOR LEVEL

DESCRIPTION OF WORK	MAT'L QTY.	UNIT	UNIT COST	COST EXTENSION	NOTES
REMOVE STONE, AWNING, STOREFRONT, DOORS	1	L.S.	\$ 5,000.00	\$ 5,000.00	
REMOVE ENTRY SLABS/WOOD FLOOR	1	L.S.	\$ 2,500.00	\$ 2,500.00	
STEEL FRAMING FLOOR SUPPORT	1	L.S.	\$ 4,500.00	\$ 4,500.00	
STL. PAN CONCRETE FILLED RAMP/STOOP	160	S.F.	\$ 32.00	\$ 5,120.00	
VAULTED WALK WATERPROOFING	160	S.F.	\$ 6.25	\$ 1,000.00	
INSUL. GLASS STOREFRONT SYSTEM - 1 DOOR	175	S.F.	\$ 53.00	\$ 9,275.00	
BRICK, STONE SILL STORFRNT/INFILL KNEE WALL	65	S.F.	\$ 67.00	\$ 4,389.00	
1' EXPOSED EIFS FRAMED HEADER	30	S.F.	\$ 16.00	\$ 480.00	
ADA PAINTED PIPE RAILING	17	L.F.	\$ 52.50	\$ 893.00	
STUCCO EXTERIOR SOFFIT BOARD	160	S.F.	\$ 2.50	\$ 400.00	
EXIST. EXT. WALL TEMP GLASS/AL. FRAME INFILL	144	S.F.	\$ 37.50	\$ 5,400.00	
EXTERIOR SOFFIT LIGHTING	4	EA.	\$ 425.00	\$ 1,700.00	
SUBTOTAL - RENOVATE MAIN STREET ENTRANCE				\$ 40,657.00	
INTERIOR FIRST FLOOR LEVEL					
ADA RESTROOM UPGRADES	1	L.S.	\$ 2,000.00	\$ 2,000.00	
ON DEMAND INSTANT WATER HEATER	1	L.S.	\$ 750.00	\$ 750.00	
DEMO EXIST/NEW SUSP. CLG. SYSTEM	1290	S.F.	\$ 7.50	\$ 9,675.00	1
LED LAY-IN LIGHTING FIXTURES	15	EA.	\$ 375.00	\$ 5,625.00	
UPGRADE FIRE ALARM (6 DEVICES INCLUDED)	1	L.S.	\$ 5,850.00	\$ 5,850.00	
SPRINKLER SYSTEM (ORDINARY HAZARD)	1690	S.F.	\$ 8.75	\$ 14,788.00	
SUBTOTAL - INTERIOR MAIN ST. FLOOR LEVEL				\$ 38,688.00	
COMPONENT IN-PLACE CONSTRUCTION SUBTOTAL	1690	S.F.	\$ 46.95	\$ 79,345.00	
GENERAL CONDITIONS (15%)				\$ 11,902.00	
BONDS & INSURANCE (1.75%)				\$ 1,597.00	
SUPERVISION	334	M.H.	\$ 95.00	\$ 31,730.00	
SUB-TOTAL				\$ 124,574.00	
GENERAL CONTRACTOR FEE (10%)				\$ 12,457.00	
CONSTRUCTION CONTINGENCY (15%)				\$ 20,555.00	
CONSTRUCTION BUDGET				\$ 157,586.00	
ARCHITECTURE/ ENGINEERING FEE (5%)				\$ 7,879.00	
TOTAL PROJECT COMPONENT BUDGET	1690	S.F.	\$ 97.91	\$ 165,465.00	

Notes: 1. Recommended for structural repair work.