

Construction Cost Estimate

ALL PHASES SUMMARY		
CONSTRUCTION SUBTOTAL		\$21,002,000
CONTINGENCY	VAR	\$2,926,000
CONSTRUCTION ENGINEERING	11%	\$2,632,000
ALL PHASES TOTAL		\$26,560,000

2022 PHASE 1 SUMMARY		
CONSTRUCTION SUBTOTAL		\$4,965,000
CONTINGENCY	10%	\$496,000
CONSTRUCTION ENGINEERING	11%	\$601,000
PHASE 1 TOTAL		\$6,062,000

2023 PHASE 2 SUMMARY		
CONSTRUCTION SUBTOTAL		\$8,714,000
CONTINGENCY	13%	\$1,133,000
CONSTRUCTION ENGINEERING	11%	\$1,083,000
PHASE 2 TOTAL		\$10,930,000

2024 PHASE 3 SUMMARY		
CONSTRUCTION SUBTOTAL		\$3,168,000
CONTINGENCY	16%	\$507,000
CONSTRUCTION ENGINEERING	11%	\$404,000
PHASE 3 TOTAL		\$4,079,000

2025-2027 PHASE 4 SUMMARY		
CONSTRUCTION SUBTOTAL		\$4,156,000
CONTINGENCY	19%	\$790,000
CONSTRUCTION ENGINEERING	11%	\$544,000
PHASE 4 TOTAL		\$5,489,000

Cost Estimate – Including previous work

Exhibit J

3/15/2021

**CBD Streetscape and Utility Improvements Project
Total Project Cost Summary**

Item	Status	Capital	Water	Sewer	Totals
Underground Utility Study	Complete	\$ 169,019	\$ 75,500	\$ 380,980	\$ 625,499
Phase II Engineering - Phase I	Complete	\$ 229,371	\$ 67,906	\$ 67,906	\$ 365,183
Phase II Engineering - Phase II	In Progress	\$ 789,302	\$ 173,978	\$ 173,978	\$ 1,137,257
Construction - Phase 1	Future Construction - 2022	\$ 5,179,000	\$ 336,000	\$ 547,000	\$ 6,062,000
Construction - Phase 2	Future Construction - 2023	\$ 8,420,000	\$ 1,376,000	\$ 1,134,000	\$ 10,930,000
Construction - Phase 3	Future Construction - 2024	\$ 3,540,000	\$ 238,000	\$ 301,000	\$ 4,079,000
Construction - Phase 4	Future Construction - 2025-2027	\$ 4,313,000	\$ 564,000	\$ 612,000	\$ 5,489,000
Totals		\$ 22,639,691	\$ 2,831,384	\$ 3,216,864	\$ 28,687,939

Notes:

1. Significant Contingency Included: ~\$2.1M (Breakdown :\$1.7M Capital, \$200K Water, \$200K Sewer)
2. 3% Escalation Factored Into Cost Estimates For Construction
3. Construction Engineering Estimated To Be 11% (Construction Plus Contingency)
4. Phase 4 Would Be Included In Metra Station Project

