



Civiltech Engineering, Inc.

www.civiltechinc.com



Central Business District Streetscape Improvements

Village of Glen Ellyn

March 2021

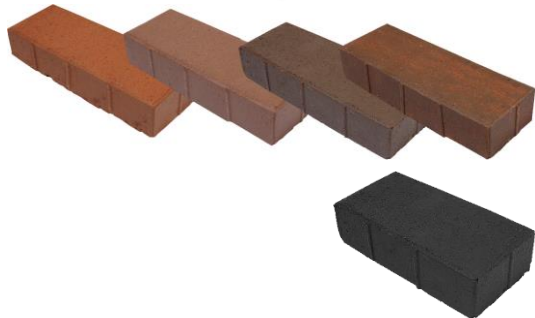
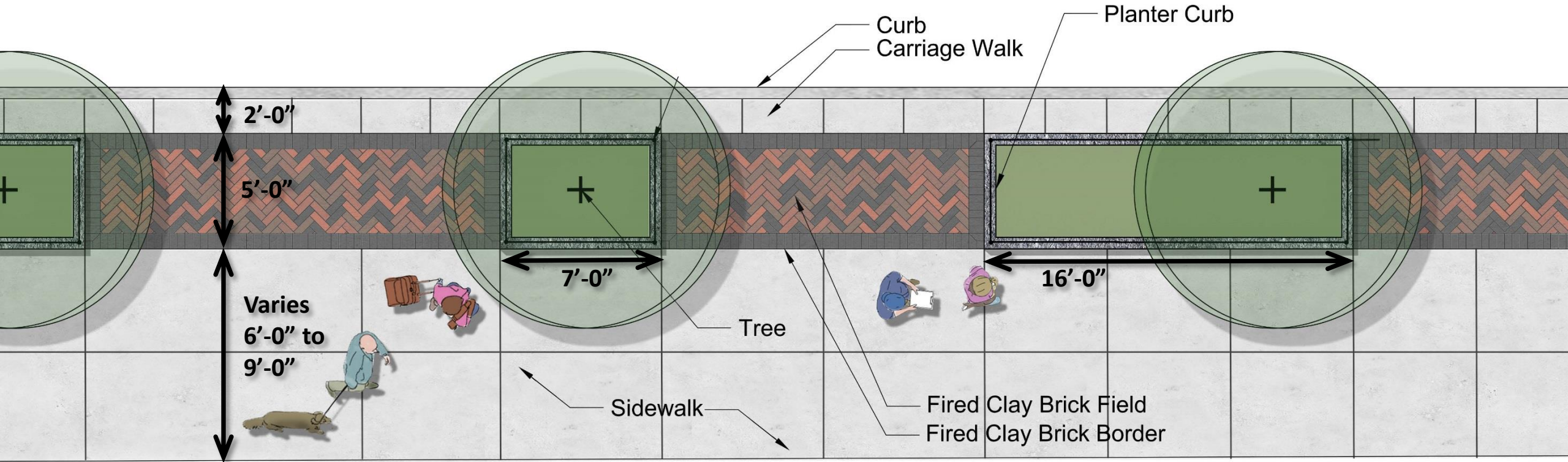


Meeting Objectives

- Approved Streetscape Elements
- Draft 3D Model
- Schedule Update
- Draft Cost Estimate and Budget
- Streetscape Ordinance



Selected Streetscape Layout | Plan View




4"x12" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal

4"x8" Soldier Course Border:
63 Charcoal



6" w. x 6" ht. Planter Curbs:
Mesabi Black Diamond 10 finish granite

Typical Streetscape | Perspective

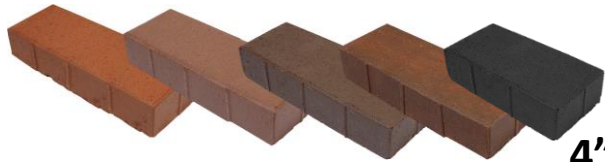
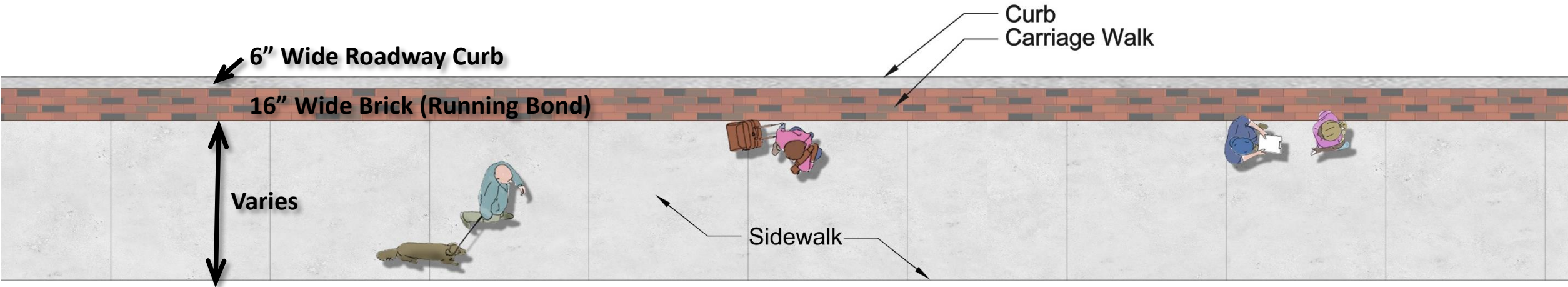


4"x12" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal

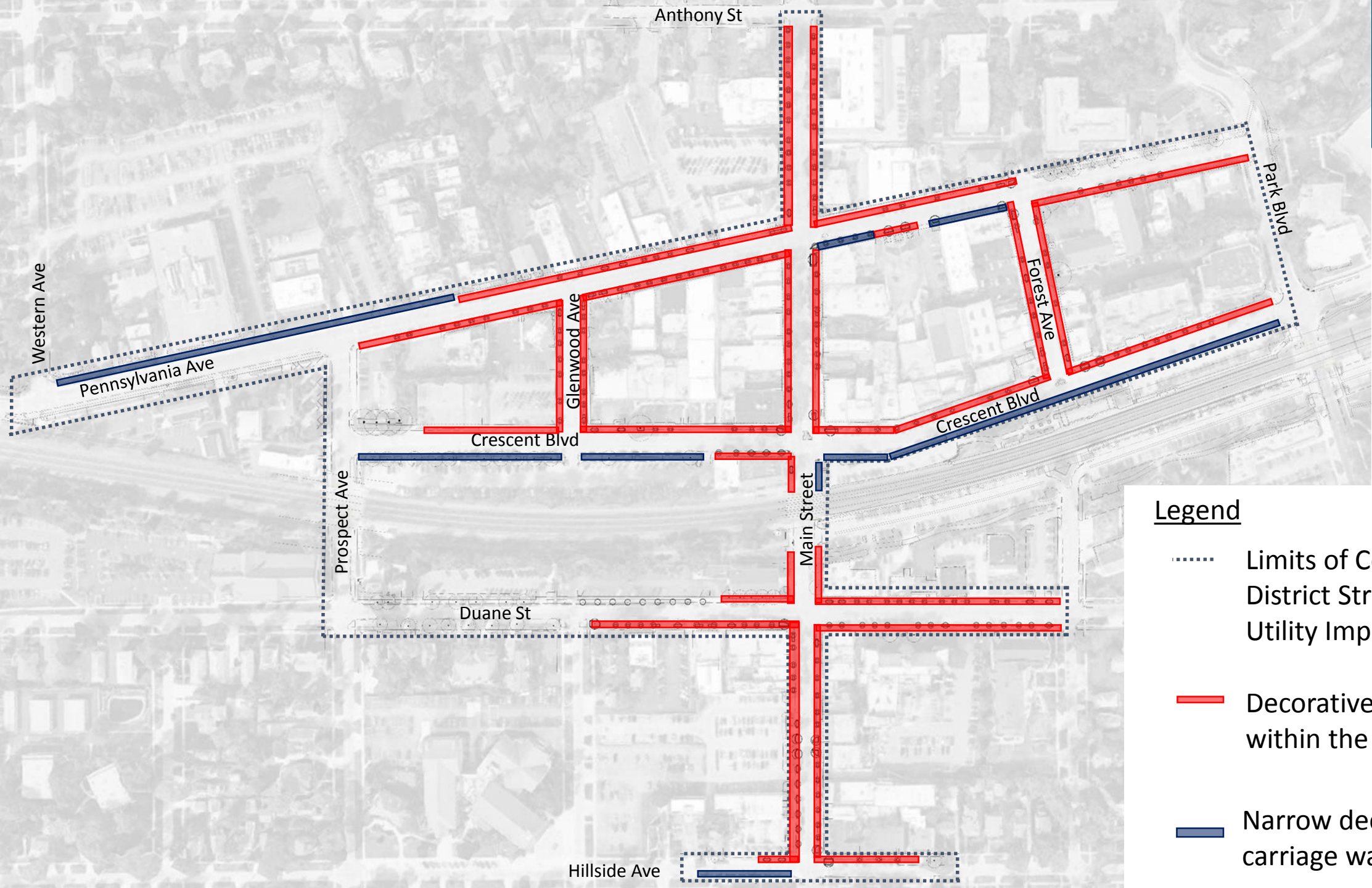
4"x8" Soldier Course Border:
63 Charcoal

6" w. x 6" ht. Planter Curbs:
Granite and Precast concrete
-or-
All granite




Expanded Pavers into Carriage Walk | Narrow Band 1



4"x12" Running Bond: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal



Legend

-  Limits of Central Business District Streetscape and Utility Improvements
-  Decorative pavement within the furniture zone
-  Narrow decorative carriage walk

Perspective Rendering | Main Mid-block Crossing



Perspective Rendering | Crescent and Main



Crosswalks | Decorative Material Options

Concrete

- Low cost (\$11/SF)
- Long service life
- Simple and functional
- Higher replacement cost
- Low decorative aesthetic value



Concrete

Stamped Asphalt

- Medium cost (\$20/SF)
- Adds color and look of brick
- Easy to replace – low cost
- Wears quickly – 5 year lifespan
- **Not Recommended**



Stamped Asphalt

MMA on Concrete

- High cost (\$34/SF)
- Methyl Methacrylate
- No - Low Maintenance
- Adds bright color and can be customized
- Non-slip surface
- More durable than thermoplastic paint – 10 to 20 year lifespan



MMA on Concrete

Fired Clay Brick

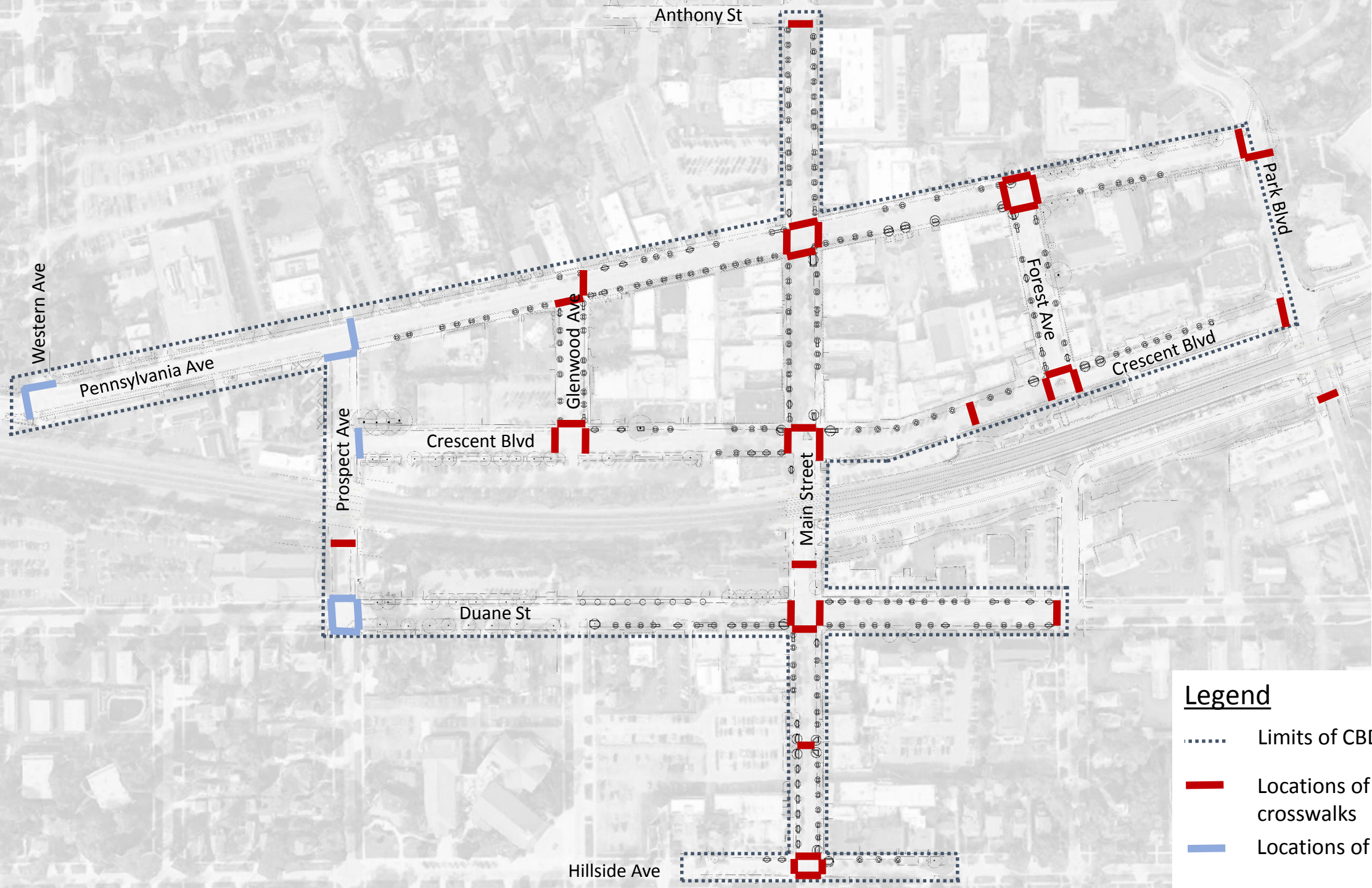
- Highest cost (\$43/ SF)
- High maintenance
- High decorative aesthetic value
- Historic Material
- Long wearing/durable surface material – 30+ years



Fired Clay Brick

Non-decorative treatment

Decorative treatment



Legend

- Limits of CBD Improvements
- Locations of decorative crosswalks
- Locations of concrete crosswalks

Selected Planter Curb

Granite tree planter curb



Granite curbs have been used by cities for centuries. They provide a classic and elegant aesthetic.

Precast concrete tree planter curb



Precast concrete is factory built to provide consistency.

306 votes: Granite

55 votes: Precast concrete

46 votes: Exposed aggregate

37 votes: Plain concrete

29 votes: Glitter finish

473 total votes

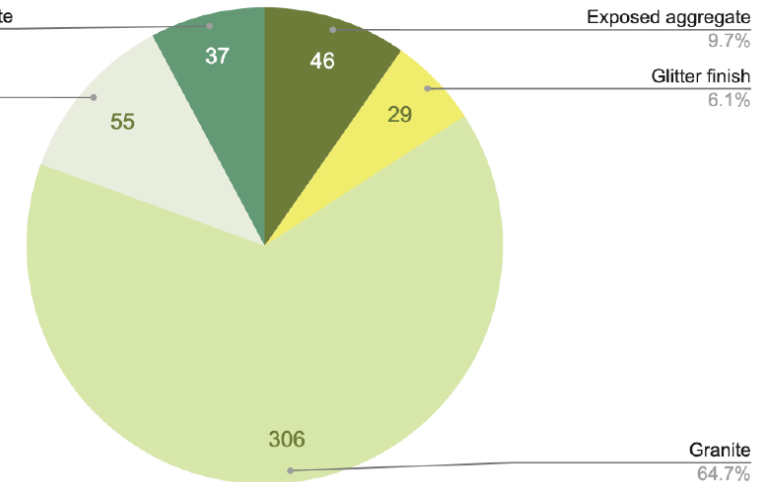
Preferred Tree Planter Curb

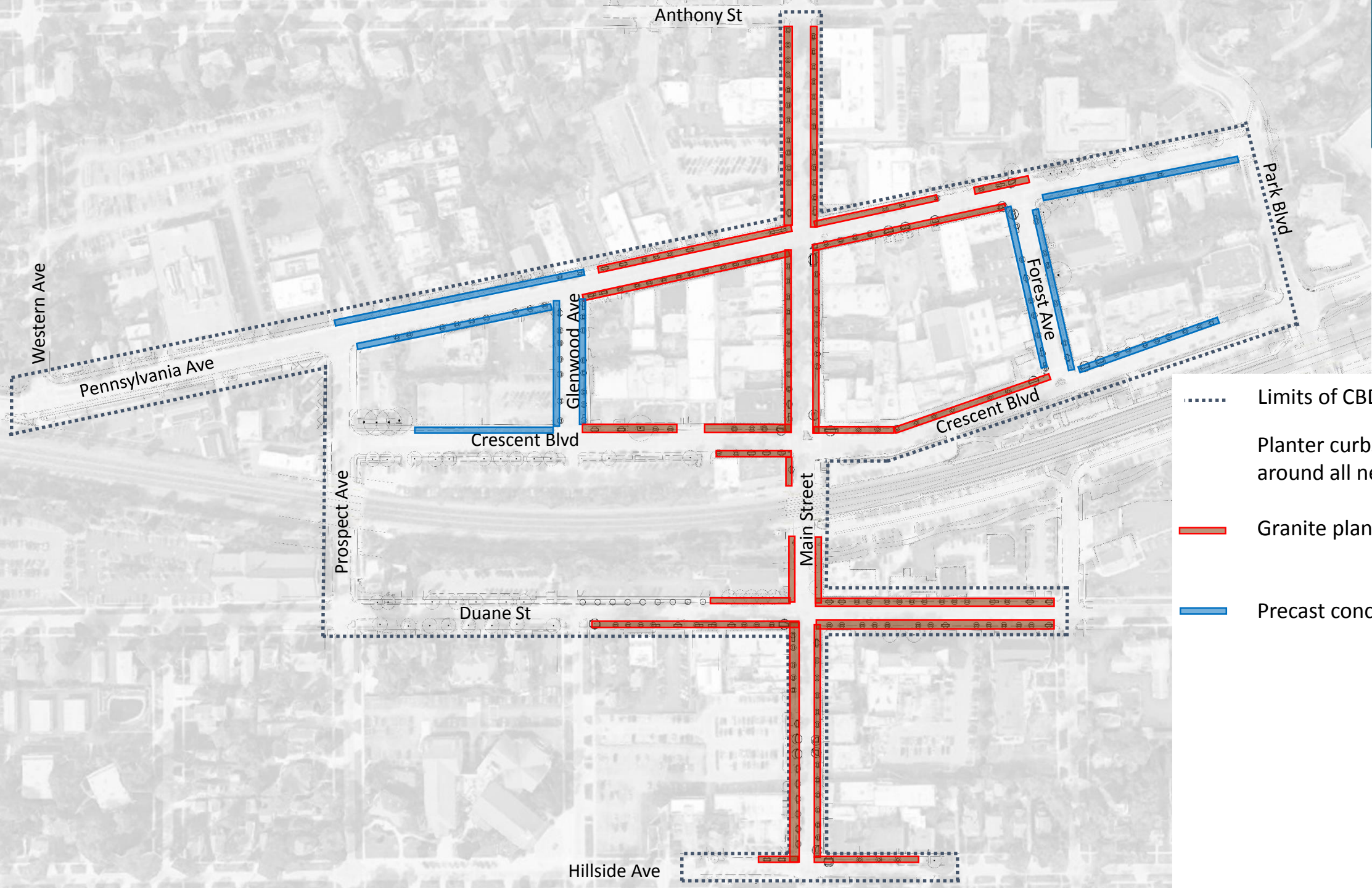
Cast-in-place plain concrete
7.8%

Precast concrete
11.6%

Exposed aggregate
9.7%

Glitter finish
6.1%





Legend

- Limits of CBD Improvements
- Planter curbs will be installed around all new trees.
- Granite planter curbs
- Precast concrete planter curbs

Historic Plaques | Option 2 (16" x 16")

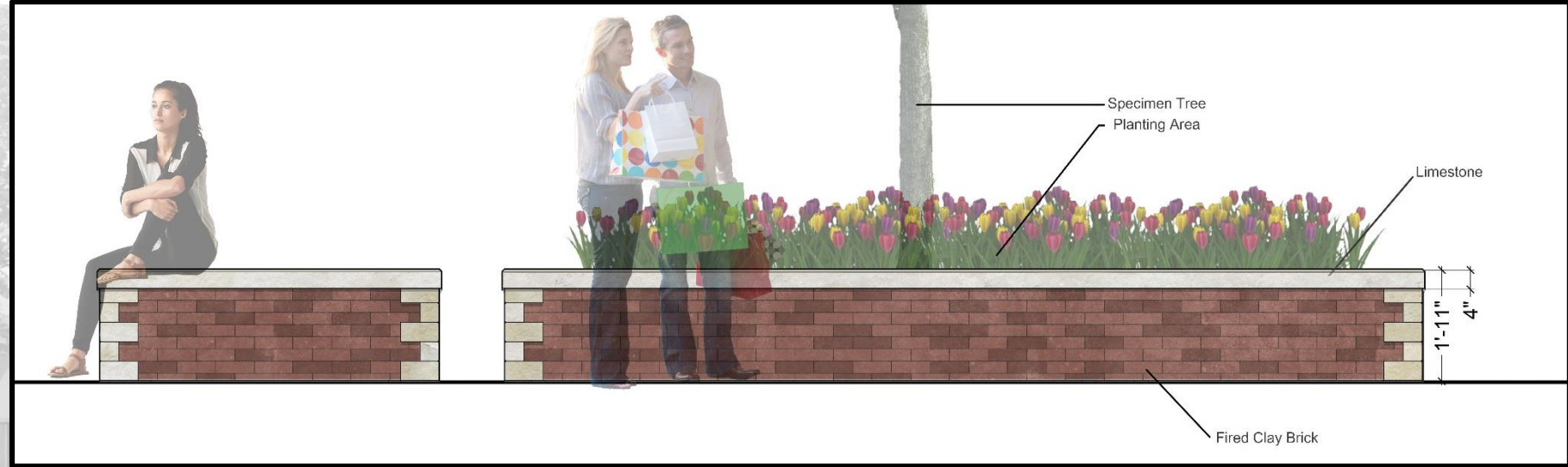


16"x16" Granite Plaque:

Granite color and finish to match planter curb material (Mesabi Black, Diamond 10 finish)

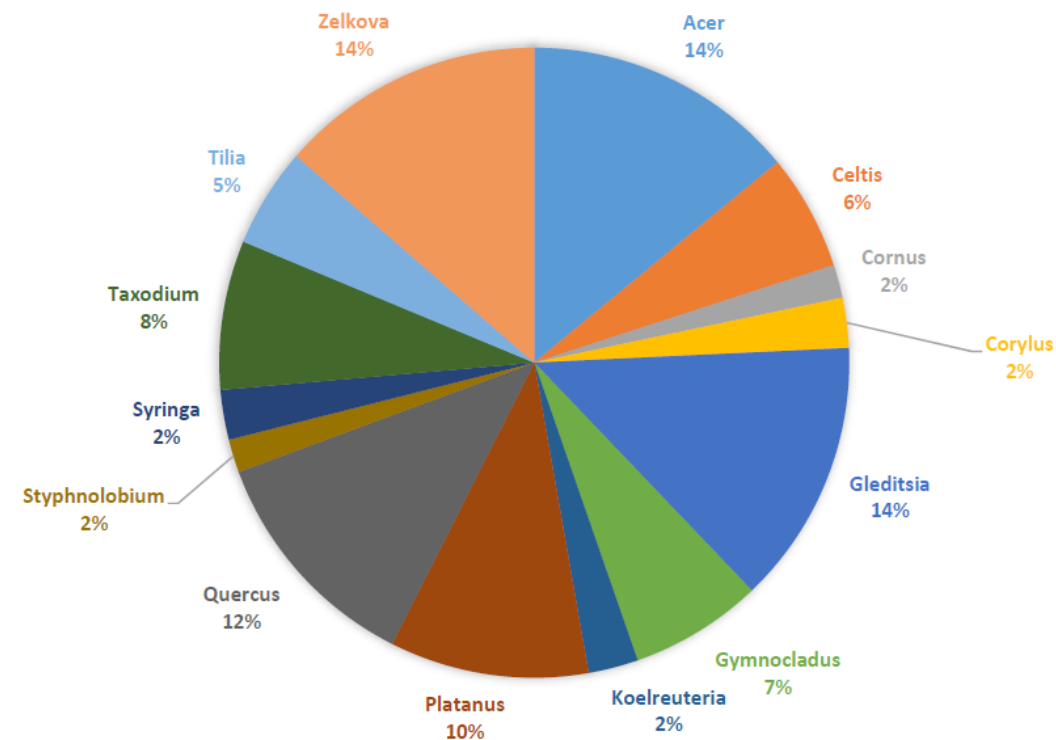
Plaques to be centered in decorative pavement field

Planter Seat Walls

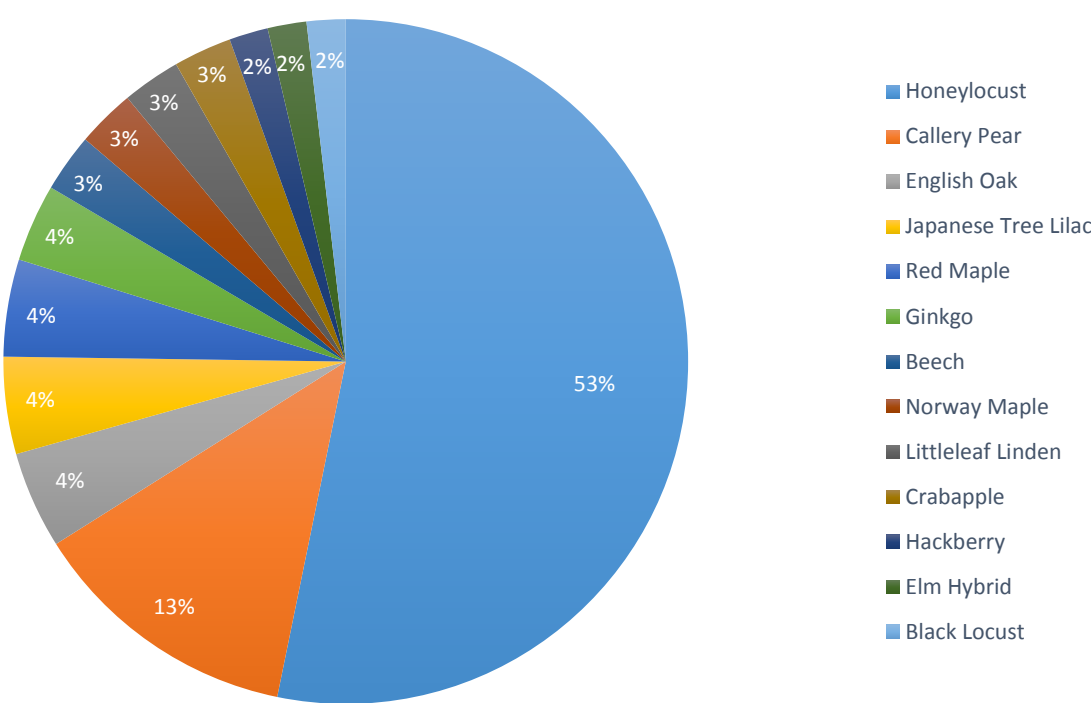


Diversification – Tree Genus Existing vs Proposed

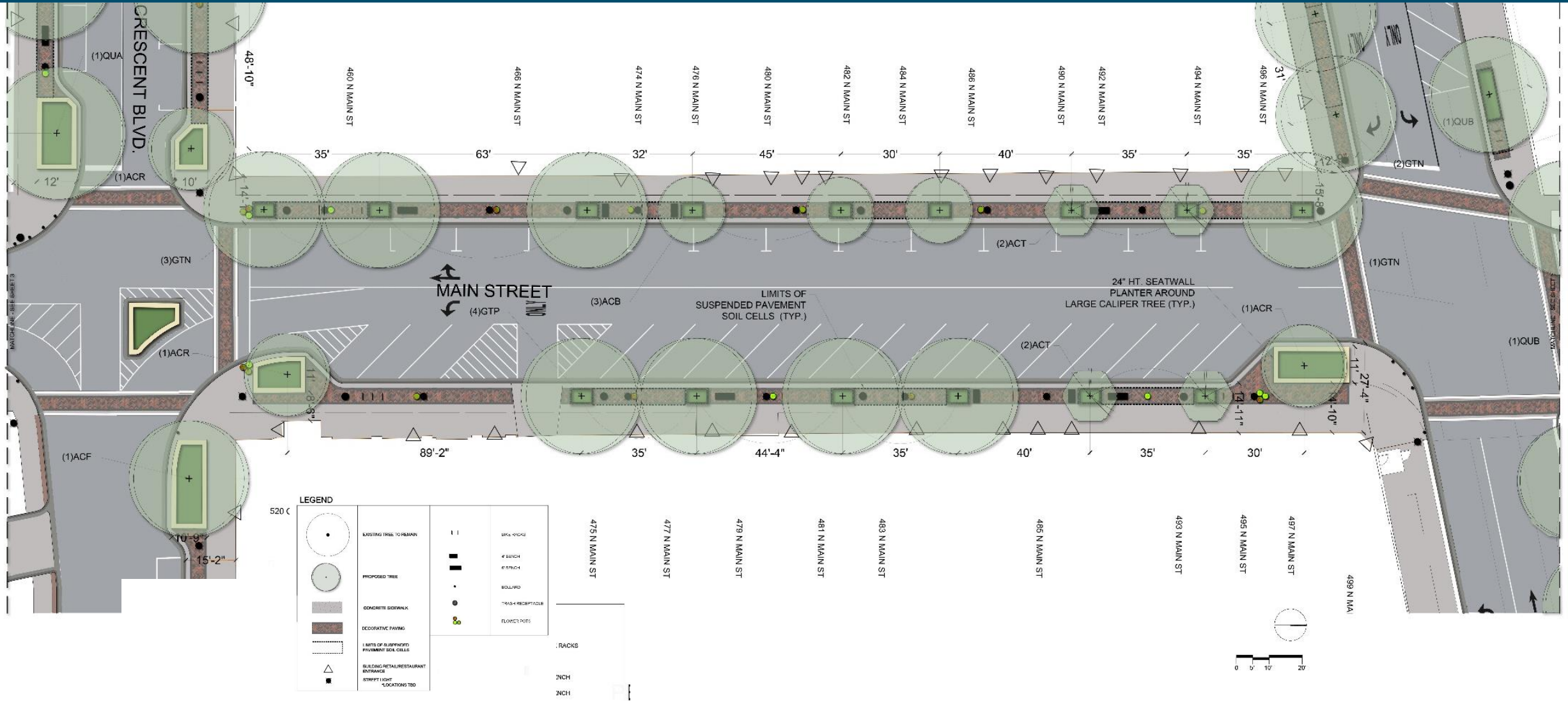
Proposed Trees



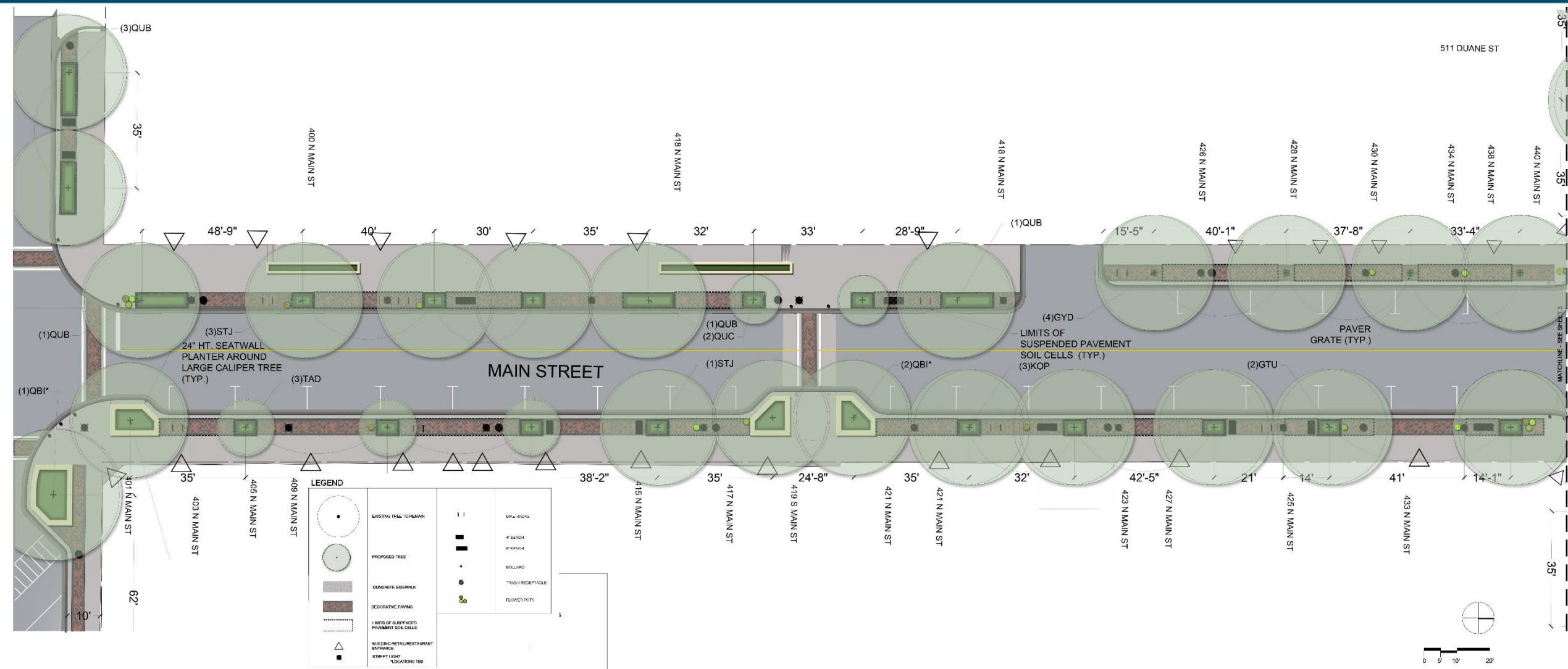
Existing Trees



Plan updates



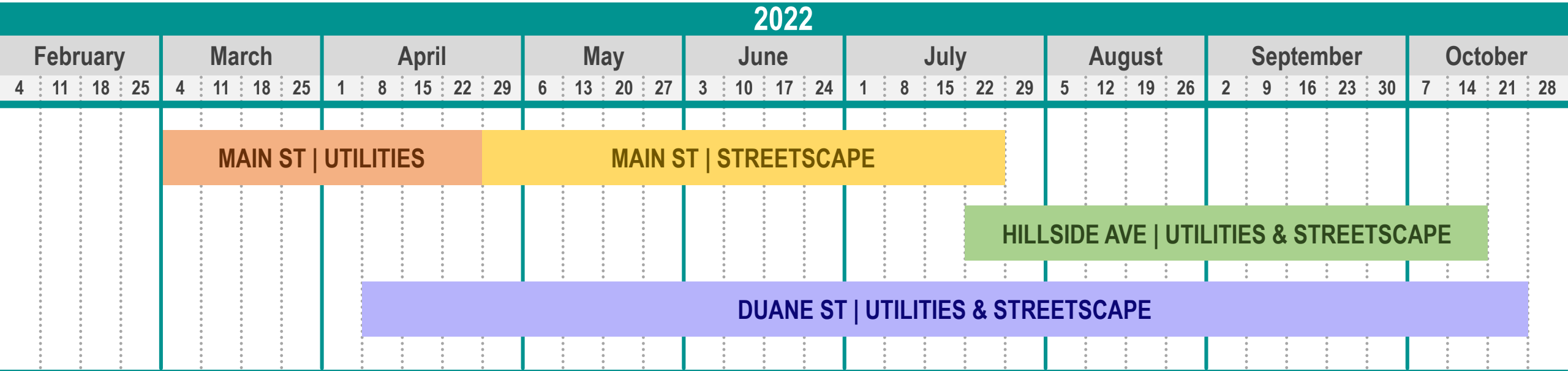
Plan updates



Phased Construction Timeline



Phase 1 Draft Construction Timeline



- Apex 400 Schedule Delays
- Main St Parking Garage Open / Access
- Frida Kahlo Exhibit This Summer

- Dry Utility Relocations
- Streetscape Design Decisions
- Streetscape Material Procurements

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



Streetscape Ordinance

- Adopts the CBD Streetscape Design Concept and Streetscape Elements Plan
- Commemorates the process and design decision made
- Present to Village Board at March 22 Meeting for review and approval

Discussion



How does the Village Pay for Project Costs?

Projects	Project Costs			How We Pay for Project Costs			
	Total Estimated Cost	Phase 4 part of Train Station Project	Total Estimated Cost	Grant Funding	Village Funding - Water & Sewer Fund	Village Funding - Capital Projects Fund	Bonds Needed
CBD Streetscape	\$ 28,688,000	\$ (4,313,000)	\$ 24,375,000	\$ -	\$ 6,049,000	\$ 11,188,000	\$ 7,138,000
Train Station	\$ 21,187,000	\$ 4,313,000	\$ 25,500,000	\$ 20,400,000	\$ -	\$ 1,500,000	\$ 3,600,000
Civic Center	\$ 2,750,000	\$ -	\$ 2,750,000	\$ -	\$ -	\$ 1,250,000	\$ 1,500,000
Parking Garage	\$ 17,700,000	\$ -	\$ 17,700,000	\$ -	\$ -	\$ 1,800,000	\$ 15,900,000
Total	\$ 70,325,000	\$ -	\$ 70,825,000	\$ 20,400,000	\$ 6,049,000	\$ 15,738,000	\$ 28,138,000

Notes:

1. Estimated costs include current scope as of March 2021. Final costs will be known once the CBD Streetscape and Train Station projects are bid.
2. Phase 4 of the CBD Streetscape project will be completed as part of the train station project. Therefore, that cost has been allocated to the train station.
3. The Water & Sewer portion of the CBD Streetscape project will be paid by the Water & Sewer Fund.
4. Grant funding represents amounts that the Village is reasonably confident to receive. The Village will continue to review available grant opportunities.
5. Village funding represents either annual revenues towards project costs or funds above the Village's required reserve policies that are available to be allocated to the project.
6. As shown in the analysis, the Village has already received \$19.9 million in bond proceeds. The current analysis depicts an additional \$8.25 million needed, likely in 2022 or 2023. The actual cost of the CBD Streetscape project and Train Station project once bid will determine the final amount of the last bond issue. Also, the availability of additional grant funds or CBD TIF funds could reduce the amount borrowed.
7. All amounts depicted in this schedule are based upon known facts as of March 2021. Changes in project scope and market conditions will effect this analysis.

Bonds Issued 2018	\$	10,034,190
Bonds Issued 2020	\$	9,852,345
Remaining Bond Funding Needed	\$	8,251,465
Total	\$	28,138,000

How Does the Village Pay Back the Debt Service on the Bonds?

Debt Service Payments	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Bonds Issued 2018 - \$9.9 million - Debt Service Known	\$ 682,219	\$ 680,519	\$ 678,519	\$ 681,219	\$ 683,469	\$ 680,469	\$ 681,769	\$ 682,819	\$ 683,419	\$ 678,569	\$ 683,419	\$ 682,669	\$ 680,119	\$ 682,081	\$ 682,675	\$ 681,850	\$ 680,325	\$ 683,100	\$ -	\$ -	\$ -	\$ -
Bonds Issued 2020 - \$9.475 million - Debt Service Known	\$ 608,123	\$ 608,823	\$ 606,673	\$ 609,223	\$ 611,323	\$ 607,973	\$ 609,323	\$ 610,223	\$ 610,673	\$ 610,673	\$ 606,660	\$ 607,560	\$ 609,875	\$ 606,775	\$ 608,600	\$ 608,888	\$ 609,000	\$ 607,500	\$ 610,800	\$ -	\$ -	\$ -
Debt Service - Later Date - \$8.3 million - Estimated	\$ -	\$ -	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000
Total Annual Debt Service - 20 years of bond payments	\$ 1,290,342	\$ 1,289,342	\$ 1,865,192	\$ 1,870,442	\$ 1,874,792	\$ 1,868,442	\$ 1,871,092	\$ 1,873,042	\$ 1,874,092	\$ 1,869,242	\$ 1,870,079	\$ 1,870,229	\$ 1,869,994	\$ 1,868,856	\$ 1,871,275	\$ 1,870,738	\$ 1,869,325	\$ 1,870,600	\$ 1,190,800	\$ 580,000	\$ 580,000	\$ 580,000
Forecasted Revenues																						
Food and Beverage Tax - 1.5%	\$ 1,300,000	\$ 1,300,000	\$ 1,313,000	\$ 1,326,130	\$ 1,339,391	\$ 1,352,785	\$ 1,366,313	\$ 1,379,976	\$ 1,393,776	\$ 1,407,714	\$ 1,421,791	\$ 1,436,009	\$ 1,450,369	\$ 1,464,873	\$ 1,479,521	\$ 1,494,316	\$ 1,509,260	\$ 1,524,352	\$ 1,539,596	\$ 263,744	\$ -	\$ -
CBD TIF Contribution	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Fund Contribution	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Annual Village Capital Projects Funding	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Total Funding Sources	\$ 1,450,000	\$ 1,525,000	\$ 1,788,000	\$ 1,801,130	\$ 1,814,391	\$ 1,827,785	\$ 1,841,313	\$ 1,854,976	\$ 1,868,776	\$ 1,882,714	\$ 1,896,791	\$ 1,911,009	\$ 1,925,369	\$ 1,939,873	\$ 1,954,521	\$ 1,969,316	\$ 1,734,260	\$ 1,749,352	\$ 1,764,596	\$ 488,744	\$ 225,000	\$ 225,000
Annual Debt Service Overage/(Shortfall)	\$ 159,658	\$ 235,658	\$ (77,192)	\$ (69,312)	\$ (60,401)	\$ (40,657)	\$ (29,779)	\$ (18,066)	\$ (5,316)	\$ 13,472	\$ 26,712	\$ 40,780	\$ 55,375	\$ 71,017	\$ 83,246	\$ 98,578	\$ (135,065)	\$ (121,248)	\$ 573,796	\$ (91,256)	\$ (355,000)	\$ (355,000)
Cumulative Overage/(Shortfall)	\$ 159,658	\$ 395,316	\$ 318,124	\$ 248,812	\$ 188,411	\$ 147,755	\$ 117,976	\$ 99,910	\$ 94,594	\$ 108,065	\$ 134,777	\$ 175,557	\$ 230,932	\$ 301,948	\$ 385,195	\$ 483,773	\$ 348,708	\$ 227,460	\$ 801,256	\$ 710,000	\$ 355,000	\$ (0)

Notes:

1. The 2018 and 2020 bonds have been issued and annual debt service payments are known. The debt service on the third issue is estimated. All bonds are assumed to be 20 year General Obligation Bonds.
2. The Food and Beverage tax implemented in March 2019 is, by ordinance, to be sunset when the bonds are paid off. This schedule estimates it will be sunset in 2040. However, the tax could be extended further as needed to retire these three bond issues. The estimated annual revenue is based upon 2020 results with a 1% price escalation factor.
3. The CBD TIF has a set term and the last payment will be received in 2026. Depending on the growth of the TIF and the other projects completed with TIF Funds, the TIF could provide additional contributions towards debt service. Projections from the Village's TIF Consultant show over \$1 million available annually from 2025 to 2036 to be used towards TIF projects or debt service.
4. The Parking Fund contributes towards debt service as one of the major projects is the CBD Parking Garage. The contribution from the Parking Fund is realized through permit and daily parking revenue.
5. Annual Village Capital Projects Funding earmarks the use of annually available revenue in the Capital Projects Fund.
6. The Cumulative Overage/Shortfall illustrates that based upon the known and estimated factors as of March 2021, the Village will be able to cover the debt service over the life of the bonds.