



2 October 2020

Downtown Streetscape Improvements

Homer, Illinois

Suggested Services and Potential Engineering Costs

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Mayor Ray Cunningham
Village of Homer
500 E Second St.
Paxton, IL 60957

RE: Suggested Services and Potential Engineering Costs

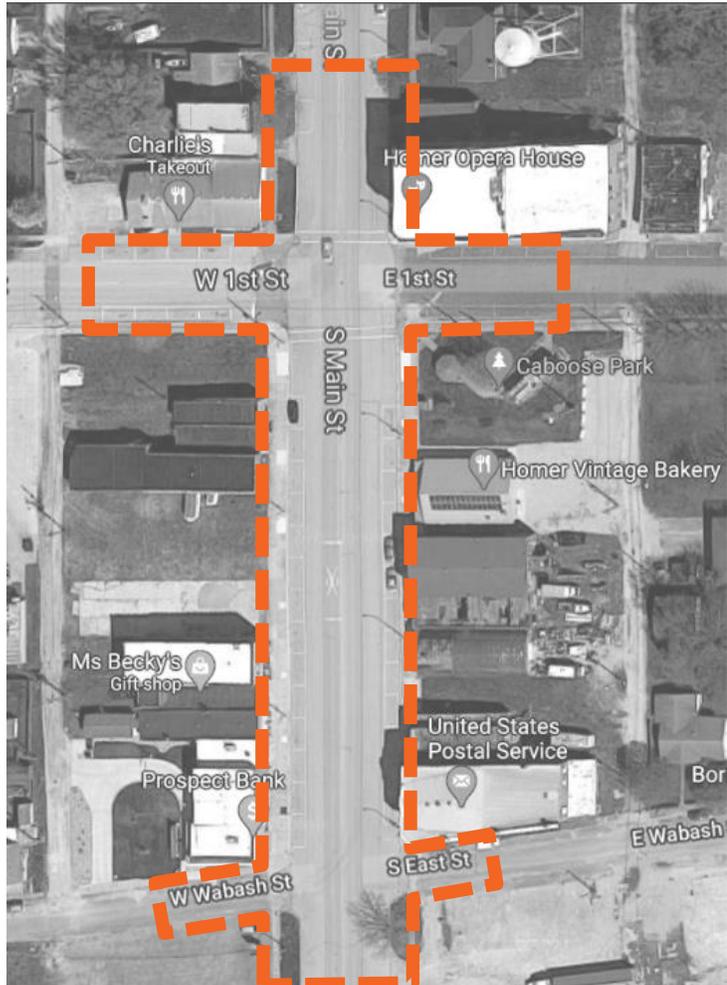
Dear Mayor:

Following up on our phone call from last month, Farnsworth Group is providing you with an outline of the suggested services and their potential engineering costs for the first phase of streetscape improvements in downtown Homer. If this outline and associated fees are generally acceptable to the Village, we would then refine this document into a formal cost proposal with the intent to start design engineering in the fourth quarter of 2020.

PROJECT LIMITS/

 Phase 1 Streetscape Improvements*

**Improvements include approximately 450 lineal feet from centerline of 1st Street to centerline of Wabash Street, and approximately 400-500 lineal feet of transition to tie improvements into existing conditions.*



SCOPE OF PROFESSIONAL SERVICES OVERVIEW/

Task 1: Project Management/Administration

This task is intended for the overall management of the project to ensure milestones are met, internal disciplines are properly coordinated, and budgets are in proximity to estimated targets. Also included in this task are meetings with the Village of Homer and limited interaction with the public and/or business owners.

Task 2: Initial IDOT Engagement

This task is intended to begin preliminary discussions with IDOT on items they may require for the project to proceed, including:

Environmental Survey Request Application
Preliminary Environmental Site Assessment

Task 3: Streetscape Plans

This task covers the preliminary and final designs / specifications for the project study area. Since the plan is not being funded by State or Federal dollars, it is our understanding that the plans can be more efficiently prepared while still satisfying any requirements or permits IDOT will require. The task would involve the following two components:

Preliminary Design Documents:

Preliminary design documents which generally detail all suggested improvements. As part of this, a preliminary opinion of probable construction cost will be prepared. Plans will be submitted to IDOT for review and comment.

Final Construction Documents and Specifications:

Final design documents which specifically detail all improvements to be constructed. As part of this, a final opinion of probable construction cost will be prepared. In addition, final coordination with IDOT and any IDOT permitting will occur.

Task 4: Bidding

This task covers the distribution of the final plans and specifications to qualified contractors, responding to contractor questions, and tabulation and recommendation of the bids received.

Task 5: Construction Engineering

This task covers the part-time observation of on-going primary construction activities to review if construction is in general alignment with the final plans and specifications. In addition, this task would include survey staking / layout to guide contractors on precise locations of various improvements and pay application review. Does not anticipate full time IDOT construction inspection and documentation.

PROFESSIONAL FEES /

For now, we are assuming a total construction budget of \$1.5 million for this first phase of improvements. We generally see around \$1 million plus for one block of streetscape improvements. The Homer project may exceed this given we are removing a large section of road and reconstructing a much wider sidewalk with amenities, decorative paving, landscaping, and other features in its place. In addition, we will need to transition the streetscape beyond the 1 block and tie it back in to existing conditions (see map on page 2 for approximate project limits). Our fees for a project of this magnitude would generally fall within the following ranges:

▪ Project Management	\$25,000
▪ Initial IDOT Engagement	\$ 2,500
▪ Streetscape Plans	\$95,000 - \$120,000
▪ Bidding:	\$5,000
▪ Construction Engineering / Survey Staking	\$95,000 - \$120,000

PROJECT TIMELINE /

Based on similar experiences, we estimate the project timeline to be generally as follows:

▪ Preliminary Design:	November 2020 – January 2021
▪ Final Design:	February - April 2021
▪ Bidding:	May 2021
▪ Construction Engineering / Survey Staking:	April thru October 2021

Please review and let us know any comments you may have. In addition, we would be happy to present this information to the Village Board and answer any questions they may have (either in person, or via an online Teams meeting). We look forward to working with you on this exciting downtown revitalization project.

Sincerely,

FARNSWORTH GROUP, INC.



Jeff Martin, PLA
Landscape Architectural Manager