



Memo

TO: Finance & Personnel Committee
FROM: Ed Andrews, Public Works Director
DATE: September 14, 2018
SUBJECT: Lindy's Retaining Wall and formalizing ROW on Parcel 02-02-23-213-008

Staff was recently asked about possible TIF assistance consideration for the Lindy's site regarding the retaining wall that border's US Business Route (BR-24). The owner has obtained the following quotations for the work to help define the order of magnitude of the potential consideration.



Additionally, the parcel between the store and the 10' alley was discussed. The alley's dedicated right of way (ROW) is only 10' wide and a much larger portion of the adjoining lot function as the traffic thoroughfare.

That parcel is identified as PIN# 02-02-23-213-008 and shows to be owned by the City, but is not ROW. It is proposed that an allowance for research and a possible dedication of the drive
isle as ROW and the parking be dedicated to the store.



These considerations are being made available for discussion at Monday's Finance & Personnel Committee Meeting.

cc: File

Lindys Retaining Wall



Illinois Civil Contractors, Inc.

420 Pincerest Drive
East Peoria, IL 61611

Contact: Michael Fehr (mfehr@ilcivil.com)
Phone: (o) 309-694-4224 (m) 309-208-7281
Fax: 309-694-5676

Quote To: P.J. Hoerr, Inc.
107 Commerce Place
Joe Hart
Phone: 309-688-9567
Fax: 309-688-9556

Job Name: Lindy's Retaining Wall
Date of Plans: None

Revision Date:
Bid Date:
Addendum(s):

Date Submitted

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	Excavate Foundations	80.00	CY		
	Pavement Removal	60.00	SY		
	Backfill Foundations	70.00	CY		
	Manholes to be Adjusted	1.00	EA		
	Pour Footings & Pads	20.00	CY		
	Form & Pour Foundation Walls	15.00	CY		
	Foundation Reinforcing	1,800.00	LBS		
	Wall Removal	135.00	LF		
	Paved Ditch	135.00	LF		
GRAND TOTAL					\$41,495.00

NOTES:

EXCLUSIONS:

Testing, Layout, Permits, Bonds, and Connection Fees
Excavation for Utilities not Located by JULIE or the Owner
Asphalt and Base under Asphalt
Unsuitable Subgrade Removal and Replacement
Winter Concrete, Subgrade Protection/Covering or Ground Thawing.

we would be leaving the existing sidewalk in place if possible, nothing has been budgeted to remove or replace any sidewalk.

Dan Schrock & Sons Concrete Construction

1877 East Guth Road
Washington, Illinois 61571

Phone: 370-6539
303-7799

Estimate

#1175

July 30, 2018

Lindy's Downtown Market
110 Peoria St.
Washington, IL 61571

Contact: 444-3736

We propose to tear out and replace existing retaining wall-city sidewalk-partial parking lot.

East-West wall 170 linear ft.....	\$17,000.00
North-South wall cut off 6 ft.....	1,000.00
City sidewalk 191 ft x 4 ft.....	9,168.00
Cut off approx 8 ft. x 175 ft of existing parking lot	9,520.00
Inlet & grate plumbing re work.....	1,000.00
Excavating--trucking on tear out work.....	8,500.00
Saw cutting.....	2,500.00

Total proposed cost	<u>\$48,688.00</u>
---------------------	--------------------

Notes:

1. All rock fill for base & grade work actual cost due at end of job. Est. \$4,500.00--9,500.00
2. If entire North-South wall is replaced add..... \$7600.00
3. If city prevailing wage has to be paid because of city money, add approx.....\$12,00.00--\$15,000.00
4. Any state permits actual cost if required.
5. Concrete to be 4000lb concrete
6. Walls to be 10 inch thick with 5/8 and 3/4 re bar
7. City sidewalk to city code and inspected by City
8. All rock fill to be self compacting-washed rock etc.
9. Lot replacement to be discussed, we suggest 5 inch concrete with a swail to drain outlet to prevent water pressure on wall

Terms: Progressive payments as work is completed

LUCAS CONSTRUCTION, INC.

121 WASHINGTON SQUARE

WASHINGTON, IL 61571

PHONE/FAX: 309-444-8155

8/8/2018

Jim Linsley
Lindy's Market

RE: Bid for work at Lindy's Market

Sawcut Blacktop, Excavate Inside of Wall, Remove Damaged Wall and Sidewalk	\$ 4,200.00
Replace Retaining Wall With 10" Wall and Footing. Starting At 4' and Stepping Down To 8'.	\$ 10,450.00
Replace City Sidewalk	\$ 2,900.00
Backfill Inside With CA-6	\$ <u>2,500.00</u>
TOTAL:	\$ <u>20,050.00</u>

NOTE: Excavator is concerned about possible utilities and drain that run through parking lot. This bid does not allow for any major complications. There is really no way to know until digging begins.

Lucas Construction, Inc. by:



Mike Lucas
208-9254