



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: March 20, 2023

Prepared By: Dennis Carr, P.E. – City Engineer

Agenda Item: Hamilton's Alternate Analysis Costs Review

Explanation: As part of the discussion at the March Committee of the Whole meeting, Alderman Blundy referenced discrepancies with the cost analysis of the alternatives in Appendix J. Staff had not reviewed the appendices of the Hamilton Report as the analysis was meant to be unbiased and any assistance given to Hamilton via staff would have been undoubtedly and unfairly criticized by others.

With Council having asked for staff to dig into the report appendices, there are some significant discrepancies. While I was purely reviewing from a pdf standpoint and measurements are rough, the cost for both L-1 and E-3 were significantly lower. The following are some concerns over the costs:

- The amount of bore and jack 42" pipe in casing was extremely inflated. While I am uncertain on what grounds the trenchless install was being triggered, a depth of 28 feet was used in my estimations (closely matches Strands plans as well). Most Excavators max out at a depth close to 26-27 ft. Caterpillar has 1 type of excavator that can dig over 28.5 feet. The excavator to dig this deep weighs over 100 tons. I do not believe this is a suitable installation method without significant shoring and benching which I don't see in the unit prices.
- The manhole counts appear to be wrong for every alternative.
- The abandonment of the existing manholes would be required for each alternative.
- Seeding was greatly under estimated on L-1 and E-3.
- Clearing and Grubbing was used instead of tree removal and the areas were underestimated for L-1 and E-3.
- The perimeter Erosion Barrier on L-1 was reduced by half, but without cross sections this is just protecting the creek side as a safe estimate.
- Foundation material is difficult to estimate without designing the trenchless bore pit locations individually. Due to this, all foundation materials are assumed equal to eliminate it as a skewing factor.
- L-1 follows fairly close to the creek for most of the length. I would expect a higher install price due to the likely need for trench dewatering.
- L-1 crosses the creek the first time with only 1 foot of cover. While it is shown with a casing pipe, Alignment B lowered the alignment to avoid the chance of the pipe or casing becoming exposed. It would be the same staff recommendation for the crossing of L-1. This would lower half the alignment by 4 feet and add additional trenchless installation.
- E-3 travels under a barn.
- E-3 has one specific run length of 1250 feet which is farther than we can jet with our own equipment. This would make it difficult to get IEPA to approve this.
- With constant work traffic crossing railroad for material deliveries, railroad might require rail protection or a lookout. This would add a significant cost in both slower work schedule and actual monetary cost to the railroad for said protection/lookout.

Cost Change Summary

Company	Hamilton Estimate	Revised Estimate
Alignment B	\$ 7,927,480.48	\$ 7,775,169.99
Alignment L-1	\$ 10,980,641.77	\$ 8,056,431.00
Alignment E-3	\$ 12,581,197.43	\$ 9,978,553.48

Unit Costs for these were estimated (2/2020) before two straight years of massive construction inflation. Project costs for pipe projects has shown increases upwards of 20% in the last couple years. It's possible that each of these estimates would be at least \$1 - \$1.5 million higher because of inflation since the project was stalled.

Appendix J also contained Permanent and Temporary Easement Information. The Easement information was severely skewed against Strands Alignment B because it had been fully designed and access was designed.

- The Easement was a consistent 50' for Alignment B to maintain future maintenance area if/when repair work is needed. 30' will not give City Crews enough room to dig 20' in the ground, stockpile dirt a safe distance from the hole, and still be able to pass by with equipment and stay on permanent easement.
- Access is not maintained for the entire length of the northern routes. Access agreements similar to that of alignment B will be needed to access sections of the trunkline.
 - o There are two separate instances where L-1 traverses both sides of an oxbow. Without access planned around these areas, it is assumed that all equipment will need to traverse across the creek. It would be extremely cost prohibitive to protect from environmental issues of daily creek crossings, so access around these areas will be required.
- Adjusting Easements to 50' and removing access easements for B.
 - o B – 9.50 acres of Perm and 5.83 acres of Temp
 - o L-1 – 10.72 acres of Perm and 6.06 acres of Temp
 - o E-3 – 9.54 acres of Perm and 5.72 acres of Temp

Land Acquisition

- \$\$\$Farmland Easement>\$\$Residential land Easement>\$Hilly Forest easement.
- Alignment B – 3 owners over 1 acre for trunk – 3 under 1 acre
- L-1 – 5 owners over 1 acre for trunk – 2 under 1 acre
- E-3 – 4 owners over 1 acre for trunk – 3 under 1 acre
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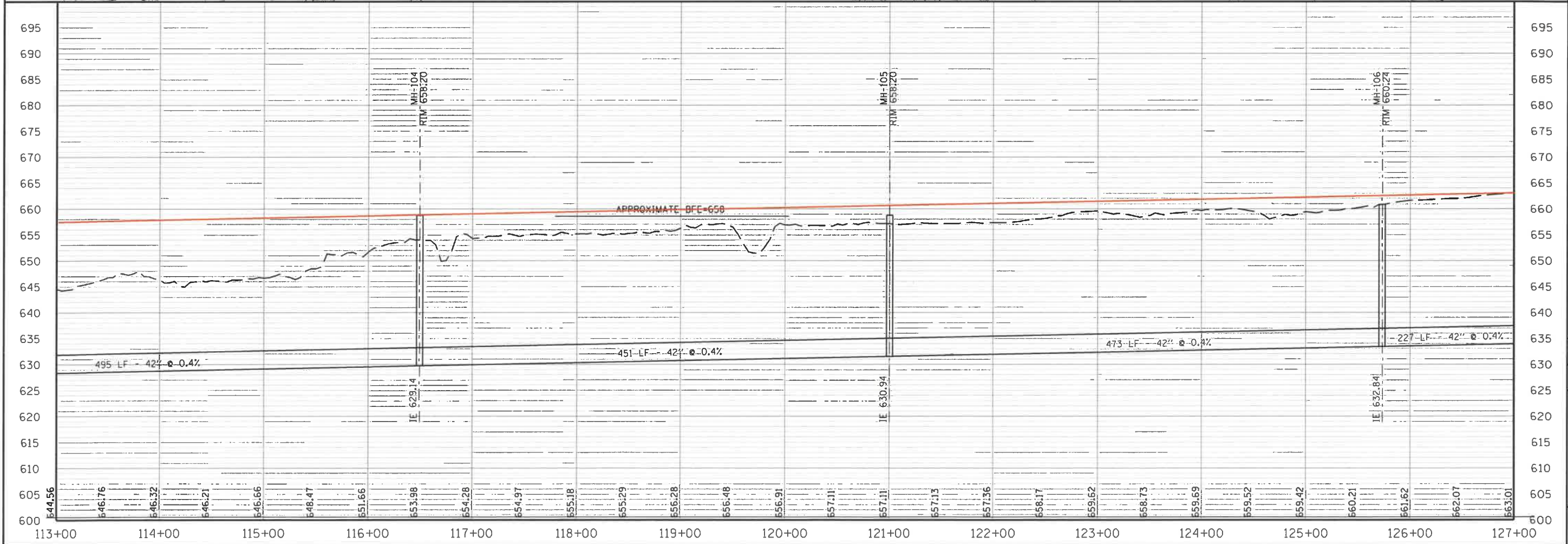
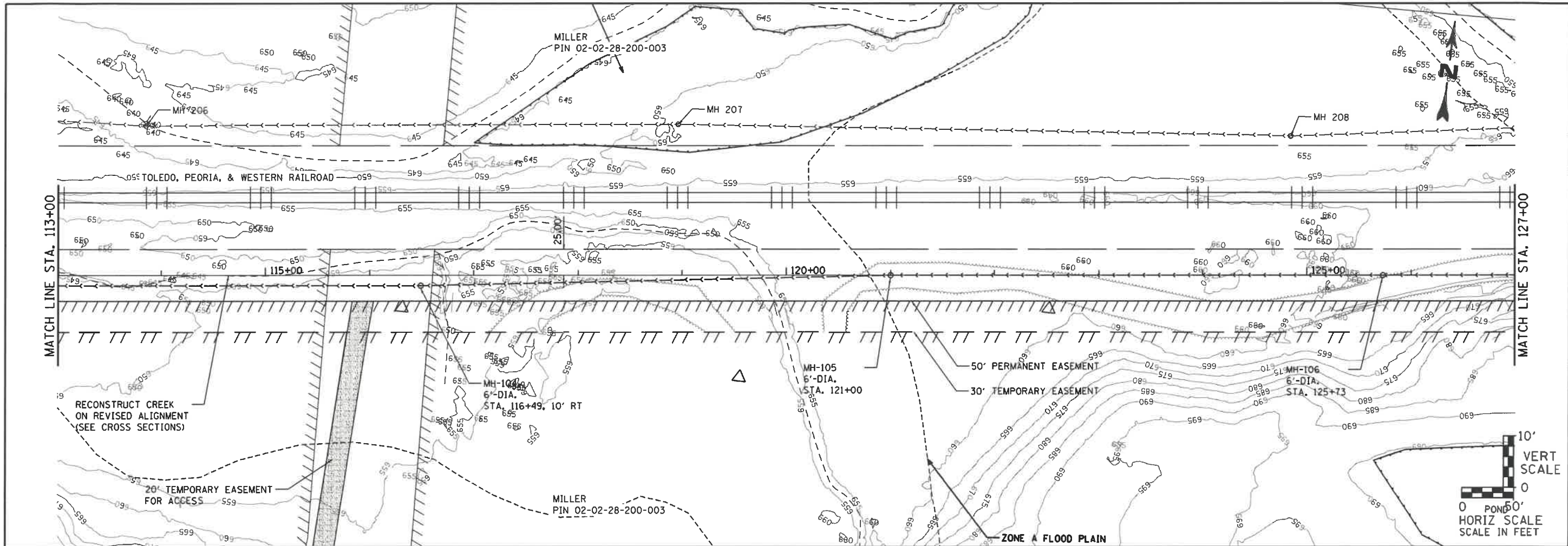
In General, no property owner wants trunkline on their property.

I have not had time to review the force main alternative or the bypass lines.

Strand Alignment B

			Draft Report	
Descroption	Units	Est Unit Price	Quan	EOPCC
FOUNDATION MATERIAL	CY	\$52.00	417.12	\$21,690.24
RESTORATION-SEED, class 2 (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	4.32	\$41,707.66
RESTORATION-SEED, class 4/5 (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	4.32	\$41,707.66
RESTORATION-SEED, class 4B/5B (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	4.32	\$41,707.66
PERIMETER EROSION BARRIER	FT	\$4.00	7508	\$30,032.00
TREE REMOVAL (OVER 6 UNITS DIAMETER)	EA	\$12.00	7508	\$90,096.00
STABILIZED CONSTRUCTION ACCESS	EA	\$6,000.00	0	\$0.00
SANITARY SEWER, 42-IN HOBAS - OPEN CUT	LF	\$350.00	9385	\$3,284,750.00
SANITARY SEWER, 42-IN HOBAS - TRENCHLESS	LF	\$896.55	1740	\$1,559,997.00
SANITARY SEWER, 12-IN HOBAS - OPEN CUT	LF	\$80.00	520	\$41,600.00
SANITARY SEWER, 18-IN HOBAS - OPEN CUT	LF	\$140.00	220	\$30,800.00
SANITARY SEWER, 42-IN HOBAS - BORE AND JACK 60" STEEL CASING	LF	\$0.00	0	\$0.00
TRENCHLESS CONSTRUCTION, 8-IN SANITARY SEWER WITH 20-IN STEEL CASING	LF	\$400.00	140	\$56,000.00
TRENCHLESS CONSTRUCTION, 18-IN SANITARY SEWER WITH 30-IN STEEL CASING	LF	\$450.00	280	\$126,000.00
NEW 12-IN INSIDE EXISTING 30-IN	LF	\$1,250.00	12	\$15,000.00
PROTECT EXISTING SANITARY SEWER AT CROSSINGS	EA	\$4,000.00	3	\$12,000.00
ABANDONMENT OF EXISTING SANITARY MANHOLES	EA	\$2,000.00	39	\$78,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, LESS THAN 20' DEEP	EA	\$9,000.00	14	\$126,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 20' TO 25' DEEP	EA	\$12,000.00	3	\$36,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 25' TO 30' DEEP	EA	\$15,000.00	1	\$15,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 30' TO 35' DEEP	EA	\$18,000.00	1	\$18,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 35' TO 40' DEEP	EA	\$21,000.00	1	\$21,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 40' TO 45' DEEP	EA	\$24,000.00	0	\$0.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, CONSTRUCTED ON EXISTING SEWER PIPE	EA	\$12,000.00	3	\$36,000.00
SANITARY MANHOLE, TYPE A, 8-FT DIA, LESS THAN 20 FT DEEP	EA	\$18,000.00	5	\$90,000.00
SANITARY MANHOLE, TYPE A, 8-FT DIA, 20' TO 25' DEEP	EA	\$22,000.00	3	\$66,000.00
SANITARY MANHOLE, TYPE A, 8-FT DIA, JUNCTION MANHOLE	EA	\$20,000.00	2	\$40,000.00
OUTSIDE DROP MANHOLE CONNECTION, 18"	EA	\$8,000.00	1	\$8,000.00
SUBTOTAL CONSTRUCTION				\$5,927,088.21
MOBILIZATION (CONTRACTOR PROFIT, BONDS, INSURANCE)	LS		2%	\$118,541.76
ENGINEERING AND LEGAL	LS		5%	\$296,354.41
TOTAL BASE PROJECT				\$6,341,984.38
Contingencies - Base				25%
Total - Base Project w/ Contingencies				\$7,927,480.48

Revised	
Quan	EOPCC
417.12	\$21,690.24
4.32	\$41,707.66
4.32	\$41,707.66
4.32	\$41,707.66
7508	\$30,032.00
7508	\$90,096.00
0	\$0.00
9384	\$3,284,400.00
1600	\$1,434,480.00
0	\$0.00
151	\$21,140.00
0	\$0.00
	\$0.00
315	\$141,750.00
134	\$167,500.00
3	\$12,000.00
39	\$78,000.00
14	\$126,000.00
10	\$120,000.00
5	\$75,000.00
3	\$54,000.00
0	\$0.00
1	\$24,000.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
1	\$8,000.00
	\$5,813,211.21
2%	\$116,264.22
5%	\$290,660.56
	\$6,220,135.99
	25%
	\$7,775,169.99



NO.	REVISIONS		DATE:
	50% ENGINEERING	PRE-FINAL ENGINEERING FOR PERMITTING	
1			8/1/20
2			1/27/21

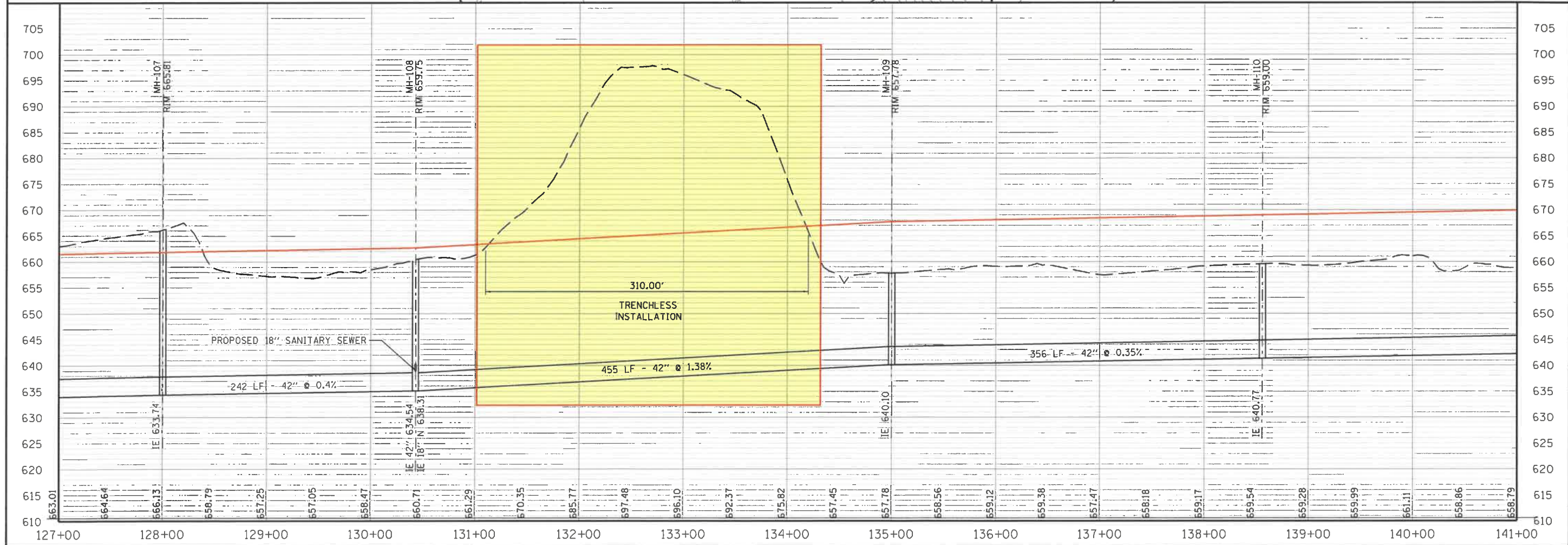
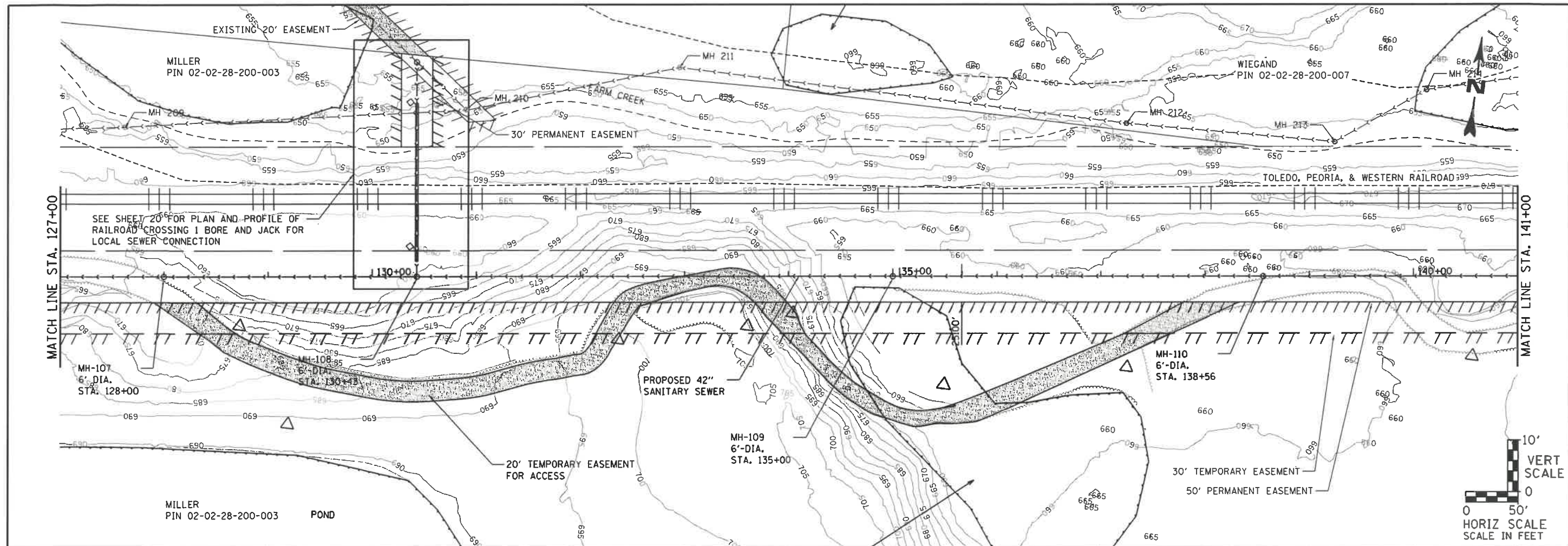
PLAN AND PROFILE

FARM CREEK TRUNK SEWER
CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS

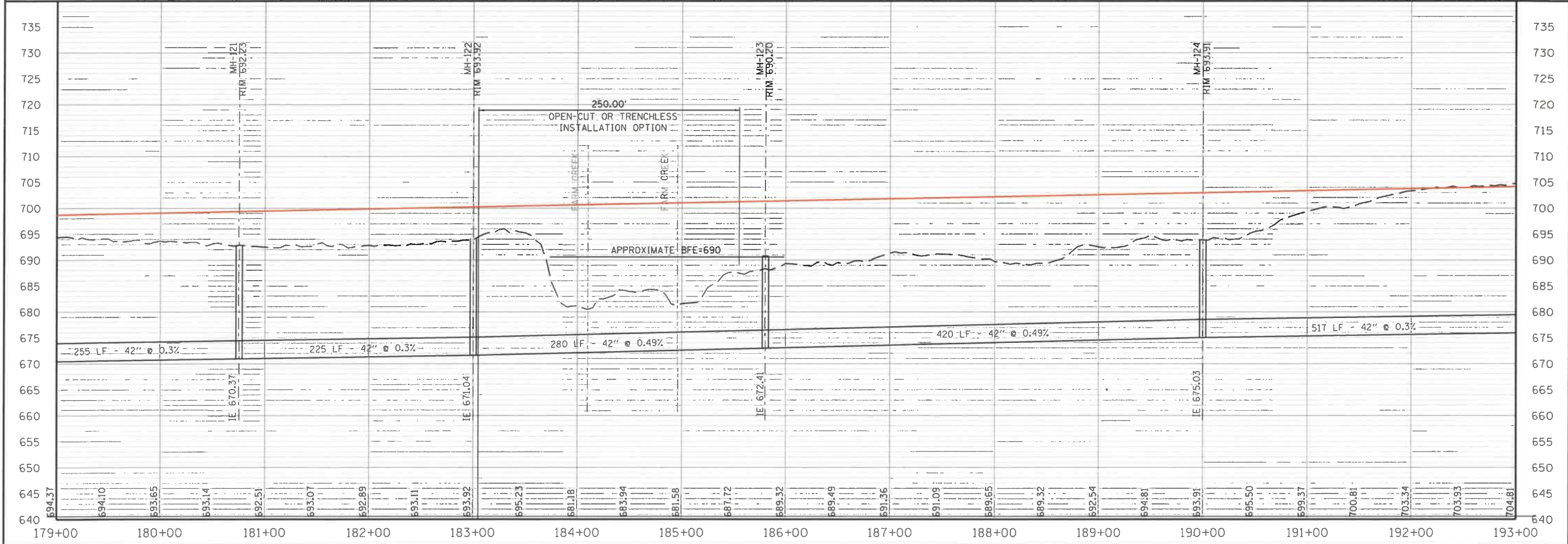
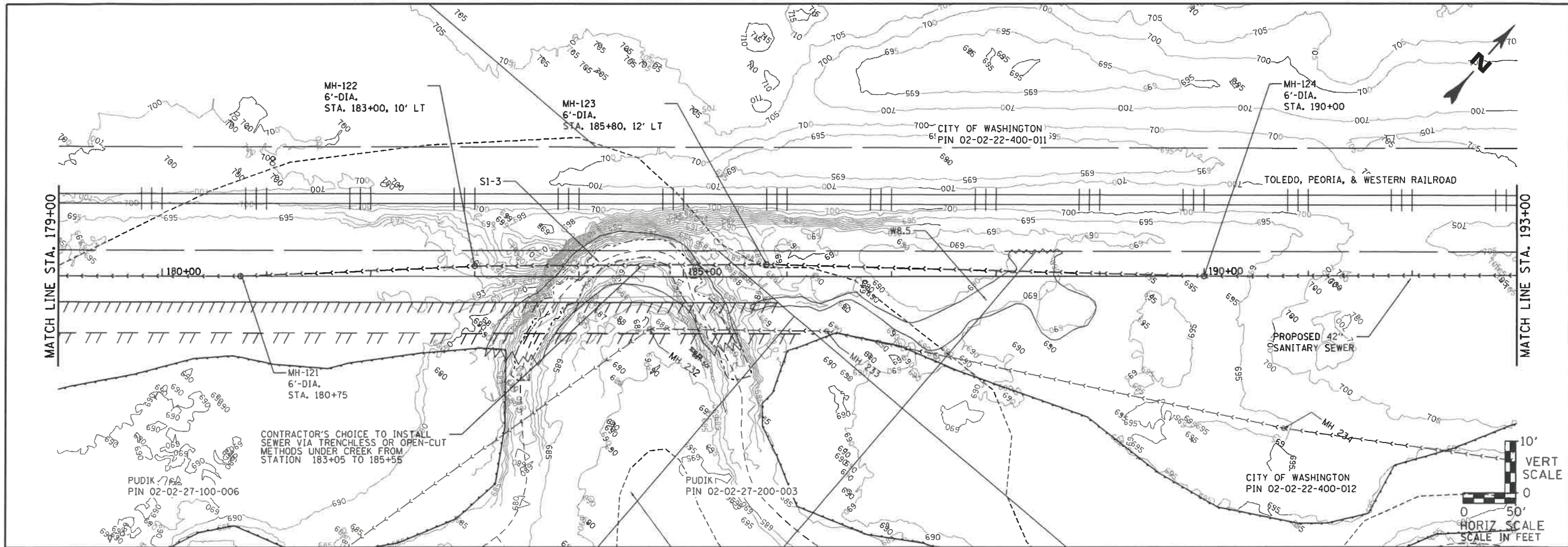
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DATE:	
8/1/20	1/27/21

REVISIONS	
NO.	1
NO.	2

50% ENGINEERING	
PRE-FINAL ENGINEERING FOR PERMITTING	

PLAN AND PROFILE

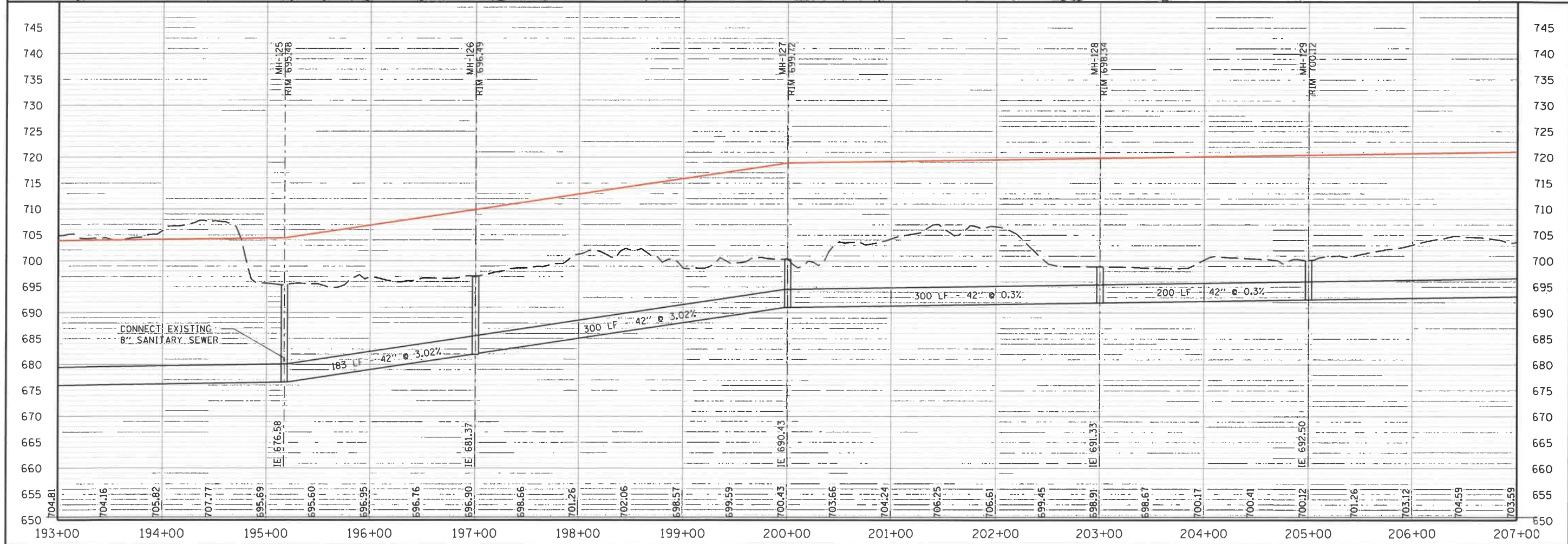
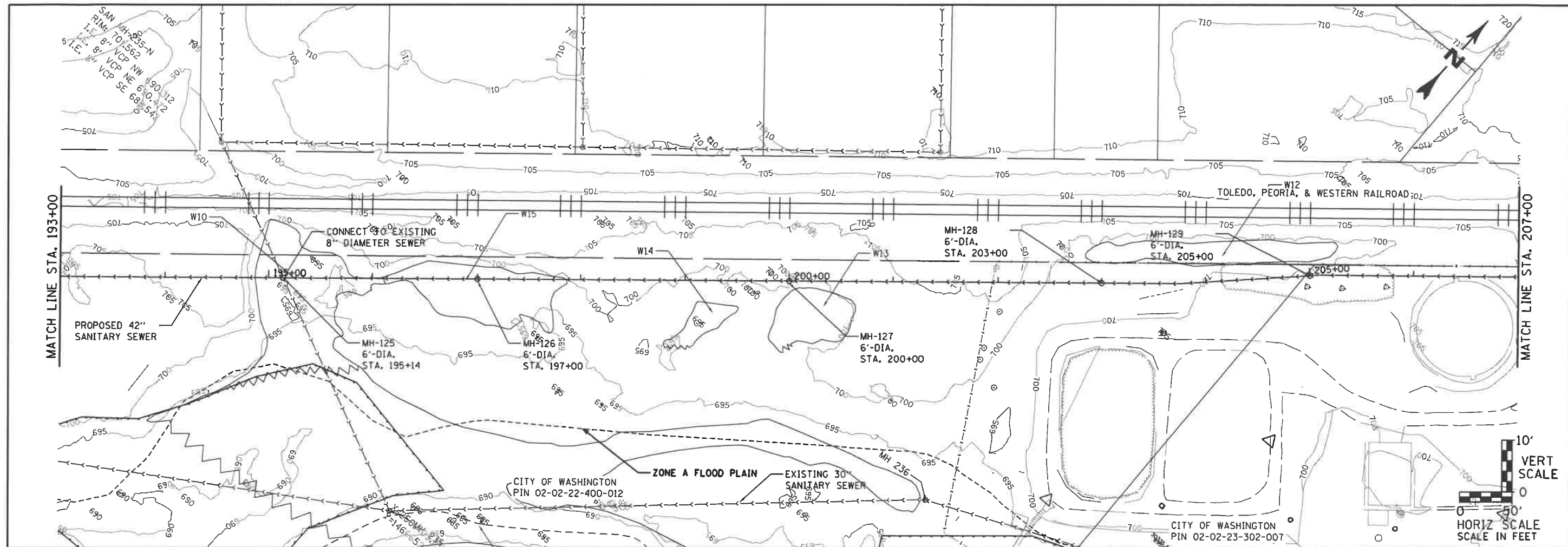
FARM CREEK TRUNK SEWER
CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS

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NO.	REVISIONS		DATE
	NO.	DESCRIPTION	DATE
1	1	50% ENGINEERING	9/1/20
2	2	PRE-FINAL ENGINEERING FOR PERMITTING	1/27/21

PLAN AND PROFILE

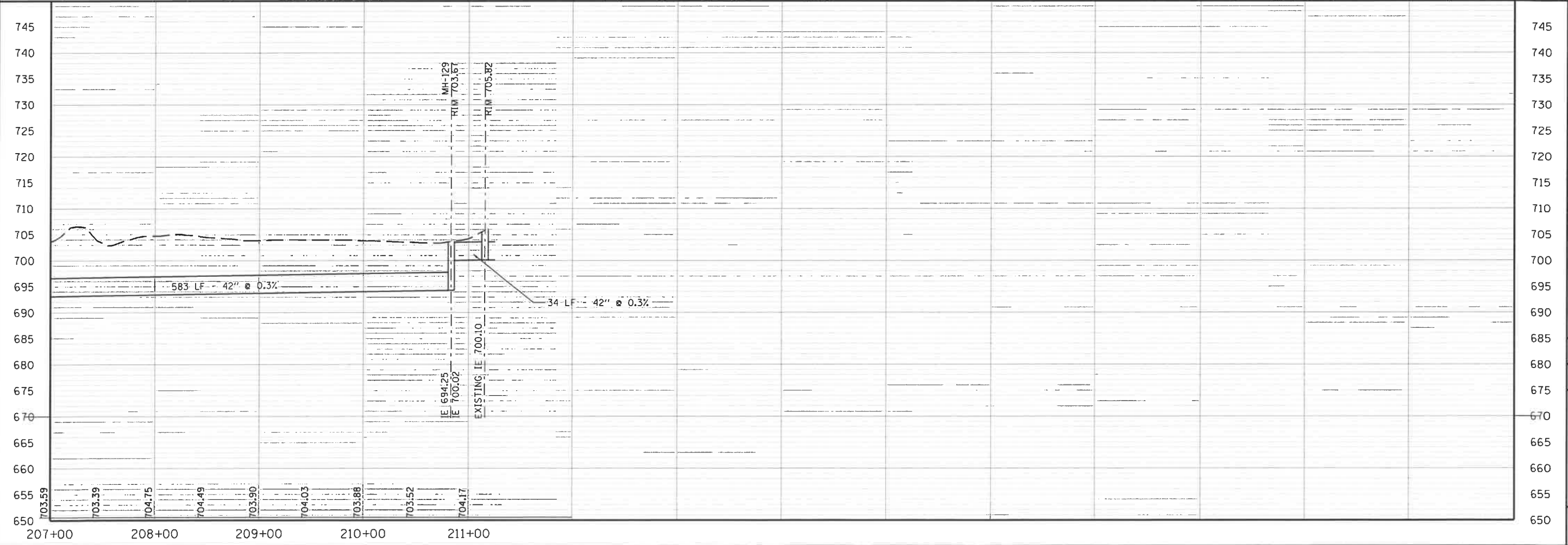
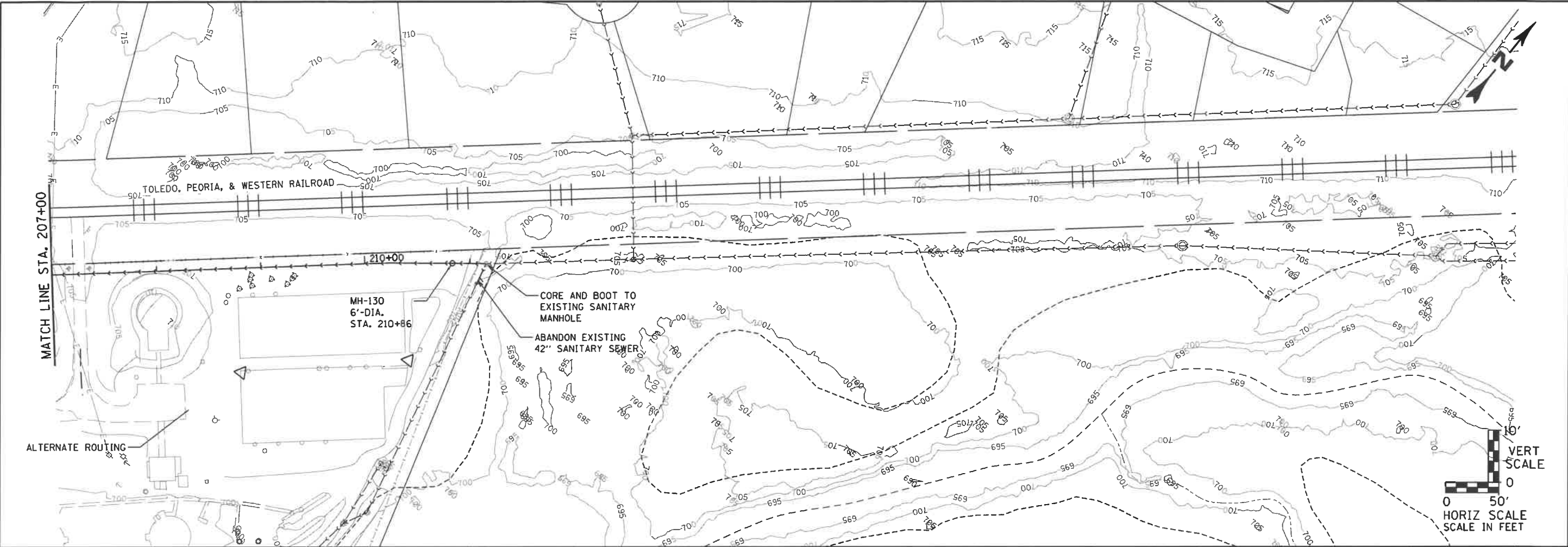
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CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS

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MRW



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DATE:	
8/1/20	1/27/21

REVISIONS	
NO.	1
	2

50% ENGINEERING	
PRE-FINAL ENGINEERING FOR PERMITTING	

PLAN AND PROFILE

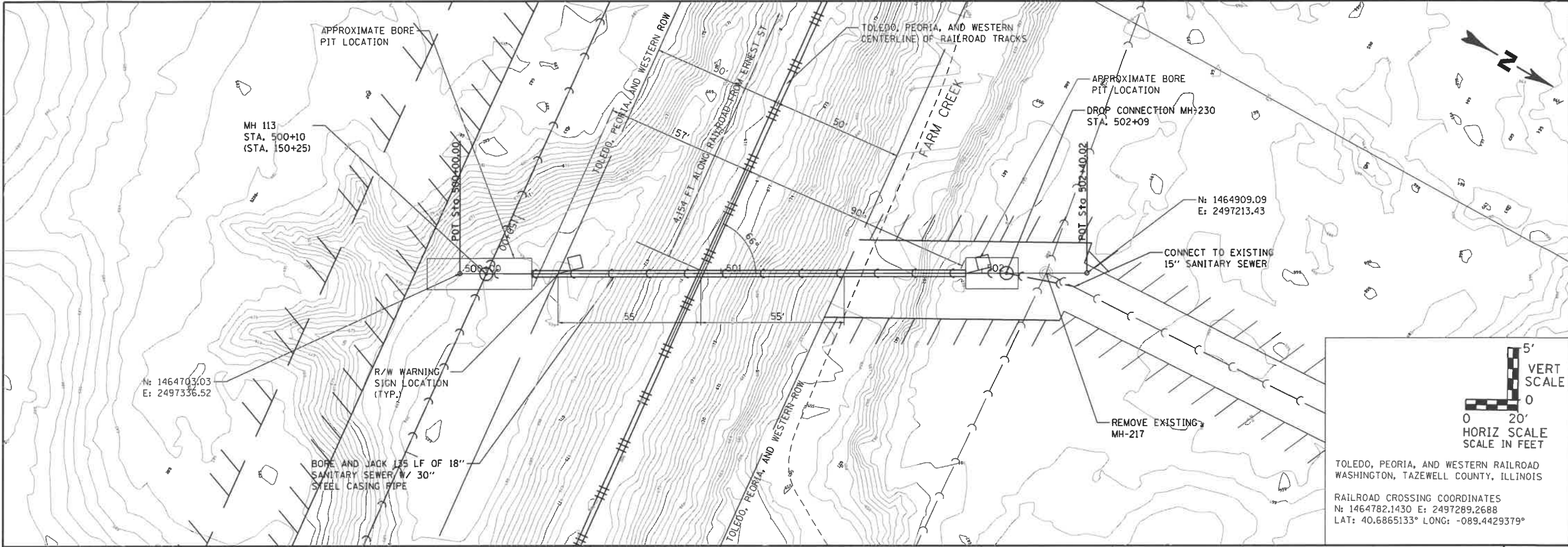
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CITY OF WASHINGTON
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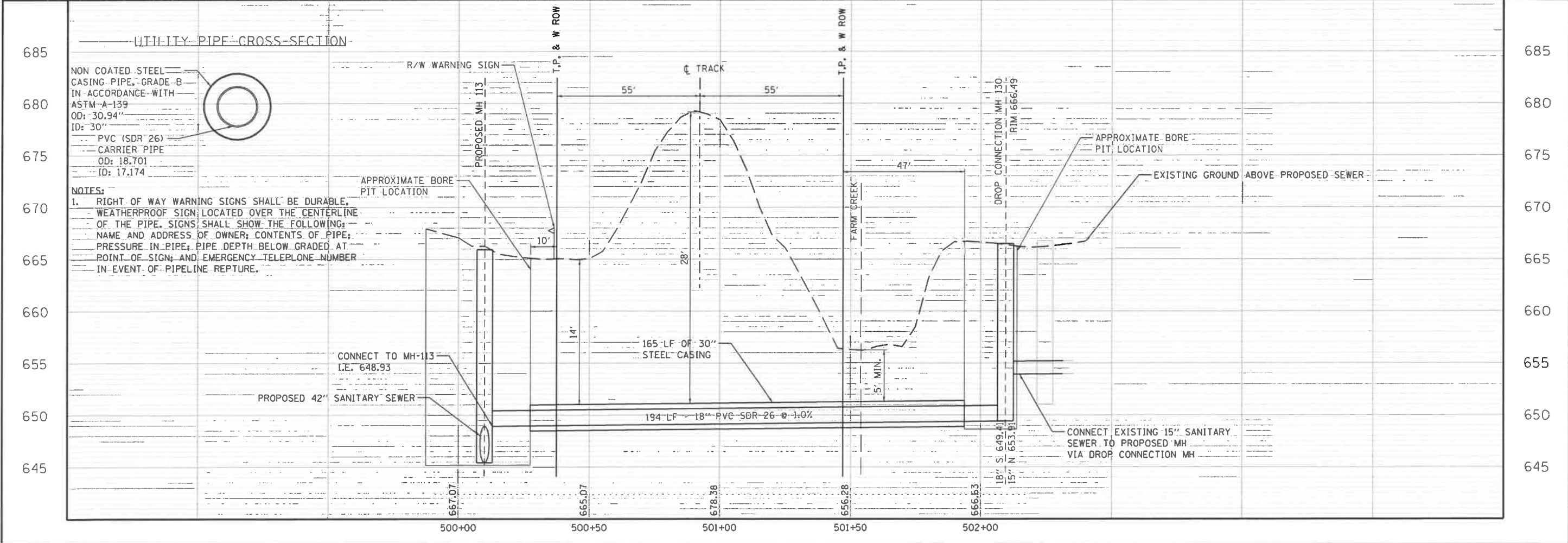
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DATE:		1/27/21
REVISIONS		
PRE-FINAL ENGINEERING FOR PERMITTING		
NO.		1



TOLEDO, PEORIA, AND WESTERN RAILROAD
WASHINGTON, TAZEWELL COUNTY, ILLINOIS
RAILROAD CROSSING COORDINATES
N: 1464782.1430 E: 2497289.2688
LAT: 40.6865133° LONG: -089.4429379°



RAILROAD CROSSING #2
PLAN AND PROFILE
FARM CREEK TRUNK SEWER
CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS

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Alignment L-1

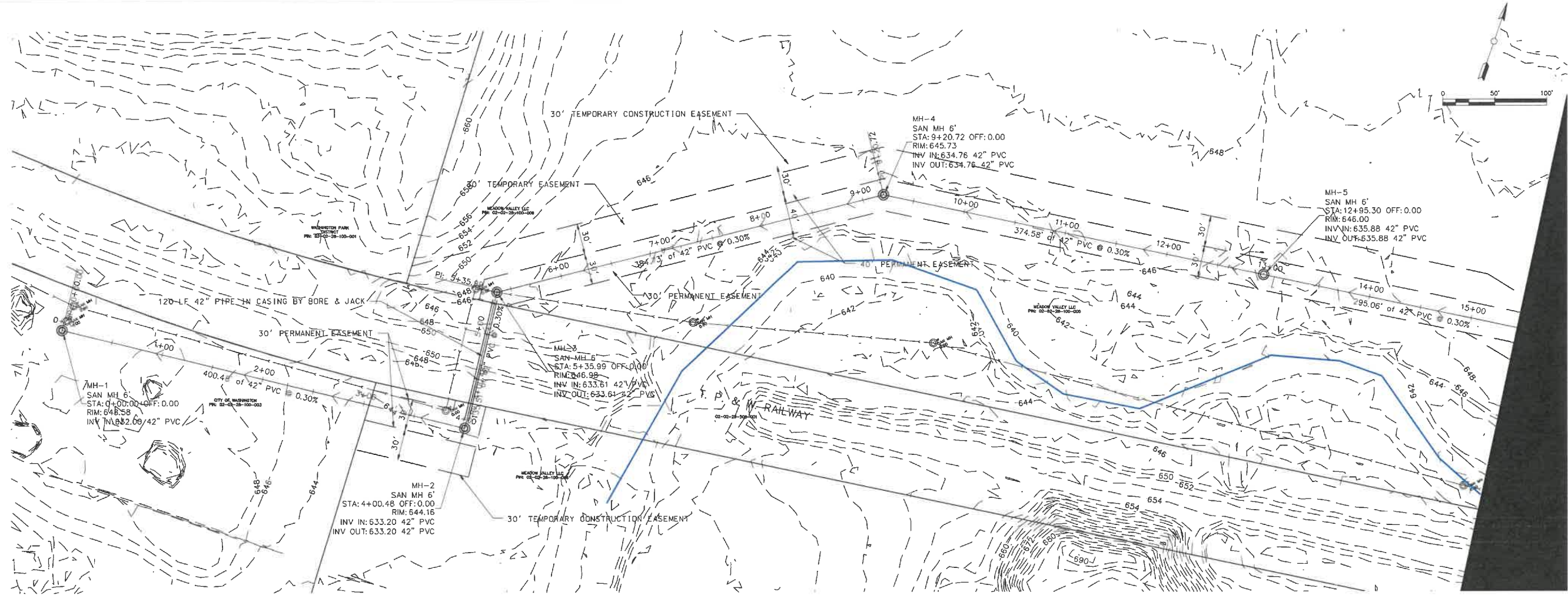
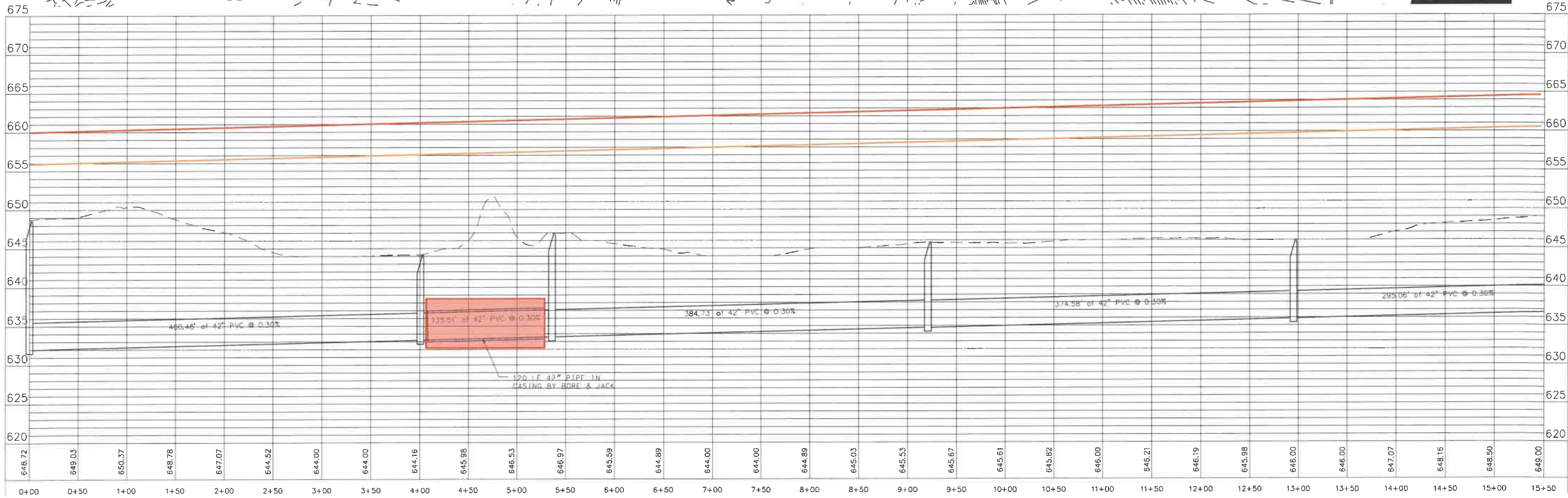
Descroption	Units	Est Unit Price	Draft Report	
			Quan	EOPCC
FOUNDATION MATERIAL	CY	\$52.00	825	\$42,900.00
RESTORATION-SEED, class 2 (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	2.8	\$27,032.74
RESTORATION-SEED, class 4/5 (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	2.8	\$27,032.74
RESTORATION-SEED, class 4B/5B (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	2.8	\$27,032.74
PERIMETER EROSION BARRIER	FT	\$4.00	20456	\$81,824.00
CLEAR & GRUB	ACRE	\$2,500.00	2.6	\$6,500.00
STABILIZED CONSTRUCTION ACCESS	EA	\$6,000.00	2	\$12,000.00
SANITARY SEWER, 42-IN HOBAS - OPEN CUT	LF	\$350.00	5565	\$1,947,750.00
SANITARY SEWER, 42-IN HOBAS - TRENCHLESS	LF	\$896.55	3028	\$2,714,753.40
SANITARY SEWER, 42-IN HOBAS - BORE AND JACK 60" STEEL CASING	LF	\$1,000.00	2990	\$2,990,000.00
PROTECT EXISTING SANITARY SEWER AT CROSSINGS	EA	\$4,000.00	3	\$12,000.00
ABANDONMENT OF EXISTING SANITARY MANHOLES	EA	\$2,000.00	3	\$6,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, LESS THAN 20' DEEP	EA	\$9,000.00	28	\$252,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 20' TO 25' DEEP	EA	\$12,000.00	4	\$48,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 25' TO 30' DEEP	EA	\$15,000.00	1	\$15,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 30' TO 35' DEEP	EA	\$18,000.00		\$0.00
SUBTOTAL CONSTRUCTION				\$8,209,825.62
MOBILIZATION (CONTRACTOR PROFIT, BONDS, INSURANCE)	LS		2%	\$164,196.51
ENGINEERING AND LEGAL	LS		5%	\$410,491.28
TOTAL BASE PROJECT				\$8,784,513.41
Contingencies - Base				25%
Total - Base Project w/ Contingencies				\$10,980,641.77

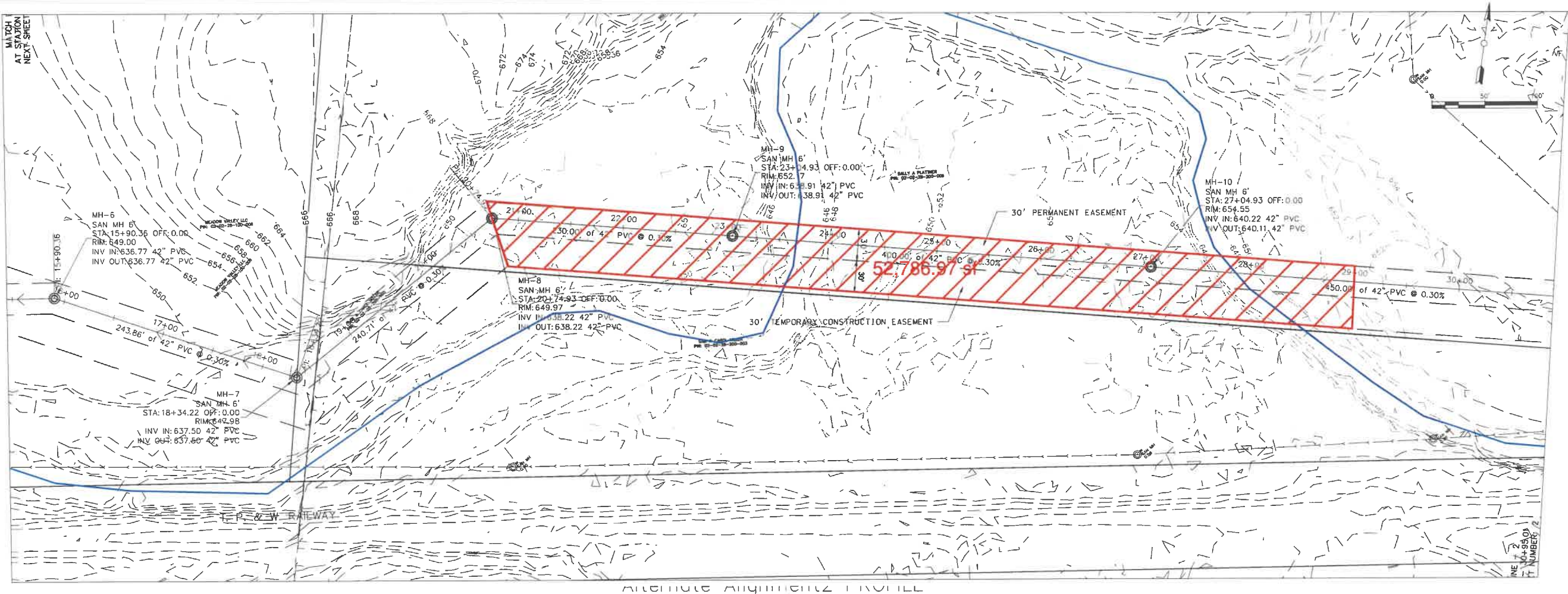
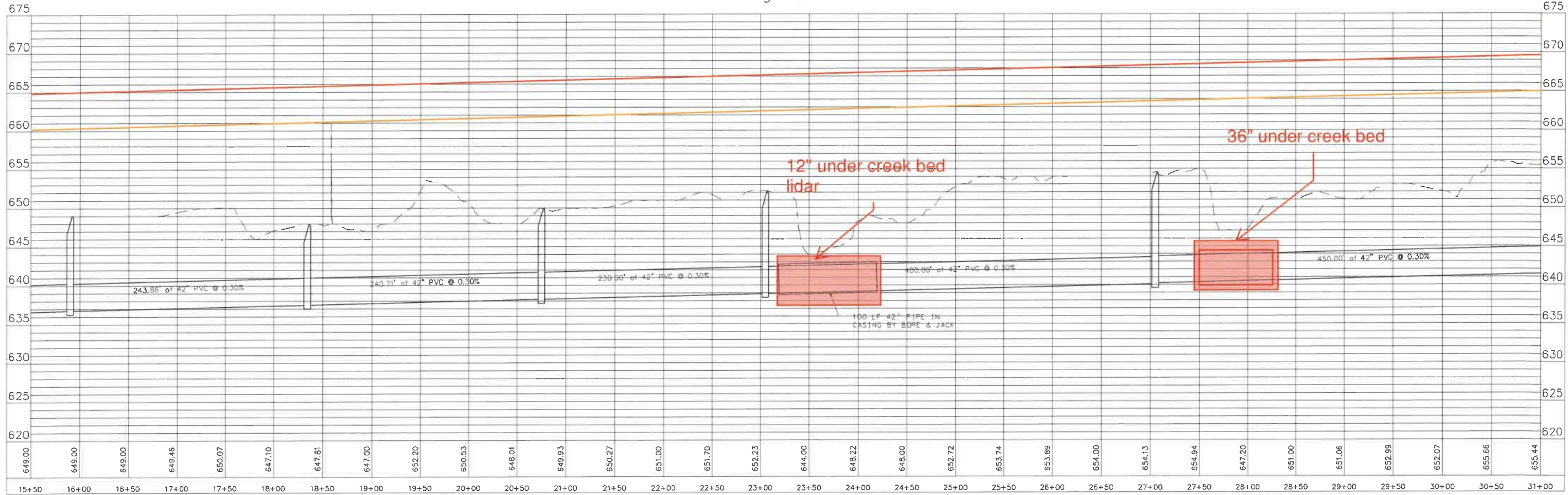
*all seeding costs estimated the same so all were lumped into one for ease of calculations

** Uncertain on where this material is going. Assuming all equal

Clear and Grubbing includes tree removal

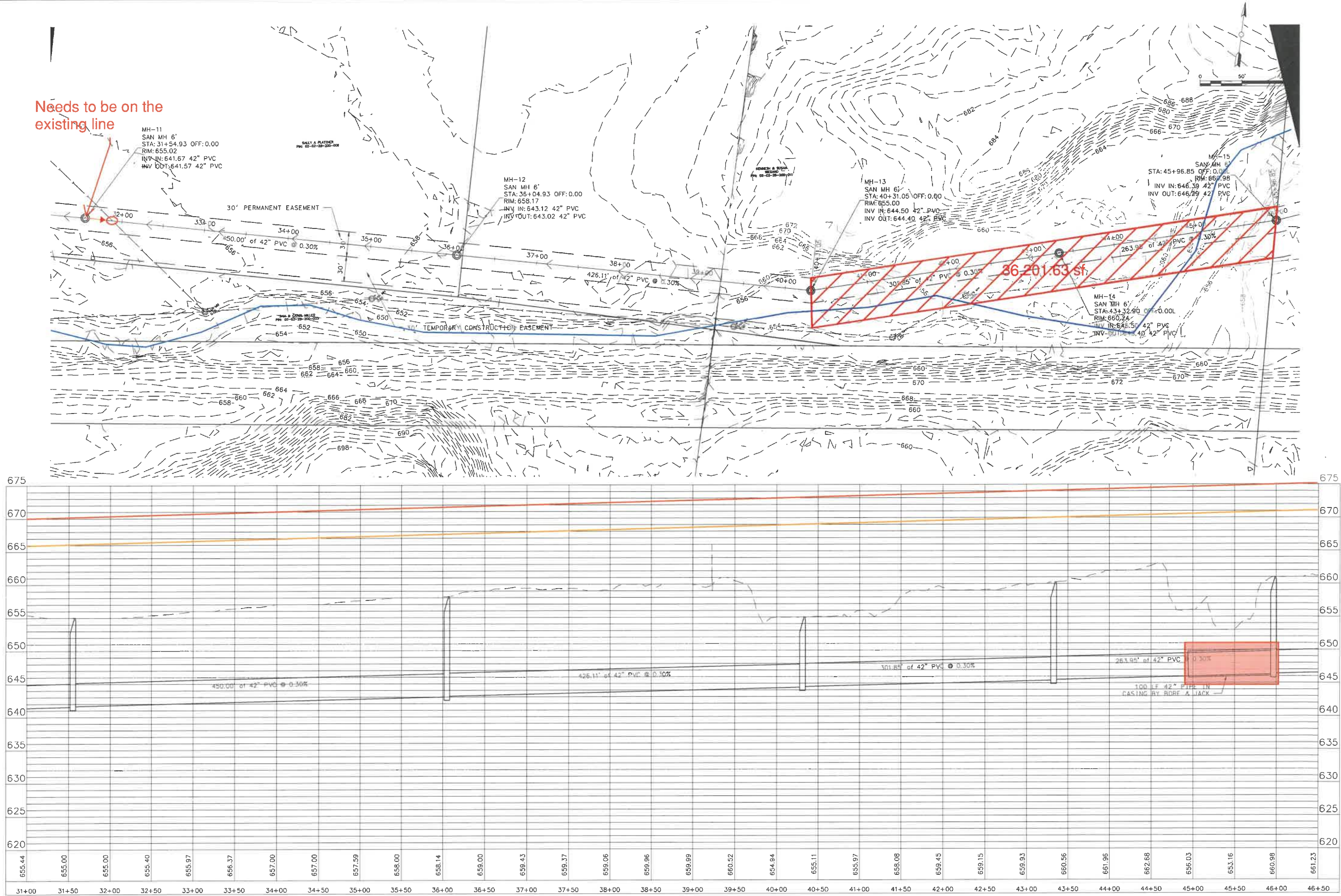
Revised	
Quan	EOPCC
** 417.12	\$21,690.24
* 12.5	\$120,681.88
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	\$0.00
10000	\$40,000.00
5	\$12,500.00
2	\$12,000.00
9355	\$3,274,250.00
934	\$837,377.70
1294	\$1,294,000.00
3	\$12,000.00
39	\$78,000.00
23	\$207,000.00
3	\$36,000.00
4	\$60,000.00
1	\$18,000.00
	\$6,023,499.82
2%	\$120,470.00
5%	\$301,174.99
	\$6,445,144.80
	25%
	\$8,056,431.00





CITY OF WASHINGTON
301 WALNUT ST
WASHINGTON, IL 61571

ALTERNATIVE B, PUDIK L-1
PLAN AND PROFILE
STA 15+50 TO STA 31+00





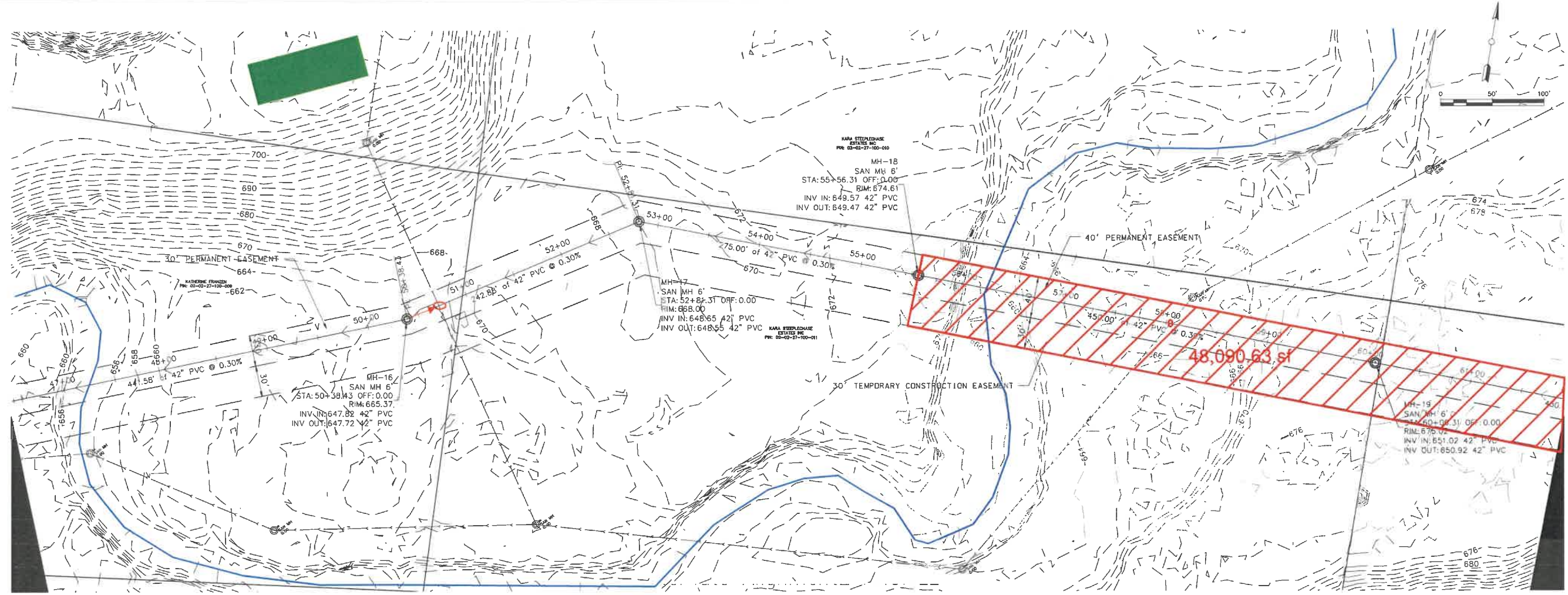
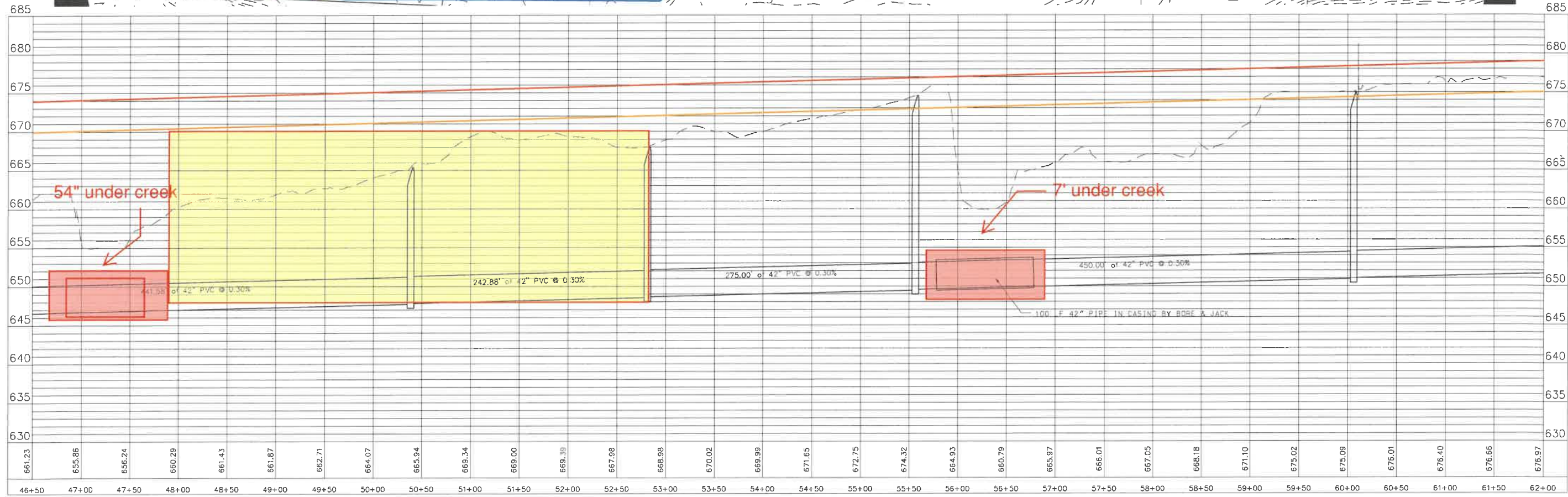
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3230 Executive Drive, Joliet, Illinois 60431
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IL LICENSE NO. 184-003205
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ALTERNATIVE B, PUDIK L-1
PLAN AND PROFILE
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SCALE
1" = 50'
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21911
SHEET
3 of 8

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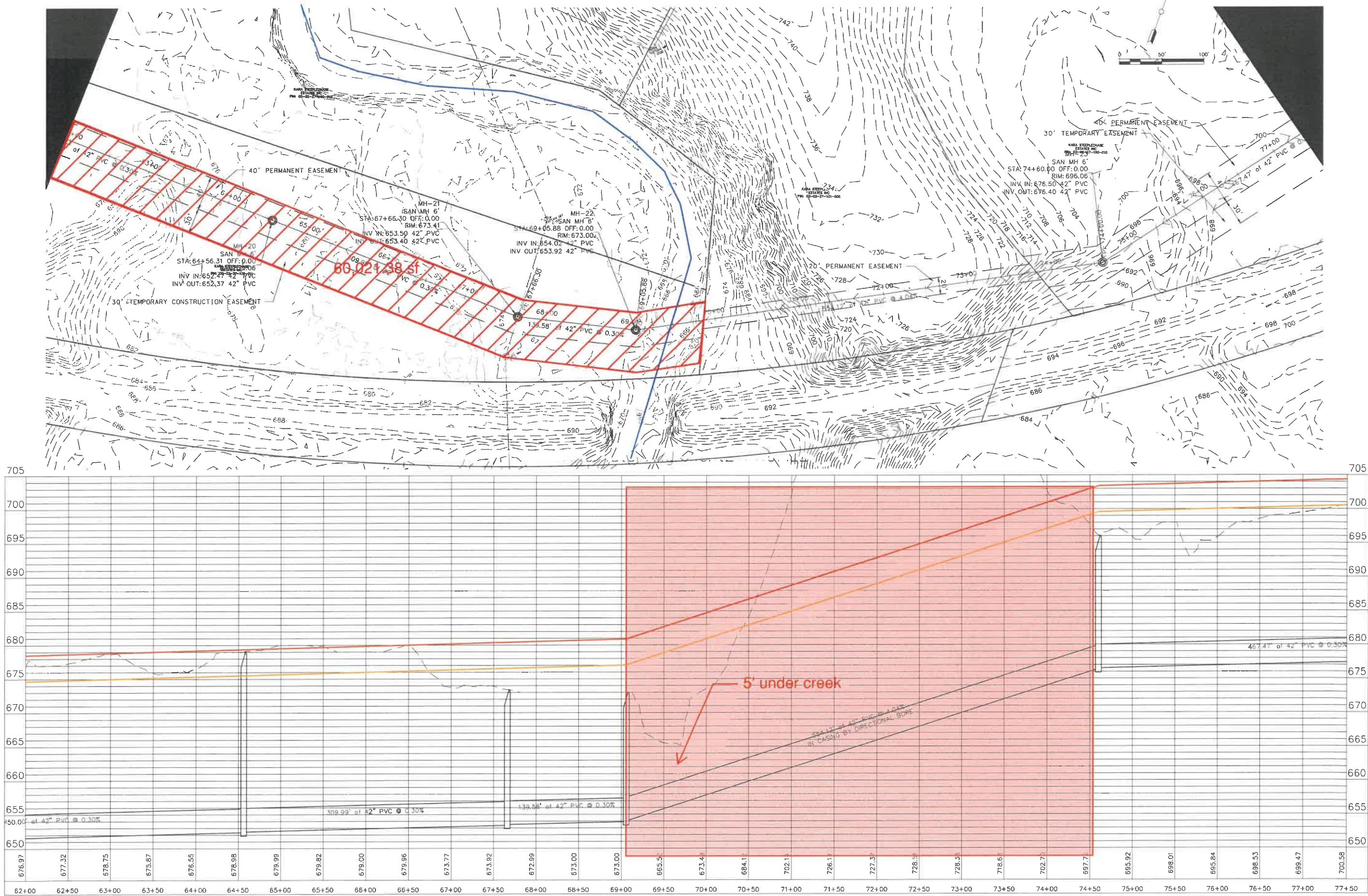


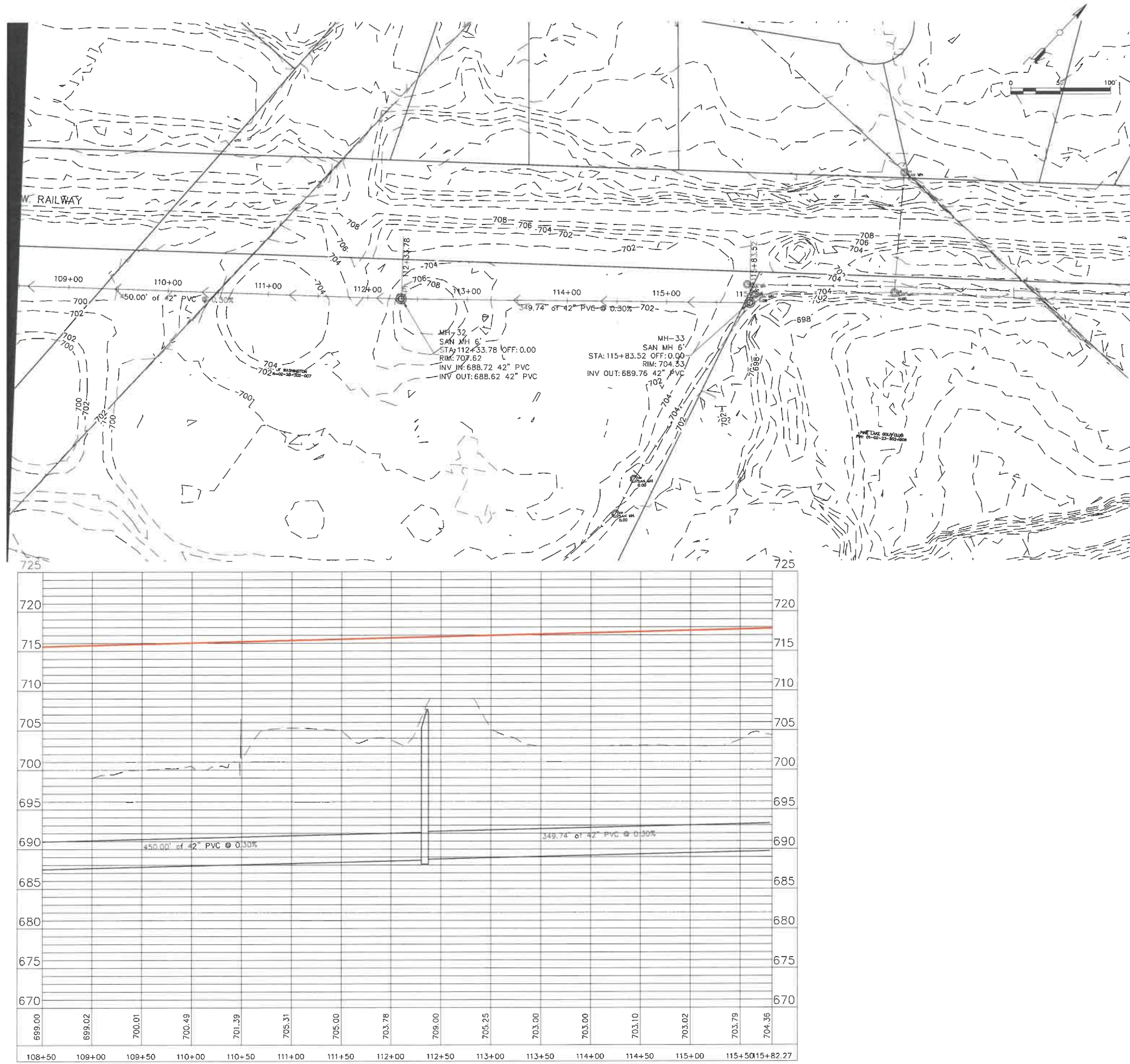
CITY OF WASHINGTON
301 WALNUT ST
WASHINGTON, IL 61571

ALTERNATIVE B, PUDIK L-1
PLAN AND PROFILE
STA 46+50 TO 62+00

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Alignment E-3

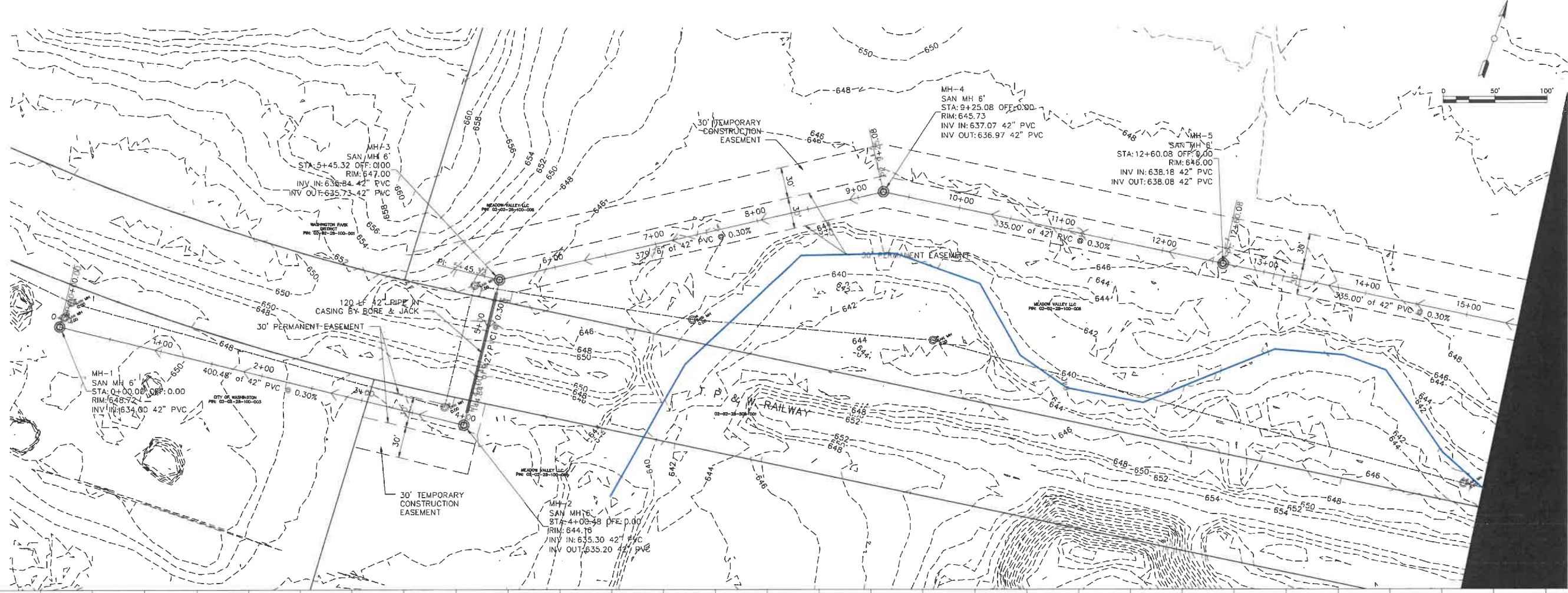
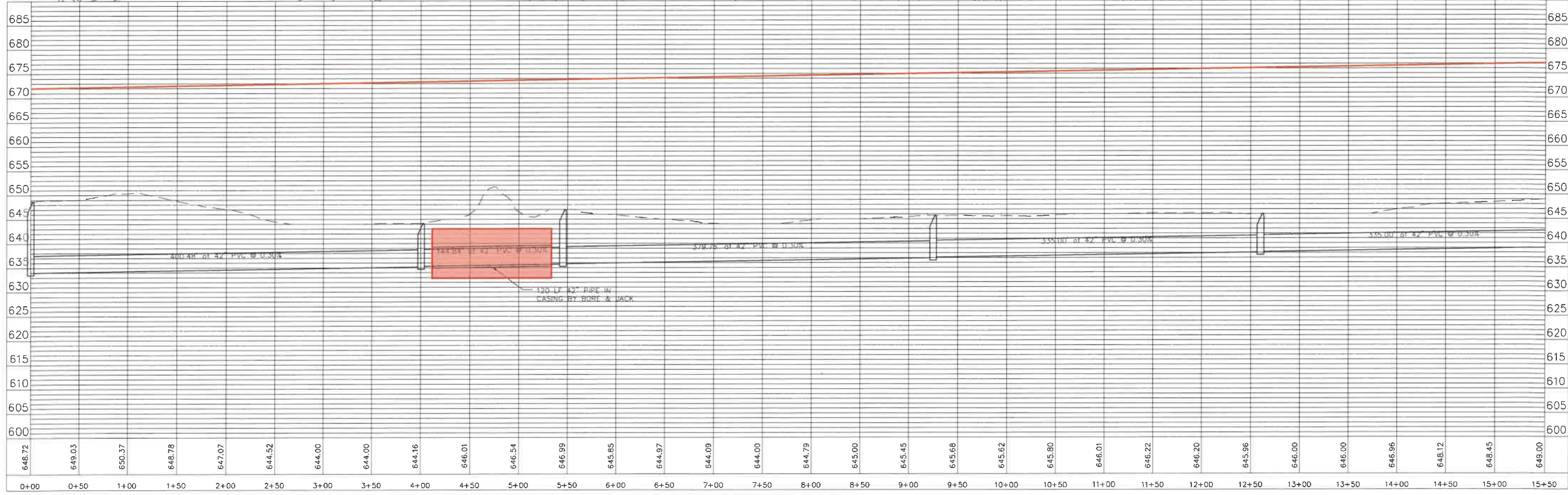
			Draft Report	
Descroption	Units	Est Unit Price	Quan	EOPCC
FOUNDATION MATERIAL	CY	\$52.00	451	\$23,452.00
RESTORATION-SEED, class 2 (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	2	\$19,309.10
RESTORATION-SEED, class 4/5 (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	2	\$19,309.10
RESTORATION-SEED, class 4B/5B (topsoil,fertilizer,excelsior blanket, mulch incidental)	ACRE	\$9,654.55	2	\$19,309.10
PERIMETER EROSION BARRIER	FT	\$4.00	8818	\$35,272.00
CLEAR & GRUB	ACRE	\$2,500.00	1.4	\$3,500.00
STABILIZED CONSTRUCTION ACCESS	EA	\$6,000.00	3	\$18,000.00
SANITARY SEWER, 42-IN HOBAS - OPEN CUT	LF	\$350.00	3043	\$1,065,050.00
SANITARY SEWER, 42-IN HOBAS - TRENCHLESS	LF	\$896.55	5159	\$4,625,301.45
SANITARY SEWER, 42-IN HOBAS - BORE AND JACK 60" STEEL CASING	LF	\$1,000.00	3155	\$3,155,000.00
PROTECT EXISTING SANITARY SEWER AT CROSSINGS	EA	\$4,000.00	3	\$12,000.00
ABANDONMENT OF EXISTING SANITARY MANHOLES	EA	\$2,000.00	3	\$6,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, LESS THAN 20' DEEP	EA	\$9,000.00	13	\$117,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 20' TO 25' DEEP	EA	\$12,000.00	6	\$72,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 25' TO 30' DEEP	EA	\$15,000.00	2	\$30,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 30' TO 35' DEEP	EA	\$18,000.00	4	\$72,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, 35' TO 35' DEE40	EA	\$21,000.00	2	\$42,000.00
SANITARY MANHOLE, TYPE A, 6-FT DIA, CONSTRUCTED ON EXISTING SEWER PIPE	EA	\$12,000.00	6	\$72,000.00
SUBTOTAL CONSTRUCTION				\$9,406,502.75
MOBILIZATION (CONTRACTOR PROFIT, BONDS, INSURANCE)	LS		2%	\$188,130.06
ENGINEERING AND LEGAL	LS		5%	\$470,325.14
TOTAL BASE PROJECT				\$10,064,957.94
Contingencies - Base				25%
Total - Base Project w/ Contingencies				\$12,581,197.43

Revised	
Quan	EOPCC
** 417.12	\$21,690.24
* 8.5	\$82,063.68
	\$0.00
	\$0.00
8818	\$35,272.00
1.75	\$4,375.00
3	\$18,000.00
6169.92	\$2,159,472.00
4667.59	\$4,184,727.81
520	\$520,000.00
3	\$12,000.00
39	\$78,000.00
12	\$108,000.00
5	\$60,000.00
4	\$60,000.00
3	\$54,000.00
3	\$63,000.00
	\$0.00
	\$7,460,600.73
2%	\$149,212.01
5%	\$373,030.04
	\$7,982,842.78
	25%
	\$9,978,553.48

*all seeding costs estimated the same so all were lumped into one for ease of calculations

** Uncertain on where this material is going. Assuming all equal

Clear and Grubbing includes tree removal

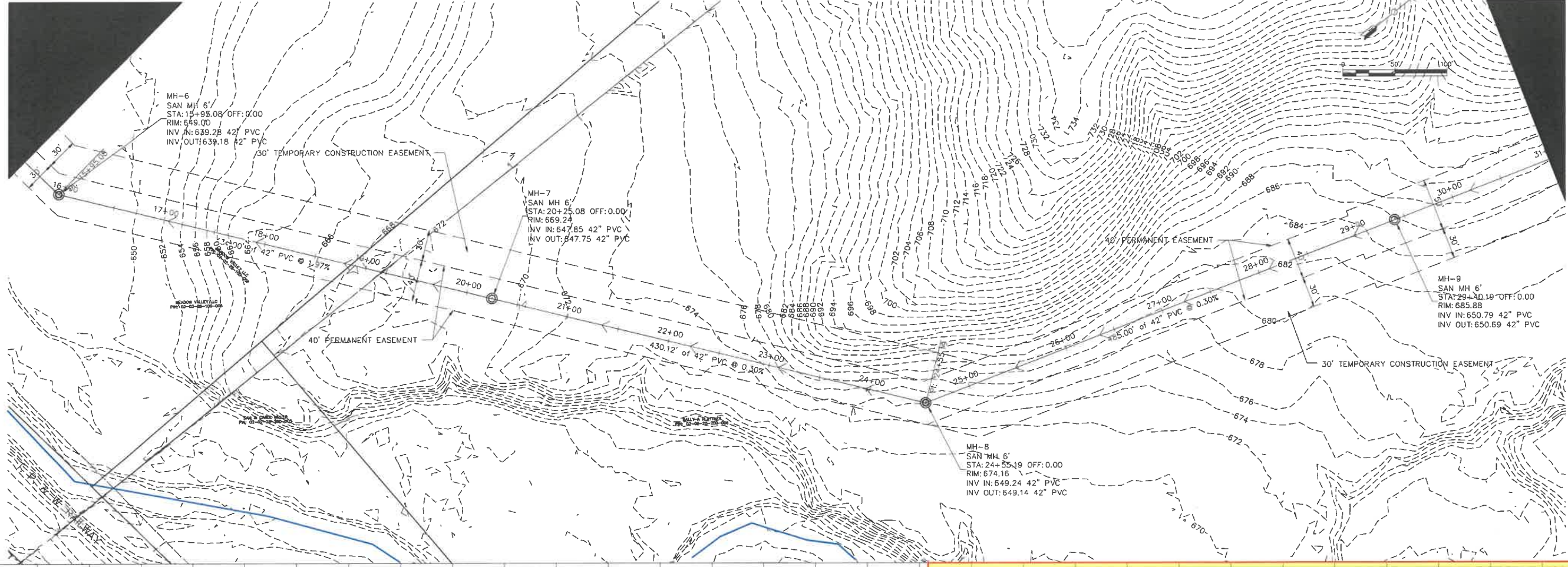
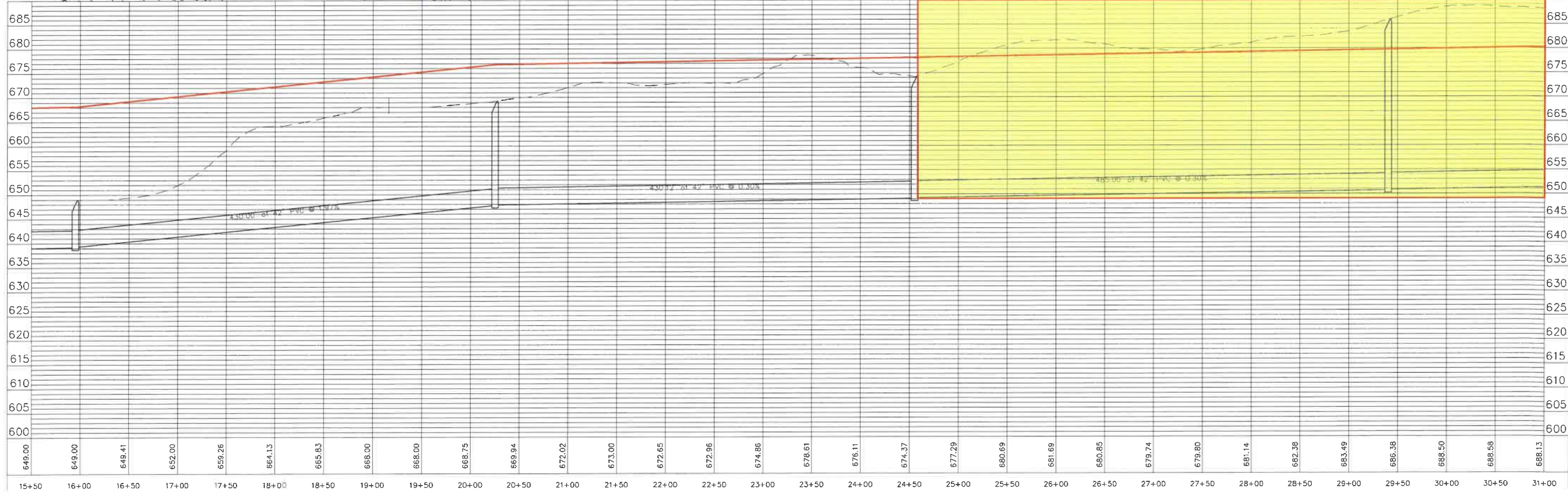


CITY OF WASHINGTON
301 WALNUT ST
WASHINGTON, IL 61571

ALTERNATIVE C, PUDIK E-3
PLAN AND PROFILE
STA 0+00 TO STA 15+50

SCALE
1" = 50'
DATE
2-2-2022
DESIGN
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PROJECT NO.
21911
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1 of 8

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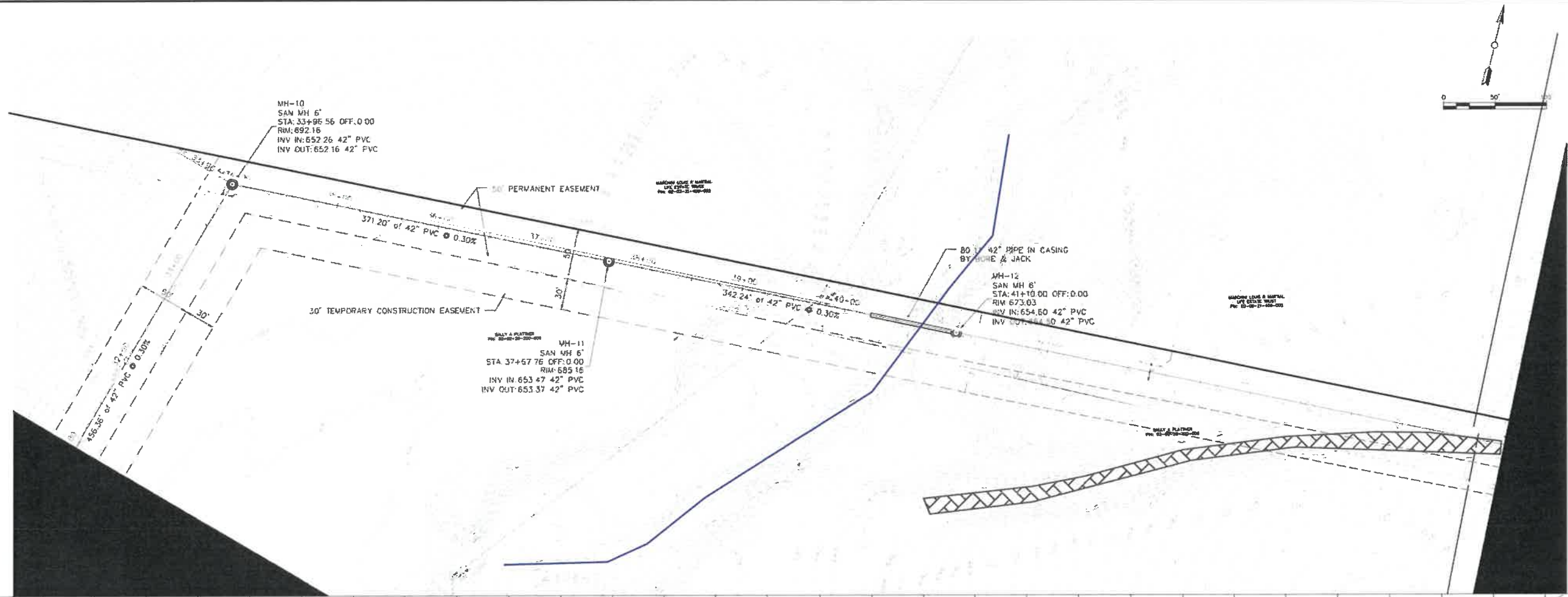
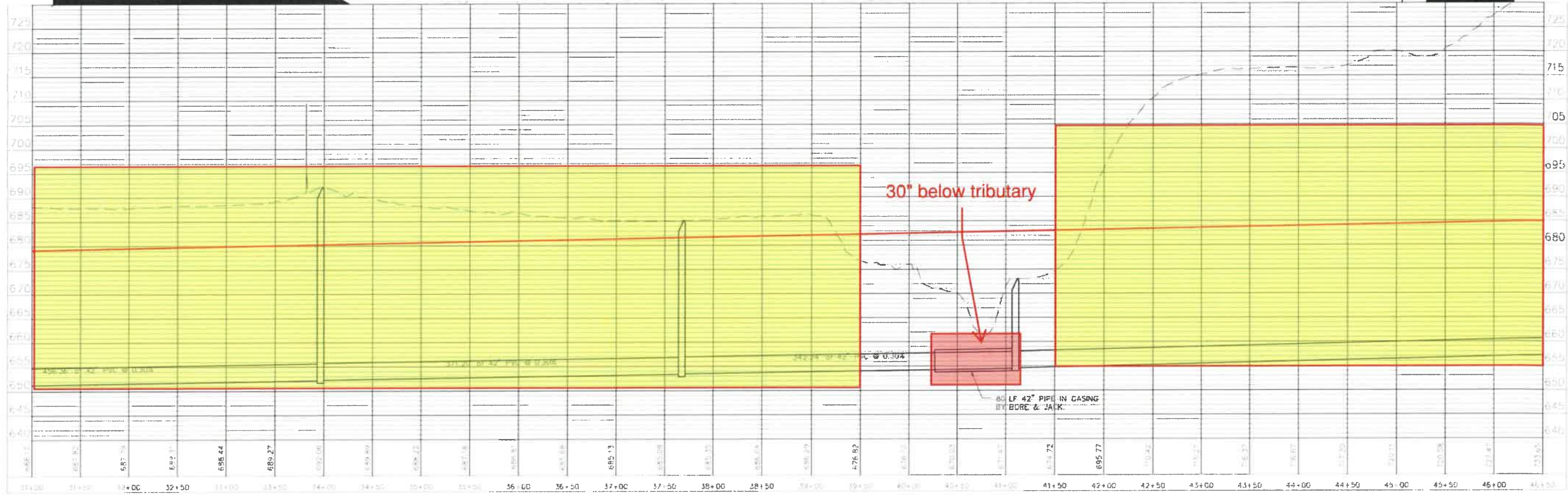


CITY OF WASHINGTON
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WASHINGTON, IL 61571

ALTERNATIVE C, PUDIK E-3
PLAN AND PROFILE
STA 15+50 TO STA 31+00

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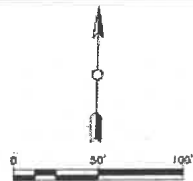
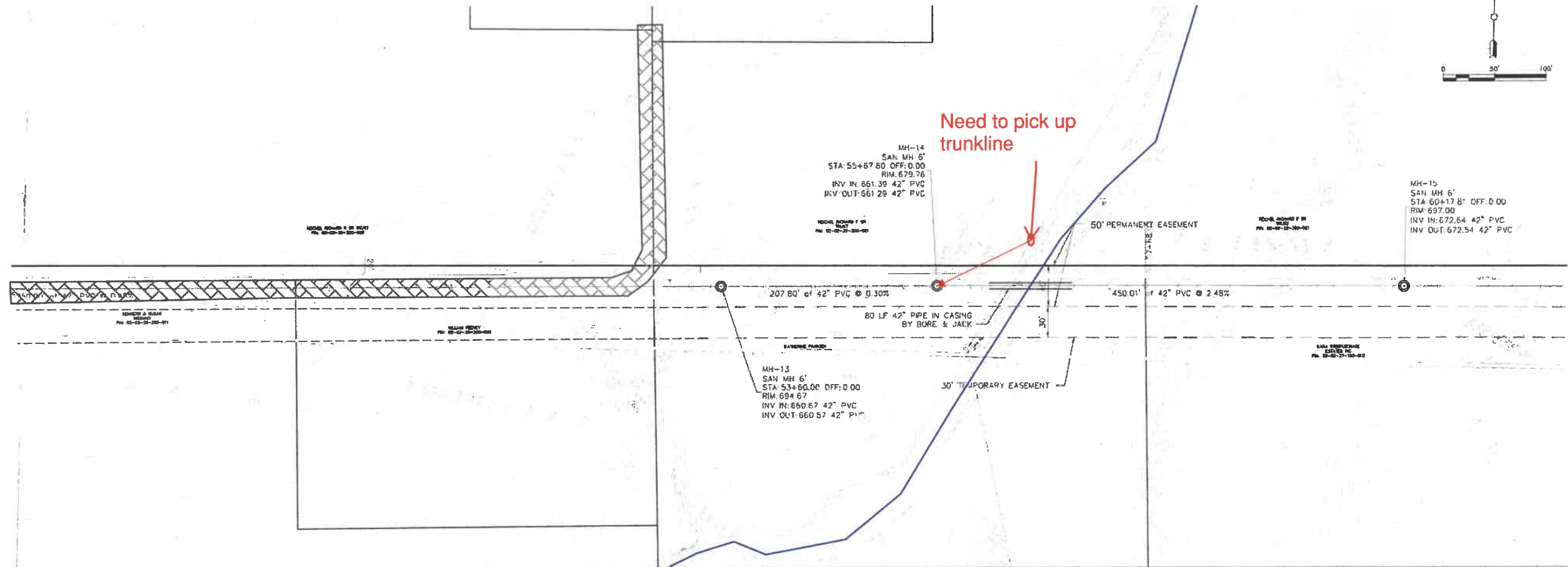
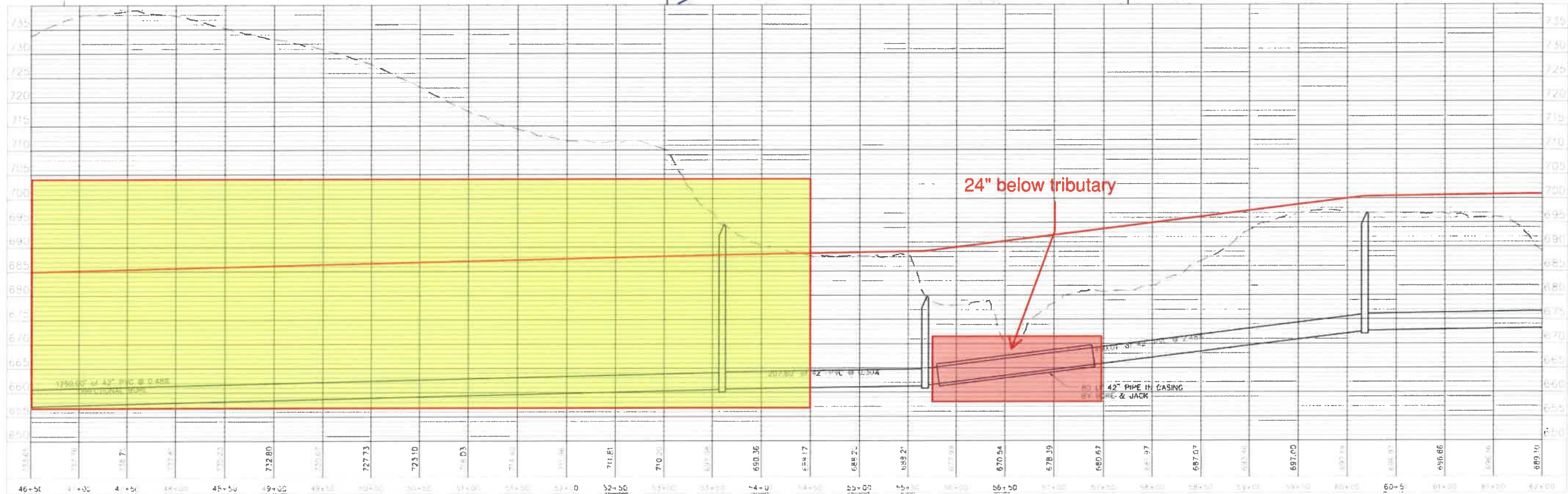
CITY OF WASHINGTON
301 WALNUT ST
WASHINGTON, IL 61571

ALTERNATIVE C, PUDIK E-3
PLAN AND PROFILE
STA 31+00 TO STA 46+50

SCALE
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3 OF 8

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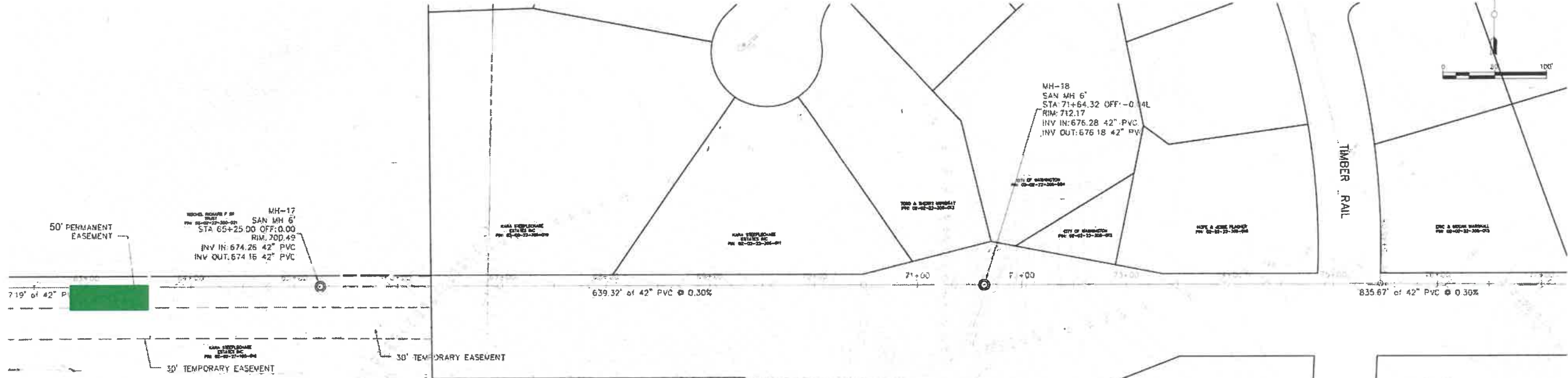
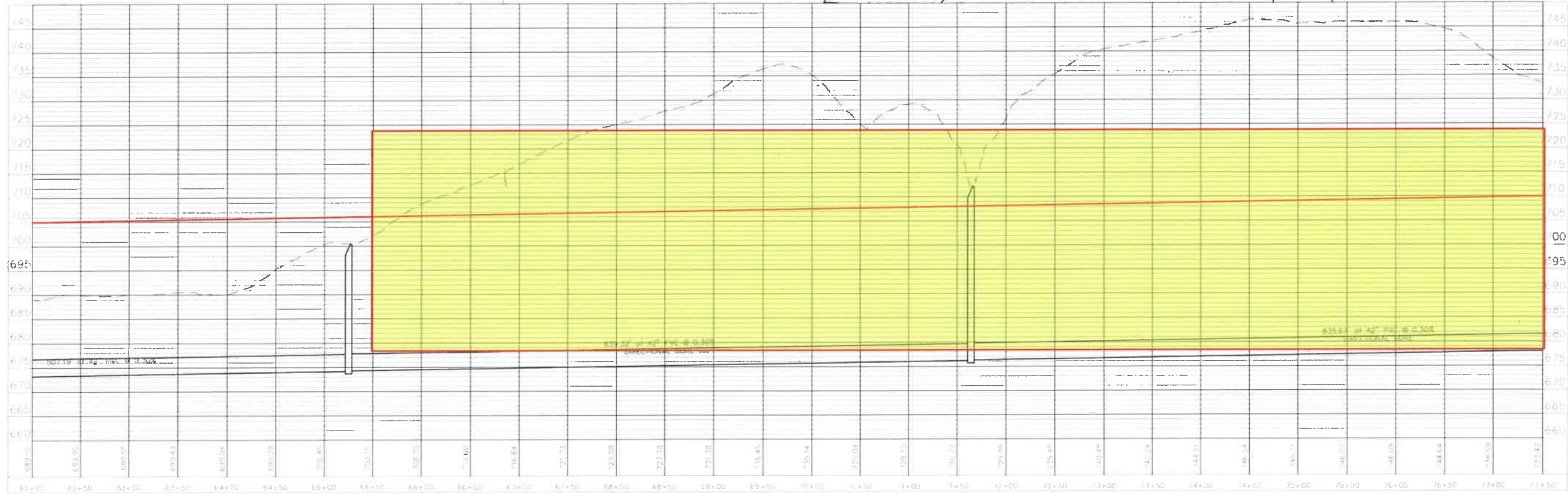


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WASHINGTON, IL 61571

ALTERNATIVE C, PUDIK E-3
PLAN AND PROFILE
STA 46+50 TO STA 62+00

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4 of 8

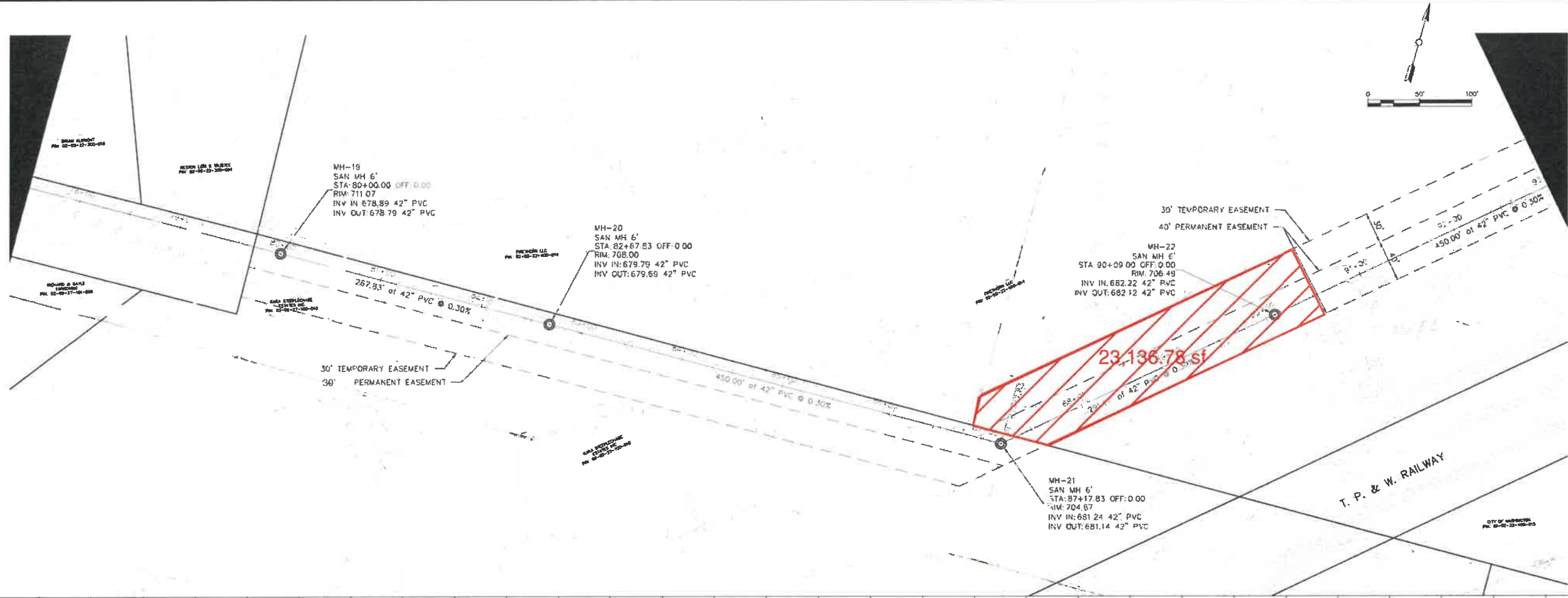
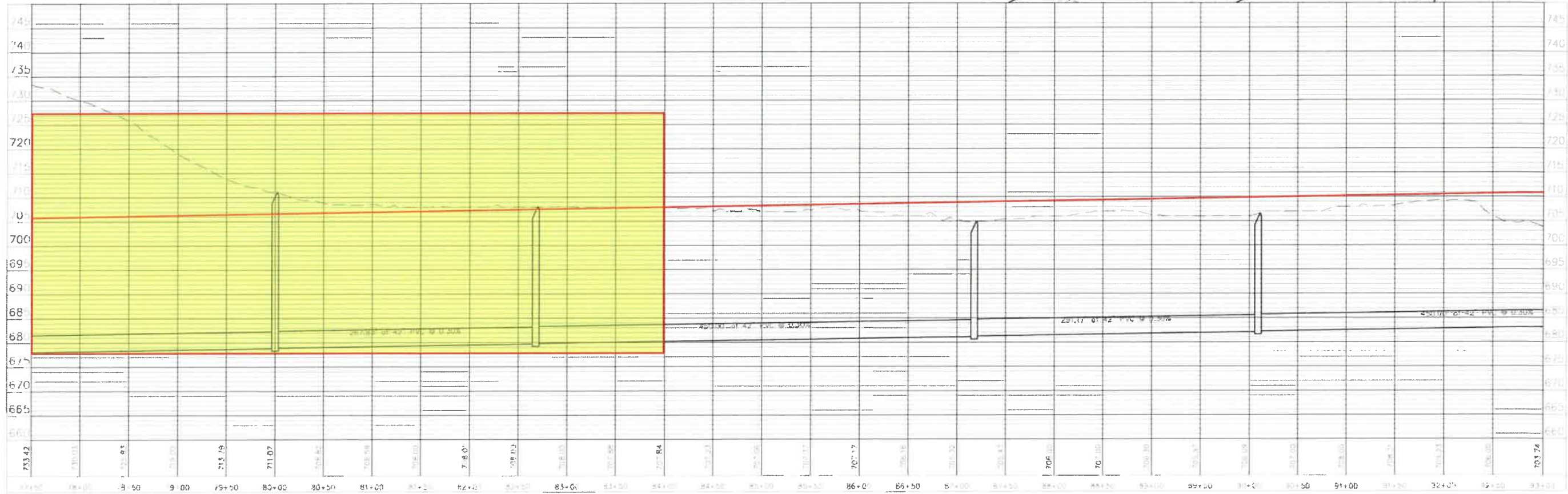
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E: LSC@HCE-IL.COM
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ALTERNATIVE C, PUDIK E-3
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STA 62+00 TO STA 77+50

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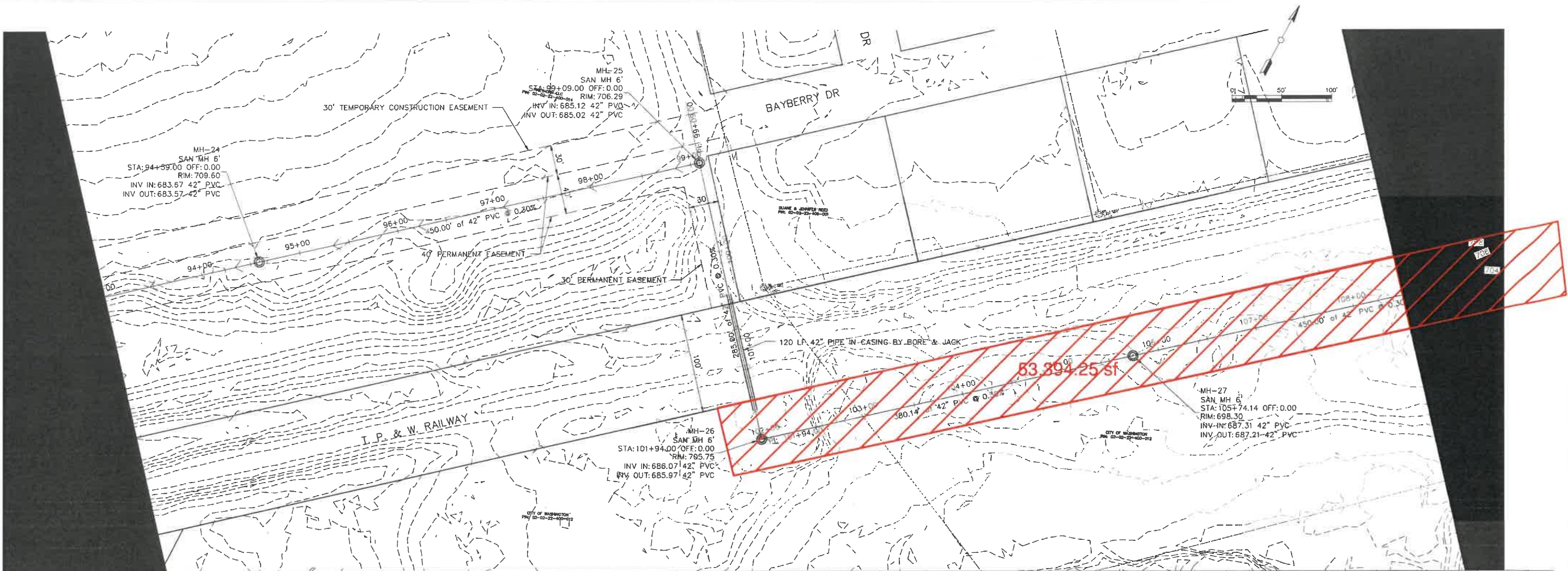
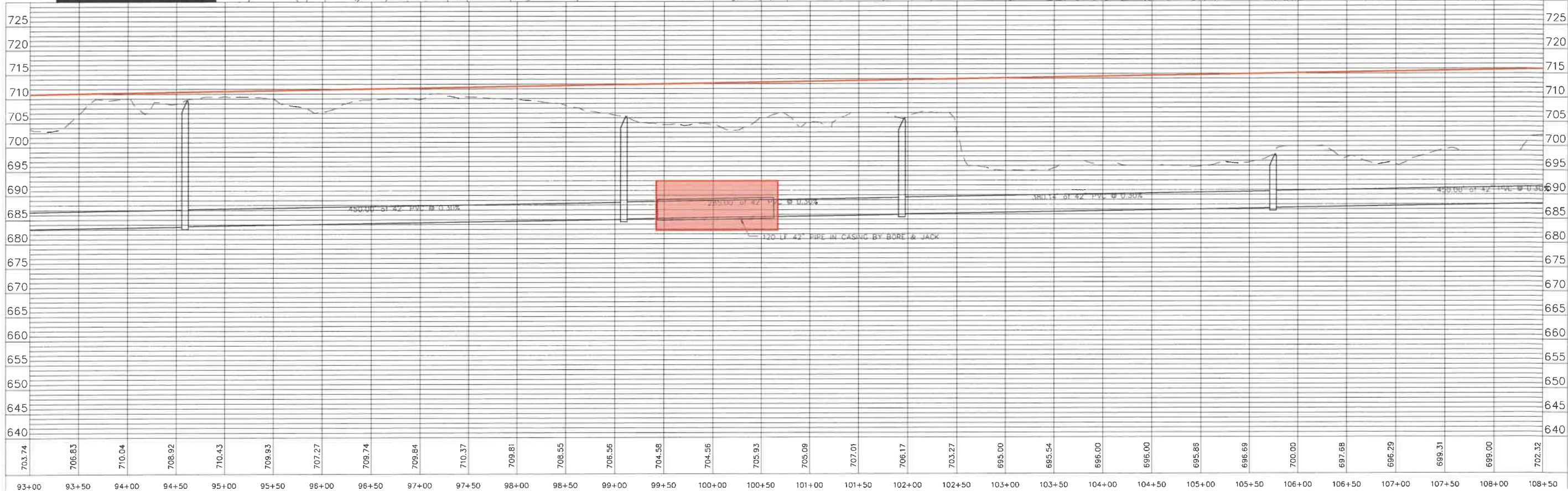
CITY OF WASHINGTON
301 WALNUT ST
WASHINGTON, IL 61571

ALTERNATIVE C, PUDIK E-3
PLAN AND PROFILE
STA 77+50 TO STA 93+00

SCALE
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6 of 8

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CITY OF WASHINGTON
301 WALNUT ST
WASHINGTON, IL 61571

ALTERNATIVE C, PUDIK E-3
PLAN AND PROFILE
STA 93+00 TO STA 108+50

SCALE
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DATE
2-2-2022
DESIGN
FJH
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DWS
PROJECT NO.
21911
SHEET
7 of 8

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