



City of Woodstock

Office of the City Manager

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121 W. Calhoun Street
Woodstock, Illinois 60098

Roscoe C. Stelford III
City Manager

**SPECIAL MEETING
WOODSTOCK CITY COUNCIL
WORKSHOP
Stage Left Cafe
January 18, 2016
3:30PM**

This City Council Workshop is a working session of the City Council and City Administration.

CALL TO ORDER:

ROLL CALL:

FLOOR DISCUSSION:

PUBLIC COMMENT:

DISCUSSION ITEMS:

- 1. Development of FY16/17 Budget**
- 2. Roundabout –Madison/South/Lake – STP Funding**

**ADJOURN to January 19, 2016 City Council meeting, 7:00PM, Council Chambers,
Woodstock City Hall**

NOTICE: In compliance with the American's With Disabilities Act (ADA), this and all other City Council meetings are located in facilities that are physically accessible to those who have disabilities. If additional reasonable accommodations are needed, please call the City Manager's Office at 815/338-4301 at least 72 hours prior to any meeting so that accommodations can be made.

Memo

To: Roscoe Stelford, City Manager
From: Paul N. Christensen, Finance Director
Date: January 15, 2016
Re: Preliminary FY16/17 Budget

In order to give City Council guidance related to the FY16/17 Budget, a very preliminary conservative budget for the General Fund has been created by the Finance Department. In addition, preliminary budgets were also created for the Police Protection, Parks, and Performing Arts as these Funds' operations are partially supported from the General Fund through a transfer and therefore have a direct relationship on the financial health of the General Fund. This preliminary budget was created primarily without the assistance from other Departments. As a result, the actual budgets presented in March could differ significantly from these estimates.

When creating these preliminary budgets, the following assumptions were used:

- General Fund revenues were individually calculated using the most up-to-date information. State shared revenue is based on the Illinois Municipal Leagues most recent estimates. Sales Tax is estimated to increase 2%. A higher figure than 2% was not used as a result of falling gasoline prices, which have a negative impact on sales tax revenue.
- Nonunion salaries were assumed for an average increase of 2.5%.
- Health Insurance is assumed to rise 8% in calendar year 2017.
- Bond Payments were calculated using actual amounts due in FY16/17.
- Expect for salaries and bond payments, all other expenses were kept the same as the amount budgeted for FY15/16.
- With a few exceptions, no new spending or programs have been included if they were not included in the original FY15/16 budget. Those exceptions to this rule are \$30,000 for the special census, \$35,000 for the Enterprise Zone administration, and a sales tax rebate for Bull Valley Ford for \$57,000.

Based on these assumptions, the General Fund currently is projected to have a (\$138,000) deficit. It is important to note that as departments prepare their final budget figures dramatic changes can occur and it is very likely that the \$138,000 deficit currently being projected can be eliminated.

The previous information presented at the December 7th City Council Special Workshop has also been attached for your review. A few minor modifications were made to this information to reflect the Council's previous discussion. Councilmembers may want to develop a list of new programs/projects for consideration at the January 18th City Council Special Workshop to assist with the development of Council priorities for the preparation of the City's FY16/17 Budget.



Reviewed and Approved by:

Roscoe C. Stelford III

City Manager

General Corporate Fund - Revenues

Account Number	Account Description	FY13/14 Actual	FY14/15 Actual	FY15/16 Budget	FY15/16 Projected	FY16/17 Proposed
Beginning Fund Balance						
REVENUES						
Taxes						
01-00-1-311	Property Taxes	\$ 2,531,608	\$ 2,313,695	\$ 1,367,500		\$ 1,072,800
	R&B					\$ 214,400
01-00-1-312	Replacement Taxes	276,144	249,205	250,000		265,000
01-00-1-313	Sales Taxes	3,548,055	3,717,001	3,755,600	3,775,800	3,850,000
01-00-1-314	Illinois Income Taxes	2,856,414	2,950,270	2,932,000		2,526,500
	Use Tax					582,100
01-00-1-315	Video Gaming Revenue	34,727	169,754	160,000		192,000
01-00-1-330	Sales Tax Rebates	(68,052)	(68,670)	(77,000)		(134,000)
	TOTAL TAXES	\$ 9,178,896	\$ 9,331,255	\$ 8,388,100	\$ 3,775,800	\$ 8,568,800
LICENSES & PERMITS						
01-00-2-322	Liquor & Business Licenses	\$ 70,854	\$ 82,565	\$ 78,000		\$ 75,000
01-00-2-324	Building Permits	112,894	167,954	115,000		100,000
01-00-2-326	Stormwater Permits	3,850	5,700	3,500		3,500
	TOTAL LICENSES & PERMITS	\$ 187,598	\$ 256,219	\$ 196,500	\$ -	\$ 178,500
FINES & FEES						
01-00-2-328	Franchise Fees	\$ 310,442	\$ 335,380	\$ 330,000		\$ 340,000
01-00-2-331	Filing Fees	590	780	1,000		500
01-00-2-335	Backflow Inspections	33,276	34,925	32,000		32,000
01-00-2-336	Elevator Inspections Revenue	9,010	6,290	9,000		9,000
	TOTAL FINES & FEES	\$ 353,318	\$ 377,375	\$ 372,000	\$ -	\$ 381,500
SALES OF GOODS AND SERVICES						
01-00-3-327	Recreation Program Fees	\$ 233,925	\$ 200,214	\$ 225,000		\$ 215,000
01-00-3-328	Recreation Financial Aid	-	-	(8,000)		-
	TOTAL SALES OF GOODS AND SERVICES	\$ 233,925	\$ 200,214	\$ 217,000	\$ -	\$ 215,000
INTEREST						
01-00-5-381	Interest	\$ 35,962	\$ (20,524)	\$ 30,000		\$ 30,000
	TOTAL INTEREST	\$ 35,962	\$ (20,524)	\$ 30,000	\$ -	\$ 30,000
OTHER						
01-00-5-360	Rental Property Receipts	\$ 9,300	\$ 7,125	\$ -		\$ -
01-00-5-378	Sale of Surplus Equipment	46,643	13,434	15,000		15,000
01-00-5-379	Intergovernmental Services	4,113	10,063	8,000		8,000
01-00-5-380	Miscellaneous Income	49,300	38,329	35,000		35,000
01-00-5-385	CDBG Grant-Distressed Housing	-	-	-		-
01-00-5-386	Community Event Donations	-	13,000	10,000		8,500
	TOTAL OTHER REVENUES	\$ 109,356	\$ 81,951	\$ 68,000	\$ -	\$ 66,500
TOTAL REVENUES (BEFORE TRANSFERS)		\$ 10,099,055	\$ 10,226,490	\$ 9,271,600	\$ 3,775,800	\$ 9,440,300

General Corporate Fund - Revenues (Continued)

Account Number	Account Description	FY13/14 Actual	FY14/15 Actual	FY15/16 Budget	FY15/16 Projected	FY16/17 Proposed
TRANSFERS (TO)/FROM OTHER FUNDS						
01-00-9-391	Transfer from Library Fund	\$ 11,000	\$ 11,000	\$ 11,000	\$ -	\$ 11,000
01-00-9-395	Transfer from Utility Fund	327,005	355,240	355,400	-	\$ 355,400
01-00-9-397	Transfer from Special Rec Fund	18,000	18,000	18,000	-	\$ 18,000
01-00-9-398	Transfer from Police Pension Fund	5,000	5,000	5,000	-	\$ 5,000
01-00-9-399	Transfer from Env. Mgmt. Fund	80,000	80,000	80,000	-	\$ 80,000
01-00-9-881	Transfer To Debt Service Fund	(148,137)	(179,066)	(176,500)	-	\$ (170,900)
01-00-9-889	Transfer To Employee Ins. Fund	(717,600)	(653,920)	(670,000)	-	\$ (669,985)
01-00-9-894	Transfer To Police Protection Fund	(3,525,641)	(3,413,278)	(2,170,300)	-	\$ (2,345,038)
01-00-9-895	Transfer To Parks Fund	(489,320)	(587,971)	(696,000)	-	\$ (724,039)
01-00-9-896	Transfer To Hotel/Motel Tax Fund	-	-	(20,000)	-	\$ (20,000)
01-00-9-898	Transfer To Performing Arts Fund	(350,246)	(327,053)	(362,000)	-	\$ (381,325)
01-00-9-899	Transfer To Paratransit Fund	(18,813)	(30,537)	(34,800)	-	\$ (34,800)
01-00-9-912	Transfer To MFT Fund	(100,000)	-	-	-	\$ -
01-00-9-914	Transfer To Admin. Adjudication Fund	(11,541)	(6,500)	(10,500)	-	\$ (10,500)
01-00-9-982	Transfer To General - CIP Fund	(875,000)	(1,139,000)	(821,000)	-	\$ (821,000)
	TOTAL TRANSFERS (TO)/FROM OTHER FUNDS	\$ (5,795,293)	\$ (5,868,085)	\$ (4,491,700)	\$ -	\$ (4,708,187)
TOTAL REVENUES (AFTER TRANSFERS)		\$ 4,303,762	\$ 4,358,405	\$ 4,779,900	\$ 3,775,800	\$ 4,732,113
EXPENSES						
GENERAL GOVERNMENT						
01-01-x-xxx	City Manager's Office	\$ 418,245	\$ 595,233	\$ 905,000	\$ -	\$ 918,455
01-02-x-xxx	City Hall	87,235	95,703	78,900	-	\$ 78,900
01-03-x-xxx	Finance	332,264	341,464	365,900	-	\$ 373,260
01-04-x-xxx	Human Resources	205,008	216,769	224,800	-	\$ 228,853
01-05-x-xxx	Building and Zoning	615,704	751,579	650,100	-	\$ 663,838
01-12-x-xxx	Economic Development	-	-	205,000	-	208,588
	TOTAL GENERAL GOVERNMENT	\$ 1,658,456	\$ 2,000,748	\$ 2,429,700	\$ -	\$ 2,471,892
PUBLIC WORKS						
01-06-x-xxx	Street Maintenance	\$ 1,443,679	\$ 1,178,288	\$ 1,084,700	\$ -	\$ 1,108,923
01-07-x-xxx	Fleet Maintenance	207,266	229,159	196,300	-	\$ 202,412
01-08-x-xxx	DPW Administration	375,441	407,961	431,900	-	\$ 441,741
	TOTAL PUBLIC WORKS	\$ 2,026,386	\$ 1,815,408	\$ 1,712,900	\$ -	\$ 1,753,076
PARKS, RECREATION, & CULTURE						
01-09-x-xxx	Recreation	\$ 487,868	\$ 519,656	\$ 534,300	\$ -	\$ 542,978
01-11-x-xxx	Community Events	51,175	85,376	102,300	-	\$ 102,300
	TOTAL PARKS, RECREATION & CULTURE	\$ 539,043	\$ 605,032	\$ 636,600	\$ -	\$ 645,278
TOTAL GENERAL FUND EXPENSES		\$ 4,223,885	\$ 4,421,188	\$ 4,779,200	\$ -	\$ 4,870,245
NET INCREASE (DECREASE)		\$ 79,877	\$ (62,783)	\$ 700	\$ 3,775,800	\$ (138,132)

Memo

To: Honorable Mayor and City Council

From: Roscoe Stelford III, City Manager
Paul Christensen, Finance Director

Date: December 3, 2015

Re: FY16/17 Budget Discussion

As staff develops the FY16/17 budget, it is requested that Council provide guidance on the priority of new spending for programs and projects mentioned at previous meetings, and, if possible, identify any new programs or projects for future consideration. While still early in the process, revenue growth in many areas is expected to be limited for the upcoming fiscal year, placing inherent limits on the City's ability to provide for new spending. On a positive note, the City will benefit from limited increases or even reductions in costs for energy in the upcoming fiscal year; however, labor and associated benefit costs are expected to continue to increase in compliance with negotiated bargaining agreements and rising healthcare costs. It should be noted that the information provided within the context of this workshop are extremely preliminary and may change in the near future as the City Administration gets further into the development of the FY16/17 Budget.

At this point, the only two anticipated sources of significant revenue increases in FY16/17, which currently impact the General Fund, are as follows:

- Sales Tax revenue is expected to increase \$215,000.
- Video Gaming Revenue is expected to increase \$40,000 (although it should be noted that the City has not received this revenue since June 2015 as a result of the State's budget impasse.)
- Note: Income Tax collections normally increase each year; however, adjustments to the historical shared-revenue formula may be implemented by the State in the next fiscal year that at a minimum could freeze the total dollar amount distributed to local governments.

One positive area that could see a significant decrease in spending relates to the ongoing efforts to consolidate Police Dispatch services. Based on preliminary estimates consolidated police dispatching is expected to save the City in excess of \$200,000 a year. However, these savings

may not be available until FY17/18 depending on the final timing and implementation of the consolidation. Furthermore, an offset to the savings will likely occur in the initial year by additional one-time costs for the outfitting and development of the new center and final benefit payouts/severances to City employees that do not transition to the consolidated dispatch center.

Attached is a list of additional spending for FY16/17. It has been broken into four separate categories. The first area represents spending growth that directly results from day-to-day operations and new contractual agreements that the City is committed to paying. The second category depicts areas for which Council has expressed strong support, but are under no contractual obligation and could decide to continue to support this project based on current funding levels, or reduce or eliminate funding based upon future Council direction. The third area includes optional new programs and projects that would be added if funds are available during the budget process, based on Council comments/discussions made throughout the year.

The General - CIP Fund is typically budgeted for in a separate manner than recurring programs contained in the Governmental Funds. For recurring programs, balancing the budget is of utmost importance as these expenses occur each year and can deplete cash reserves very quickly. In the General - CIP Fund there is much more acceptance of passing a deficit budget in any given year since these represent one-time expenditures and significant reserves have been put in place to cover one-time deficits.

For the past couple of years, the City has budgeted a deficit within the General - CIP Fund. In FY14/15 the budget deficit was (\$563,100), and in FY15/16 it was (\$850,500). Fortunately, these deficits are often significantly reduced or eliminated because of very positive operating results derived within the General Fund, since any surplus at year end reported within the General Fund is recommended to be transferred into the General – CIP Fund. Since the General Fund provides significant funding for all CIP programming, it should be noted that any additional programs initiated within the General Fund will directly impact the amount of available funding for the City's capital needs.

The final section presents a number of CIP projects that are paid directly by TIF Funds, which are reported and funded separately from the General and General – CIP Funds' resources. The City Administration anticipates including funding to add a stone fascia to the concrete wall surrounding the Park in the Square in FY16/17. These funds are also used to provide for streetscape, sidewalks and roadway improvements in the downtown, as well as the numerous repairs required for the Old Courthouse and Sheriff's House.

Because of the extensive work required to address the significant structural needs of the Old Courthouse, the TIF Fund continues to fail to generate sufficient funding to provide for all of the identified projects. The projects highlighted in yellow are the recurring expenses that have historically been paid from the TIF Fund to maintain the downtown area. The last three projects listed in green are Old Courthouse projects. The first two green projects should be completed in

the near term to “seal up” the building as recommended by the TAP advisory group. Because of budgetary constraints, these projects can; however, be phased in over multiple years to ease the budgetary impact in any given year.

The TIF fund is expected to generate around \$645,000 in revenue next year; however, because of numerous projects budgeted for in FY15/16, especially as they relate to the Old Courthouse, the Fund is anticipated to have a \$200,000 deficit at the end of FY15/16. This money should be repaid to the General Fund in the future, but this does not necessarily have to be addressed within the development of the FY16/17 Budget.

While staff has attempted to include an extensive list of programs and projects, Council should feel free to identify any additional spending that was not presented within the attached budgetary presentation for purposes of this discussion.

In regards to discussion items, the City Council may benefit from reviewing and discussing the following:

- 1.) Potential impact of Home Rule on the City’s revenue streams including the ability to impose a Home Rule Sales Taxes and the estimated dollars this may generate, as well as the possibility of specifically dedicating any new or expanded revenues to address identified community needs (e.g., Home Rule Sales Tax devoted to an increase in infrastructure spending);
- 2.) Separating and dedicating the use of Video Gaming revenues to fund specific programs (e.g., Supplement Hotel/Motel Tax, City events like Summer in the Park, Sister City Program, etc.);
- 3.) Assign expenditure priorities related to any new spending; and
- 4.) Future bonding opportunities, for instance the implementation of a revolving debt program, to address major capital needs.

Governmental Funds' Spending

New or Significant Increase In Costs the City is Committed to Paying

Item	Cost	Note
City Raises	\$ 365,000	2.5% Cola, top Merit 2.0%, Max Raise 4.5%
Police Pension	\$ 200,000	Required by Actuary
IMRF/SS Costs	\$ 39,000	Additional Costs from Raises
Enterprise Zone Fees	\$ 35,000	50% of Anticipated Budget
Economic Development Dept. Staffing	\$ 26,000	Change in Salary
Increased Health Insurance Transfer	\$ 100,000	7% of Current Transfer
Total	\$ 765,000	

Costs that City is Committed to Paying Although a Priority Change Could be Possible

Item	Cost	Note
Woodstock High School Football Field Turf	\$ 100,000	
Total	\$ 100,000	

Optional New Programs

Item	Cost	Note
EMH Consulting Proposal	\$ 25,000	
Additional Marketing Funds	\$ 100,000	
(2) Additional Police Officers	\$ 140,000	With Benefits (1st Year Cost Only)
Belcher Park Property	\$ 100,000	Cost is still being determined (CIP)
Additional Road Spending		Unknown (CIP)
Total	\$ 365,000	
Total - Governmental Funds - Spending	\$ 1,230,000	

TIF Projects

Item	Cost	Note
Principle and Interest on TIF Debt	\$ 195,000	
Decorative Wall around Square	\$ 150,000	
Façade Improvement Program	\$ 20,000	
Downtown Brick Replacement	\$ 20,000	
Sidewalk Maintenance & Replacement	\$ 10,000	
Street and Parking Lot Maintenance	\$ 100,000	
Windows (Old Courthouse)	\$ 450,000	This Work can be phased over Multiple Years
Masonry Work (Old Courthouse)	\$ 300,000	This Work can be phased over Multiple Years
Interior Work Sheriff House	\$ 200,000	Work Only Needed if Building is Rented Out
Total	\$ 1,445,000	
Prior year Deficit	\$ (200,000)	
Estimated Revenue	\$ 645,000	
Year End Position TIF Fund	\$ (1,000,000)	If All Included Projects are Completed



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Woodstock, Illinois 60098

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To: Roscoe Stelford, City Manager
From: Jeff Van Landuyt, Director of Public Works
Re: Discussion on Funding for Roundabout – Lake/South/Madison
Date: January 15, 2016

The McHenry County Council of Mayors recently requested annual Project Status Reports for all projects approved in the FY 2016-2020 Surface Transportation Program (STP). Woodstock does have an approved project in the program which is described as **Lake-South-Madison Roundabout (TIP #11-13-0002)**.

The Council of Mayors' methodology indicates that Phase I Engineering for these projects should be initiated within the first year of being accepted onto the 5-year STP scheduled program. If not initiated by the second year, the Council of Mayors can consider removing the project from the 5-year STP scheduled program. This project was placed in the 5-year STP program in 2013 and has now exceeded the two-year timeframe.

At the January 7, 2016 Council of Mayors Meeting, members discussed projects that have not initiated Phase I Engineering as of yet. With regard to Woodstock's project, the Council of Mayors is expecting a commitment at their March, 2016 meeting from the City of Woodstock that they will be funding the project or it is likely that it will be dropped from the program.

The City recently received a Breakdown of Cost Summary on the Lake/ South/ Madison Roundabout from its Consulting Engineers, Hampton, Lenzini, & Renwick (HLR). The breakdown is as follows:

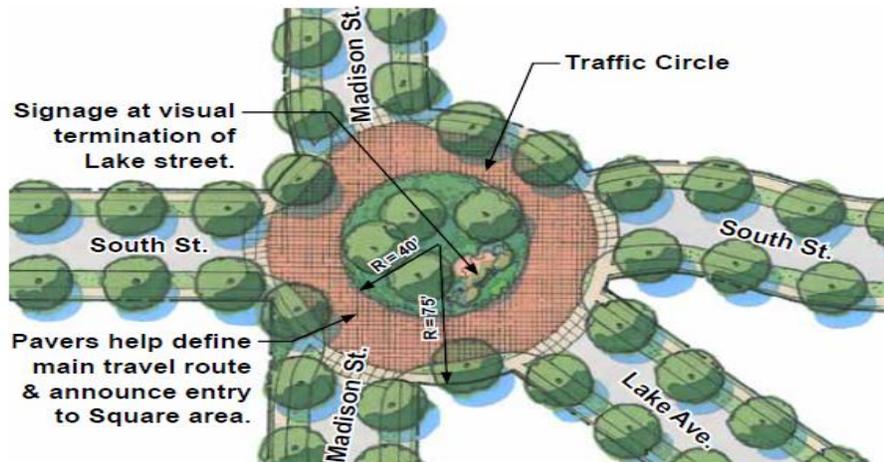
Phase I Engineering Services	\$ 54,902
Phase II Engineering and Land Acquisition Services	\$ 136,252
Phase III Engineering Services	\$ 98,074
Estimated Construction Costs	\$1,024,000
Right-of-Way/ Easement Acquisition	\$ 113,275
Total	\$1,426,503



DOZEN DISTINCTIVE
DESTINATIONS 2007

*Woodstock is proud to have been recognized as a 2007 Distinctive Destination
by the National Trust for Historic Preservation*

STP funding is only available for the reimbursement of construction and construction engineering (Phase III) costs. Based upon the breakdown of costs from HLR that amount is estimated to be \$1,122,074. STP funding is an 80% (STP)/20% (local match). Committing to this project would result in an estimated cost of \$528,843 to the City in order to receive an estimated \$897,659 in STP funding for the construction of a Roundabout at the intersection of South Street/ Lake Avenue/ Madison Street. **City staff is seeking direction from the City Council that can be shared with the Council of Mayors as to whether this project is a priority for the City.** If this project is considered to be a priority, the City will need to enter into an agreement for Phase 1 Engineering Services. An anticipated timeframe for this project will be available at the time of the City Council Workshop on Monday, January 18, 2016. Funds to construct this project is currently programmed in the City's CIP to originate from the TIF fund.



Five Point Intersection Treatment-Alt 3



Reviewed and Approved by:

Roscoe C. Stelford III

City Manager



City of Woodstock
Lake Avenue/South Street/ Madison Street Roundabout
Breakdown of Cost Summary

Phase I Engineering Services	\$ 54,902.00
Phase II Engineering and Land Acquisition Services	\$ 136,252.00
Phase III Engineering Services	\$ 98,074.00
Estimated Construction Costs	\$ 1,024,000.00
Right-of-Way / Easement Acquisition	\$ 113,275.00
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Estimated Total Costs	\$ 1,426,503.00



EXHIBIT A
City of Woodstock
Detailed Cost Breakdown - Phase I
Lake Avenue/South Street/ Madison Street Roundabout

2016 Hourly Rates		Employee Classification											Direct Cost	Hours	Fee			
Task	Description	E6	E5	E4	E2	E1	T2	T1	S2	S1	ENV 2	A1						
Lake Avenue/South Street/ Madison Street Roundabout Phase I	1. Coordination																	
	Attend the following meetings, provide meeting minutes and distribute to all attendees:																	
		One kickoff meeting with City		2	4												6	\$ 768.00
		One kickoff meeting with IDOT		2	4												6	\$ 768.00
		One FHWA Coordination meeting		3	6												9	\$ 1,152.00
		Two Status Meetings with City Staff		4	8												12	\$ 1,536.00
	2. Environmental Studies																	
		Prepare an Environmental Survey Request and obtain appropriate signoffs		2	8												10	\$ 1,248.00
		Update the Preliminary Environmental Site Assessment per federal guidelines	2							2		16			\$ 350.00		20	\$ 2,618.00
	3. Drainage Studies																	
		Complete all required drainage studies			4		4										8	\$ 798.00
	4. Intersection Design Studies																	
		Complete per IDOT requirements		8	12		24	24									68	\$ 6,432.00
		Update geometric design to reflect current IDOT standards and practices		6	24		16	24									70	\$ 8,952.00
		Complete 12-hour traffic counts (6 am to 6 pm)				1									\$ 1,200.00		1	\$ 1,302.00
	5. Right of way/Easements																	
		Topographic Survey Pickup and Processing						4		8	8						20	\$ 1,716.00
		Identify the location and size of any right of way or temporary/permanent easements required		1	4												5	\$ 624.00
	6. Project Development Report																	
		Complete required IDOT form		4	64		60	24									152	\$ 14,412.00
	Prepare plan and profile drawings for intersection and Maintenance of Traffic plans			40			40									60	\$ 7,160.00	
	Phase I level quantities and estimate of cost		1	8		4										13	\$ 1,420.00	
	Preliminary (50%) - PDR to City via email for review			1		4										5	\$ 438.00	
	Pre-Final (90%) - PDR to City and IDOT for review			1		2						4				7	\$ 518.00	
	Final (100%) - 2 copies and pdf of PDR to City and requested # copies to IDOT			2		2						6				10	\$ 758.00	
	Provide a CD of cadd files to the City					2										2	\$ 158.00	
7. Coordination / Administration / QCQA																		
	Consultation and Coordination		8	8												14	\$ 1,824.00	
	Project Administration		8													8	\$ 1,152.00	
	QCQA		8													8	\$ 1,152.00	
		Sub-Total	2	55	198	1	118	52	64	10	8	16	10	\$	1,550.00	534	\$ 54,902.00	

TOTAL PROJECT COSTS	\$ 54,902.00
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8. Optional Tasks																	
	Additional Meetings		4	4												8	\$ 984.00



EXHIBIT A
City of Woodstock
Detailed Cost Breakdown - Phase II
Lake Avenue/South Street/ Madison Street Roundabout

2016 Hourly Rates		Employee Classification											Direct Cost	Hours	Fee			
Task	Description	E6	E5	E4	E2	E1	T2	S2	S1	ENV 2	A2	A1						
1. Data Collection																		
	Project Set-up and Site Visit		4		4												8	\$ 984.00
	Geotechnical Services (8 borings from Rubino Eng.)				2										\$ 3,552.00		2	\$ 3,768.00
	Utility Coordination				8		6										14	\$ 1,302.00
2. Right-of-Way Acquisition																		
	Right-of-Way Survey / Plat / Legal Description (6 total)	8					48	90	16				6				168	\$ 15,798.00
	Title Commitments (6 total)														\$ 2,400.00		0	\$ 2,400.00
	Appraisals (6 total)														\$ 16,720.00		0	\$ 16,720.00
	Review Appraisals (6 total)														\$ 7,000.00		0	\$ 7,000.00
	Negotiations (6 total)														\$ 18,000.00		0	\$ 18,000.00
3. Plan Development																		
	Cover Sheet				2		2										4	\$ 368.00
	General Notes				3		2										5	\$ 458.00
	Summary and Schedule of Quantities				6		2										8	\$ 774.00
	Alignment, Ties, and Benchmarks				2		5										8	\$ 690.00
	Typical Sections and Pavement Design				8		6										12	\$ 1,098.00
	Plan and Profiles	8			60		48										116	\$ 11,160.00
	Intersection Grading Plan		2		12		8										22	\$ 2,160.00
	Drainage and Utilities Plan		2	24	6	12	16										60	\$ 6,024.00
	Maintenance of Traffic and Detour Plan		2		18		12										30	\$ 2,692.00
	Pavement Marking Plan						4	4									8	\$ 640.00
	Soil Erosion and Sediment Control / Landscaping Plan				2		4										8	\$ 528.00
	Street Lighting Plan				40		28										68	\$ 6,348.00
	Cross Sections (35 sections)				40	20	30										90	\$ 8,090.00
	Standard and Special Details				2	4	4										10	\$ 844.00
	Revisions, Disposition of Review Comments				12	12	24										48	\$ 4,116.00
4. Estimate and Specifications																		
	Quantity Takeoff				16	8	4										28	\$ 2,588.00
	Cost Estimate				8	5											16	\$ 1,448.00
	IDOT Specification Package				36							6					42	\$ 4,032.00
5. Permits																		
	Prepare and submit IEPA Notice of Intent on behalf of the City				6										\$ 750.00		6	\$ 1,362.00
	Prepare IEPA Clean Construction Demonstration Debris (CCDD) Form 652.										24				\$ 400.00		24	\$ 3,040.00
6. Bidding Assistance																		
	Not anticipated with IDOT letting																0	\$ -
7. Coordination / Administration / QC/QA																		
	IDOT Kickoff Meeting		2		4												6	\$ 696.00
	Consultation and Coordination with City Staff		12		18												28	\$ 3,360.00
	IDOT Prelim and Final Submittals				8							4					10	\$ 852.00
	Progress Meetings (2)		8		8												16	\$ 1,968.00
	Project Administration		12									2					14	\$ 1,958.00
	QC/QA		8		16												24	\$ 2,784.00
Sub-Total		8	60	24	339	68	254	90	16	24	2	16	\$	48,832.00		901	\$ 136,252.00	

TOTAL PROJECT COSTS	\$ 136,252.00
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8. Optional Tasks																		
	IEPA Form 653										20			\$ 2,000.00		20	\$ 4,200.00	
	Additional Meetings		4		4											8	\$ 984.00	

1 - Up to Six (6) parcels are included in the right-of-way acquisition detailed cost breakdown.



EXHIBIT A
City of Woodstock
Detailed Cost Breakdown - Phase III
Lake Avenue/South Street/ Madison Street Roundabout

		2016 Hourly Rates			Employee Classification		
Task	Description	E5	E2	T2	Direct Cost	Hours	Fee
Lake Avenue/South Street/ Madison Street Roundabout Phase III	1. Construction Engineering (E2 hours = 20 weeks x 40 hrs/week)						
	Preconstruction Meeting, Minutes, Schedule Review, Project Setup	8	40			48	\$ 5,232.00
	Construction Observation: 16 weeks x 30 hrs/week		480			480	\$ 48,960.00
	Progress Meetings, Resident Coordination, & Project Administration: 16 weeks x 4 hrs/week	32	64			96	\$ 11,136.00
	Line & Grade Assistance		16	8		24	\$ 2,280.00
	Documentation of Quantities: 16 weeks x 4 hrs/week	8	64			72	\$ 7,680.00
	Payment Estimates: w/waivers and affidavits	4	16			20	\$ 2,208.00
	Material Testing				\$ 5,962.00	0	\$ 5,962.00
	Post-Construction Punchlist Corrections	4	32			36	\$ 3,840.00
	As-Built Drawings		8	8		16	\$ 1,464.00
Project Close-Out: 2 weeks x 40 hrs/week	8	80			88	\$ 9,312.00	
Sub-Total		64	800	16	\$ 5,962.00	880	\$ 98,074.00

TOTAL PROJECT COSTS	\$ 98,074.00
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8. Optional Tasks				
Additional Meetings	4	4		\$ 984.00

PRELIMINARY ESTIMATE OF COST
South St./Madison St./Lake Ave. Roundabout
Preliminary Quantities Prepared 01/12/2012 - Unit Prices Revised 01/13/2016

ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
TREE REMOVAL	L. Sum	1	\$4,000.00	\$4,000.00
BUILDING DEMOLITION	L. Sum	1	\$30,000.00	\$30,000.00
EARTH EXCAVATION	CY	1,275	\$35.00	\$44,634.41
FURNISH EXCAVATION	CY	669	\$30.00	\$20,078.49
REMOVAL AND DISPOSAL OF UNSUITABLE SOIL	CY	370	\$30.00	\$11,111.11
TOPSOIL	SY	1,173	\$15.00	\$17,598.44
SEEDING AND NUTRIENTS	ACRE	0.25	\$20,000.00	\$5,000.00
PERIMETER EROSION BARRIER	FT	1,422	\$2.00	\$2,844.43
PAVEMENT REMOVAL	SY	3,791	\$8.00	\$30,325.83
AGGREGATE SUBGRADE	SY	3,830	\$13.00	\$49,792.59
PCC BASE COURSE	SY	489	\$24.00	\$11,724.06
HOT MIX ASPHALT BASE COURSE	SY	3,972	\$35.00	\$139,035.48
HOT MIX ASPHALT BINDER COURSE	TON	445	\$80.00	\$35,593.08
HOT MIX ASPHALT SURFACE COURSE	TON	445	\$100.00	\$44,491.35
BRICK PAVERS	SF	7,266	\$10.00	\$72,661.74
CONC CURB & GUTTER TY B-6.12	FT	3,400	\$15.00	\$51,000.00
CONC CURB & GUTTER TY B-6.24	FT	100	\$30.00	\$3,000.00
SIDEWALK	SF	3,344	\$7.00	\$23,410.78
DRAINAGE STRUCTURES	EA	25	\$2,500.00	\$62,500.00
STORM SEWER 24"	FT	425	\$50.00	\$21,250.00
TRENCH BACKFILL	CY	150	\$35.00	\$5,250.88
SIGNING	SF	125	\$30.00	\$3,750.00
PAVEMENT MARKING LINE	FT	3,000	\$1.00	\$3,000.00
WATERMAIN RELOCATION	FT	400	\$30.00	\$12,000.00
OVERHEAD LIGHTING	EA	11	\$5,000.00	\$55,000.00
LIGHTING CONTROLLER	EA	1	\$10,000.00	\$10,000.00
NATIVE PLANTING	LSUM	1	\$10,000.00	\$10,000.00
TRAFFIC CONTROL & PROTECTION	%	3.0%	\$20,100.00	\$20,100.00
MOBILIZATION	%	3.0%	\$20,100.00	\$20,100.00
SUBTOTAL				\$819,252.67
25% CONTINGENCY	%	25%		\$204,813.17
CONSTRUCTION TOTAL				\$1,024,065.84

PRELIMINARY ESTIMATE OF RIGHT-OF-WAY/EASEMENT ACQUISITION
South St./Madison St./Lake Ave. Roundabout
Preliminary Quantities Prepared 01/12/2012 - Unit Prices Revised 01/13/2016

ITEM	UNIT	QTY	UNIT PRICE	TOTAL COST
Parcel 1 - Northwest corner	SF	1,500	\$15.00	\$22,500.00
Parcel 2 - Southwest corner	SF	200	\$15.00	\$3,000.00
Parcel 3 - South corner	SF	1,050	\$15.00	\$15,750.00
Parcel 4 - Southeast corner	SF	135	\$15.00	\$2,025.00
Parcel 5 - Northeast corner	SF	2,900	\$15.00	\$43,500.00
Parcel 6 - Northeast corner	SF	100	15	\$1,500.00
SUBTOTAL				\$88,275.00
Non Conforming Damages				\$25,000.00
RIGHT-OF-WAY/ EASEMENT ACQUISITION TOTAL				\$113,275.00

NOTE: Parcels 4 and 5 may be an uneconomic remainder resulting in a full take.