

EXHIBIT B
DEVELOPER AND DWM SCOPES OF WORK
(ATTACHED)

LeClaire Courts Total Public Infrastructure Cost Estimates

Date: 9/29/2023

LeClaire Courts Redevelopment - Roadway Improvement Cost Estimates		\$ 26,600,000
Developer Infrastructure Agreement Scopes of Work		Developer Cost Estimate
Roadway Hardscapes [Pavement,Curb,Sidewalks, Removals]		\$ 6,757,288
Earthwork		\$ 1,421,217
Traffic Signals and Street Lighting		\$ 1,358,108
Sewer Work		\$ 920,873
Utilidor Work		\$ 728,950
Landscaping		\$ 818,986
Subtotal Developer Infrastructure Agreement Hard Costs		\$ 12,005,422
Developer Fee [5% of Hard Construction]		\$ 600,271
Engineering and Design		\$ 1,830,931
Legal Services, ROW Surveys [Vacation Dedication Ordinances]		\$ 334,053
Project Contingency		\$ 1,786,586
Subtotal Infrastructure Agreement Soft Costs		\$ 4,551,841
Developer Infrastructure Agreement Not to Exceed Total		\$ 16,557,263
CDWM & CDOT Scopes of Work		DWM & CDOT Hard Cost Estimate
CDWM Water Mains [LeClaire Initial Phase + AGC][12" Mains -44th St + all streets north of 44th]		\$ 2,601,309
CDWM Water Mains [LeClaire Courts] (Lamon 16" Main - 44th to 51st + LaCrosse 8" Main - 44th to 45th)		\$ 6,295,368
CDWM Water Mains [LeClaire Courts] (LaPorte & Lavergne 8" Mains - 44th to 45th)		\$ 704,197
CDWM Construction Contingency (20%) of Hard Construction		Included above
CDWM Survey Work		\$ 100,000
CDOT DEO Electrical Design Review and Inspections		\$ 101,755
CDOT Quality Assurance [2% of Hard Construction]		\$ 240,108
CDWM & CDOT Total Costs		\$ 10,042,737
Underground Utility Costs Summary (for Reference)		
City Sewer Mains (Developer On Behalf of CDWM) [Part of Infrastructure Agreement]		\$ 920,873
City Water Mains (CDWM)		\$ 9,600,873
ComED Distribution Underground [Developer funded - separate from Infrastructure Agreement]		\$ 1,127,500
People's Gas Distribution Underground [Developer funded - separate from Infrastructure Agreement]		\$ 336,000
Telecom Underground Utilidor (Developer On Behalf of CDOT)[Part of Infrastructure Agreement]		\$ 728,950
Estimated Underground Utility Costs		\$ 12,714,196