

Preliminary Estimate for TIF Eligible Costs

640 Madison Street, Oak Park, IL
Prepared For: Oak Park Madison Street, LLC
August 4, 2021

EXHIBIT C



AMERICA'S
FASTEST
GROWING
PRIVATE
COMPANIES



Due Diligence/Environmental Investigation				
Description	QTY	Unit	Cost	Comments
Phase 1	1.0	LS	\$ 3,000.00	
Phase 2	1.0	LS	\$ 29,195.00	
Asbestos Survey	1.0	LS	\$ 2,100.00	
Asbestos Abatement	1.0	LS	\$ 12,500.00	
CSIR-SRP	1.0	LS	\$ 103,375.00	
UST Removal	1.0	LS	\$ 84,000.00	
Geotechnical Investigation	1.0	LS	\$ 12,322.00	
Sub-Total			\$ 246,492.00	

Excavation, Removal and Disposal of Contaminated Spoils, Environmental Oversight Engineer				
Description	QTY	Unit	Cost	Comments
Excavation of Contaminated Spoils	1.0	LS	\$ 135,000.00	
Transportation & Disposal of Spoils to a licensed Subtitle D Landfill Facility	17,280.0	Ton	\$ 950,400.00	Spoils generated from underground parking, detention system, and site grading
Environmental Oversight Engineer	45.0	Days	\$ 54,000.00	
Sub-Total			\$ 1,139,400.00	

Horizontal & Underground Costs for Public Improvements & Replacements				
Description	QTY	Unit	Cost	Comments
Alley Replacement	1.0	LS	\$ 228,000.00	
Cul-de-sac	1.0	LS	\$ 39,432.00	
Replacing Public Water & Sewer Mains	1.0	LS	\$ 1,275,000.00	
Streetscape Improvements	1.0	LS	\$ 171,500.00	
Sub-Total			\$ 1,713,932.00	

Project Estimate Summary				
Description	QTY	Unit	Cost	Comments
Due Diligence/Environmental Investigation			\$ 246,492.00	
Excavation, Removal and Disposal of Contaminated Spoils, Environmental Oversight Engineer			\$ 1,139,400.00	
Horizontal & Underground Costs for Public Improvements & Replacements			\$ 1,713,932.00	
Sub-Total			\$ 3,099,824.00	

Notes:
This is a preliminary Estimate based on current site information and construction of an ~50,000 SF Fresh Market Grocery Store with a 49,000 SF underground parking garage and a 1.02 AC-FT underground Stormwater Detention System
Does not include items discovered during construction
Any spoils during removal that contain odors, PID Readings, stains, or cinders located in previously identified CCDD designated areas per the Soil Management Map will require Subtitle D Landfill Disposal
Pricing & Estimates are subject to change pending final Engineering and Municipality approval and Site Investigation
Estimate does not include any offsite cleanup (investigation and sampling is still ongoing at the time of this estimate)