



**VILLAGE OF TOLONO**  
**PHASE 1 - DOWNTOWN**  
**CONCEPTUAL IMPROVEMENTS**  
**PRELIMINARY ENGINEER'S ESTIMATE**  
 3/24/2023

ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL AMOUNT
40603085	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70	TON	145	\$ 200.00	\$ 29,000.00
40604062	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N70	TON	535	\$ 175.00	\$ 93,625.00
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	8500	\$ 14.00	\$ 119,000.00
42400800	DETECTABLE WARNINGS	SQ FT	120	\$ 50.00	\$ 6,000.00
44000100	PAVEMENT REMOVAL	SQ YD	235	\$ 30.00	\$ 7,050.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	4350	\$ 6.00	\$ 26,100.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	100	\$ 50.00	\$ 5,000.00
44000600	SIDEWALK REMOVAL	SQ FT	6000	\$ 5.00	\$ 30,000.00
60255500	MANHOLES TO BE ADJUSTED	EACH	10	\$ 1,500.00	\$ 15,000.00
60260100	INLETS TO BE ADJUSTED	EACH	10	\$ 1,000.00	\$ 10,000.00
60266600	VALVE BOXES TO BE ADJUSTED	EACH	10	\$ 1,000.00	\$ 10,000.00
60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	2000	\$ 75.00	\$ 150,000.00
67100100	MOBILIZATION	L SUM	1	\$ 50,000.00	\$ 50,000.00
	STORM SEWER IMPROVEMENTS	L SUM	1	\$ 50,000.00	\$ 50,000.00
	PAVEMENT MARKING	L SUM	1	\$ 5,000.00	\$ 5,000.00
	SIGNAGE	L SUM	1	\$ 2,000.00	\$ 2,000.00
	TRAFFIC CONTROL AND PROTECTION	L SUM	1	\$ 25,000.00	\$ 25,000.00
	CONSTRUCTION STAKING	L SUM	1	\$ 10,000.00	\$ 10,000.00
	LANDSCAPING	L SUM	1	\$ 40,000.00	\$ 40,000.00
	SEEDING AND RESTORATION	L SUM	1	\$ 25,000.00	\$ 25,000.00
<b>TOTAL</b>					<b>\$ 707,775.00</b>
	CONTINGENCY (20%)				\$ 141,555.00
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>					<b>\$ 849,330.00</b>
	CONSTRUCTION ENGINEERING (10%)				\$ 84,933.00
	MATERIAL TESTING				\$ 25,000.00
<b>TOTAL CONSULTANT COSTS - CONSTRUCTION</b>					<b>\$ 109,933.00</b>
<b>TOTAL PROJECT</b>					<b>\$ 959,263.00</b>



VILLAGE OF TOLONO  
 PHASE 2 - DOWNTOWN  
 CONCEPTUAL IMPROVEMENTS  
 PRELIMINARY ENGINEER'S ESTIMATE  
 3/24/2023

ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL AMOUNT
40603085	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70	TON	25	\$ 200.00	\$ 5,000.00
40604062	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N70	TON	400	\$ 175.00	\$ 70,000.00
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	6650	\$ 14.00	\$ 93,100.00
42400800	DETECTABLE WARNINGS	SQ FT	50	\$ 50.00	\$ 2,500.00
44000100	PAVEMENT REMOVAL	SQ YD	150	\$ 30.00	\$ 4,500.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	3780	\$ 6.00	\$ 22,680.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	550	\$ 50.00	\$ 27,500.00
44000600	SIDEWALK REMOVAL	SQ FT	6650	\$ 5.00	\$ 33,250.00
60255500	MANHOLES TO BE ADJUSTED	EACH	5	\$ 1,500.00	\$ 7,500.00
60260100	INLETS TO BE ADJUSTED	EACH	5	\$ 1,000.00	\$ 5,000.00
60266600	VALVE BOXES TO BE ADJUSTED	EACH	5	\$ 1,000.00	\$ 5,000.00
60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	1200	\$ 75.00	\$ 90,000.00
67100100	MOBILIZATION	L SUM	1	\$ 25,000.00	\$ 25,000.00
	STORM SEWER IMPROVEMENTS	L SUM	1	\$ 50,000.00	\$ 50,000.00
	PAVEMENT MARKING	L SUM	1	\$ 3,000.00	\$ 3,000.00
	SIGNAGE	L SUM	1	\$ 2,000.00	\$ 2,000.00
	TRAFFIC CONTROL AND PROTECTION	L SUM	1	\$ 15,000.00	\$ 15,000.00
	CONSTRUCTION STAKING	L SUM	1	\$ 10,000.00	\$ 10,000.00
	LANDSCAPING	L SUM	1	\$ 20,000.00	\$ 20,000.00
	SEEDING AND RESTORATION	L SUM	1	\$ 10,000.00	\$ 10,000.00
<b>TOTAL</b>					<b>\$ 501,030.00</b>
	CONTINGENCY (20%)				\$ 100,206.00
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>					<b>\$ 601,236.00</b>
	CONSTRUCTION ENGINEERING (10%)				\$ 60,123.60
	MATERIAL TESTING				\$ 15,000.00
<b>TOTAL CONSULTANT COSTS - CONSTRUCTION</b>					<b>\$ 75,123.60</b>
<b>TOTAL PROJECT</b>					<b>\$ 676,359.60</b>





**VILLAGE OF TOLONO**  
**PHASE 3 - DOWNTOWN**  
**CONCEPTUAL IMPROVEMENTS**  
**PRELIMINARY ENGINEER'S ESTIMATE**  
 3/24/2023

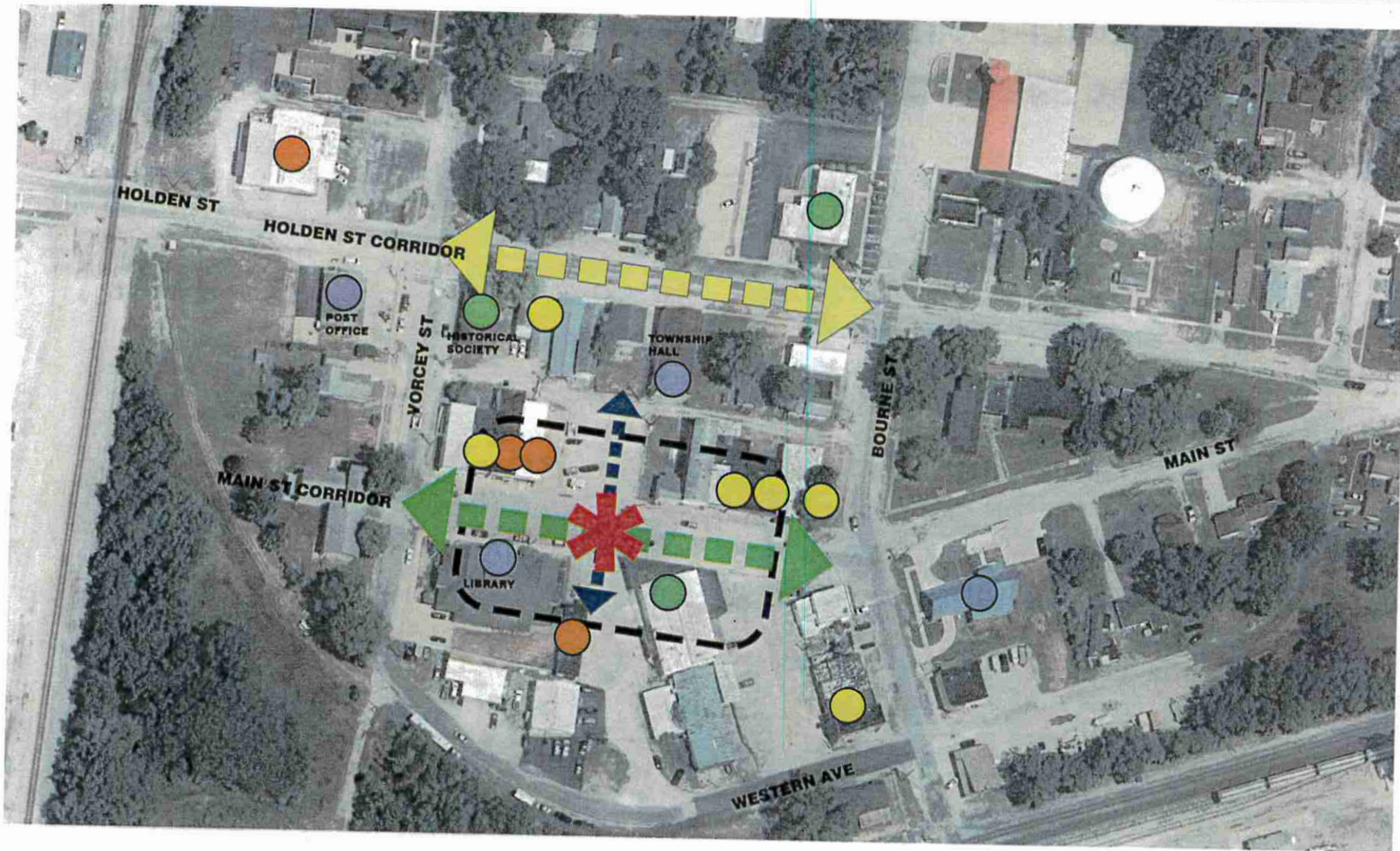
ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL AMOUNT
40603085	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70	TON	75	\$ 200.00	\$ 15,000.00
40604062	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N70	TON	225	\$ 175.00	\$ 39,375.00
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	3000	\$ 14.00	\$ 42,000.00
42400800	DETECTABLE WARNINGS	SQ FT	60	\$ 50.00	\$ 3,000.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	1000	\$ 6.00	\$ 6,000.00
44000600	SIDEWALK REMOVAL	SQ FT	3000	\$ 5.00	\$ 15,000.00
60255500	MANHOLES TO BE ADJUSTED	EACH	2	\$ 1,500.00	\$ 3,000.00
60260100	INLETS TO BE ADJUSTED	EACH	2	\$ 1,000.00	\$ 2,000.00
60266600	VALVE BOXES TO BE ADJUSTED	EACH	2	\$ 1,000.00	\$ 2,000.00
60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	340	\$ 75.00	\$ 25,500.00
67100100	MOBILIZATION	L SUM	1	\$ 15,000.00	\$ 15,000.00
	STORM SEWER IMPROVEMENTS	L SUM	1	\$ 25,000.00	\$ 25,000.00
	PAVEMENT MARKING	L SUM	1	\$ 2,000.00	\$ 2,000.00
	SIGNAGE	L SUM	1	\$ 1,000.00	\$ 1,000.00
	TRAFFIC CONTROL AND PROTECTION	L SUM	1	\$ 5,000.00	\$ 5,000.00
	CONSTRUCTION STAKING	L SUM	1	\$ 10,000.00	\$ 10,000.00
	LANDSCAPING	L SUM	1	\$ 10,000.00	\$ 10,000.00
	SEEDING AND RESTORATION	L SUM	1	\$ 5,000.00	\$ 5,000.00
<b>TOTAL</b>					<b>\$ 225,875.00</b>
	CONTINGENCY (20%)				\$ 45,175.00
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>					<b>\$ 271,050.00</b>
	CONSTRUCTION ENGINEERING (10%)				\$ 27,105.00
	MATERIAL TESTING				\$ 10,000.00
<b>TOTAL CONSULTANT COSTS - CONSTRUCTION</b>					<b>\$ 37,105.00</b>
<b>TOTAL PROJECT</b>					<b>\$ 308,155.00</b>



**VILLAGE OF TOLONO**  
**PHASE 4 - DOWNTOWN**  
**CONCEPTUAL IMPROVEMENTS**  
**PRELIMINARY ENGINEER'S ESTIMATE**  
 3/24/2023

ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL AMOUNT
40603085	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70	TON	25	\$ 200.00	\$ 5,000.00
40604062	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N70	TON	10	\$ 175.00	\$ 1,750.00
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	8300	\$ 14.00	\$ 116,200.00
42400800	DETECTABLE WARNINGS	SQ FT	50	\$ 50.00	\$ 2,500.00
44000100	PAVEMENT REMOVAL	SQ YD	85	\$ 30.00	\$ 2,550.00
44000600	SIDEWALK REMOVAL	SQ FT	4500	\$ 5.00	\$ 22,500.00
60255500	MANHOLES TO BE ADJUSTED	EACH	5	\$ 1,500.00	\$ 7,500.00
60260100	INLETS TO BE ADJUSTED	EACH	5	\$ 1,000.00	\$ 5,000.00
60266600	VALVE BOXES TO BE ADJUSTED	EACH	5	\$ 1,000.00	\$ 5,000.00
60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	550	\$ 75.00	\$ 41,250.00
67100100	MOBILIZATION	L SUM	1	\$ 15,000.00	\$ 15,000.00
	STORM SEWER IMPROVEMENTS	L SUM	1	\$ 25,000.00	\$ 25,000.00
	PAVEMENT MARKING	L SUM	1	\$ 2,000.00	\$ 2,000.00
	SIGNAGE	L SUM	1	\$ 1,000.00	\$ 1,000.00
	TRAFFIC CONTROL AND PROTECTION	L SUM	1	\$ 5,000.00	\$ 5,000.00
	CONSTRUCTION STAKING	L SUM	1	\$ 10,000.00	\$ 10,000.00
	LANDSCAPING	L SUM	1	\$ 10,000.00	\$ 10,000.00
	SEEDING AND RESTORATION	L SUM	1	\$ 5,000.00	\$ 5,000.00
<b>TOTAL</b>					<b>\$ 282,250.00</b>
	CONTINGENCY (20%)				\$ 56,450.00
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>					<b>\$ 338,700.00</b>
	CONSTRUCTION ENGINEERING (10%)				\$ 33,870.00
	MATERIAL TESTING				\$ 10,000.00
<b>TOTAL CONSULTANT COSTS - CONSTRUCTION</b>					<b>\$ 43,870.00</b>
<b>TOTAL PROJECT</b>					<b>\$ 382,570.00</b>



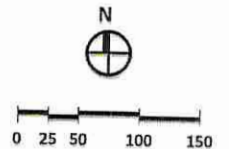


-  RESTAURANT/  
BAR
-  RETAIL/SERVICE
-  MUNICIPAL/  
GOVERNMENT
-  OTHER  
COMMERCIAL
-  DOWNTOWN  
FOCAL POINT  
OPPORTUNITY
-  OPPORTUNITY  
FOR FUTURE  
DOWNTOWN  
CENTRAL  
AXIS
-  DOWNTOWN  
CORE



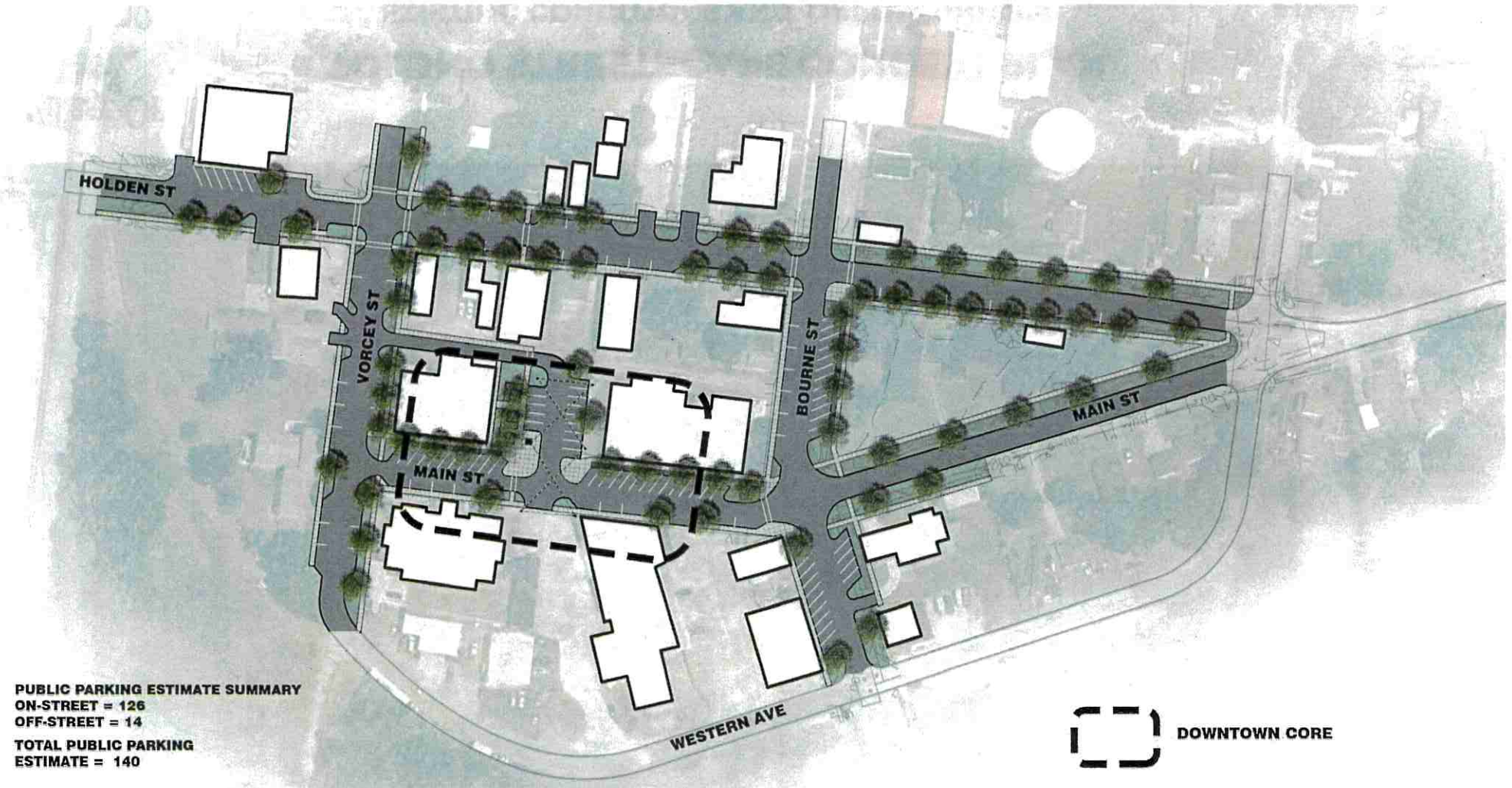
# TOLONO STREETScape CONCEPT PLAN

## EXISTING CONDITIONS AND OPPORTUNITIES



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL



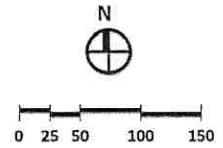


**PUBLIC PARKING ESTIMATE SUMMARY**  
**ON-STREET = 126**  
**OFF-STREET = 14**  
**TOTAL PUBLIC PARKING ESTIMATE = 140**

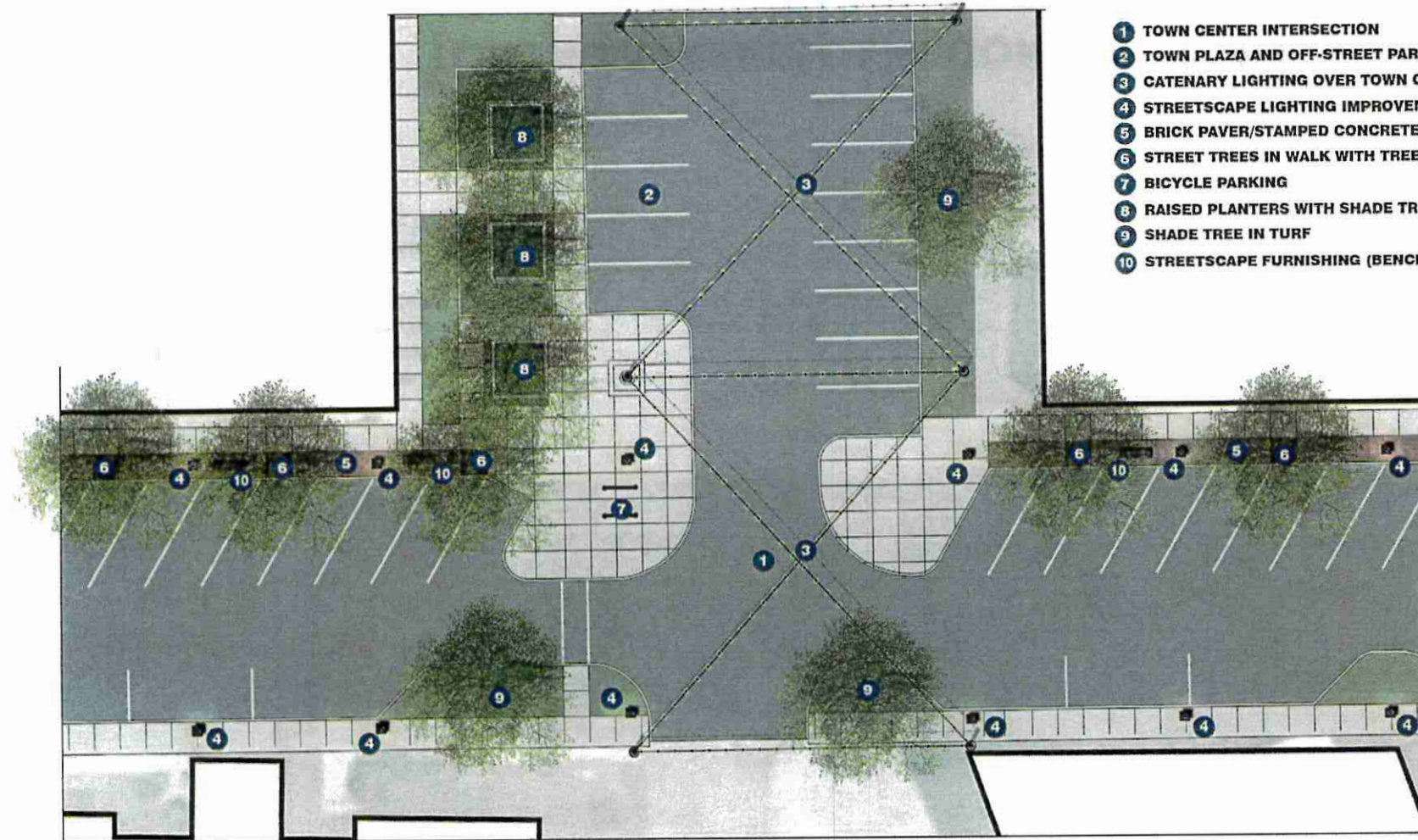
 **DOWNTOWN CORE**



**TOLONO STREETScape CONCEPT PLAN**  
**OPTION I - DOWNTOWN CORE PLAZA WITH OFF-STREET PARKING**



**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

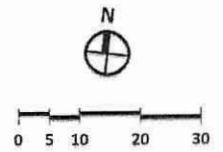


- 1 TOWN CENTER INTERSECTION
- 2 TOWN PLAZA AND OFF-STREET PARKING
- 3 CATENARY LIGHTING OVER TOWN CENTER
- 4 STREETScape LIGHTING IMPROVEMENTS
- 5 BRICK PAVER/STAMPED CONCRETE CARRIAGE WALK
- 6 STREET TREES IN WALK WITH TREE GRATE
- 7 BICYCLE PARKING
- 8 RAISED PLANTERS WITH SHADE TREE AND SEATING
- 9 SHADE TREE IN TURF
- 10 STREETScape FURNISHING (BENCHES, TRASH RECEPTACLES)



# TOLONO STREETScape CONCEPT PLAN

## CONCEPT I - DOWNTOWN CORE PLAZA WITH OFF-STREET PARKING



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL





- 1 TOWN PLAZA AND OFF-STREET PARKING
- 2 CATENARY LIGHTING OVER TOWN CENTER
- 3 STREETScape LIGHTING IMPROVEMENTS
- 4 STREET TREES IN WALK WITH TREE GRATE
- 5 BICYCLE PARKING
- 6 RAISED PLANTERS WITH SHADE TREE AND SEATING
- 7 STREETScape FURNISHING (BENCHES, TRASH RECEPTACLES)



## TOLONO STREETScape CONCEPT PLAN

### CONCEPT I - DOWNTOWN CORE PLAZA WITH OFF-STREET PARKING

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL



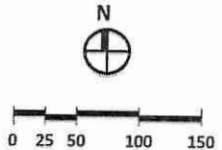
**PUBLIC PARKING ESTIMATE SUMMARY**  
**ON-STREET = 141**  
**OFF-STREET = 0**  
**TOTAL PUBLIC PARKING ESTIMATE = 141**

 **DOWNTOWN CORE**



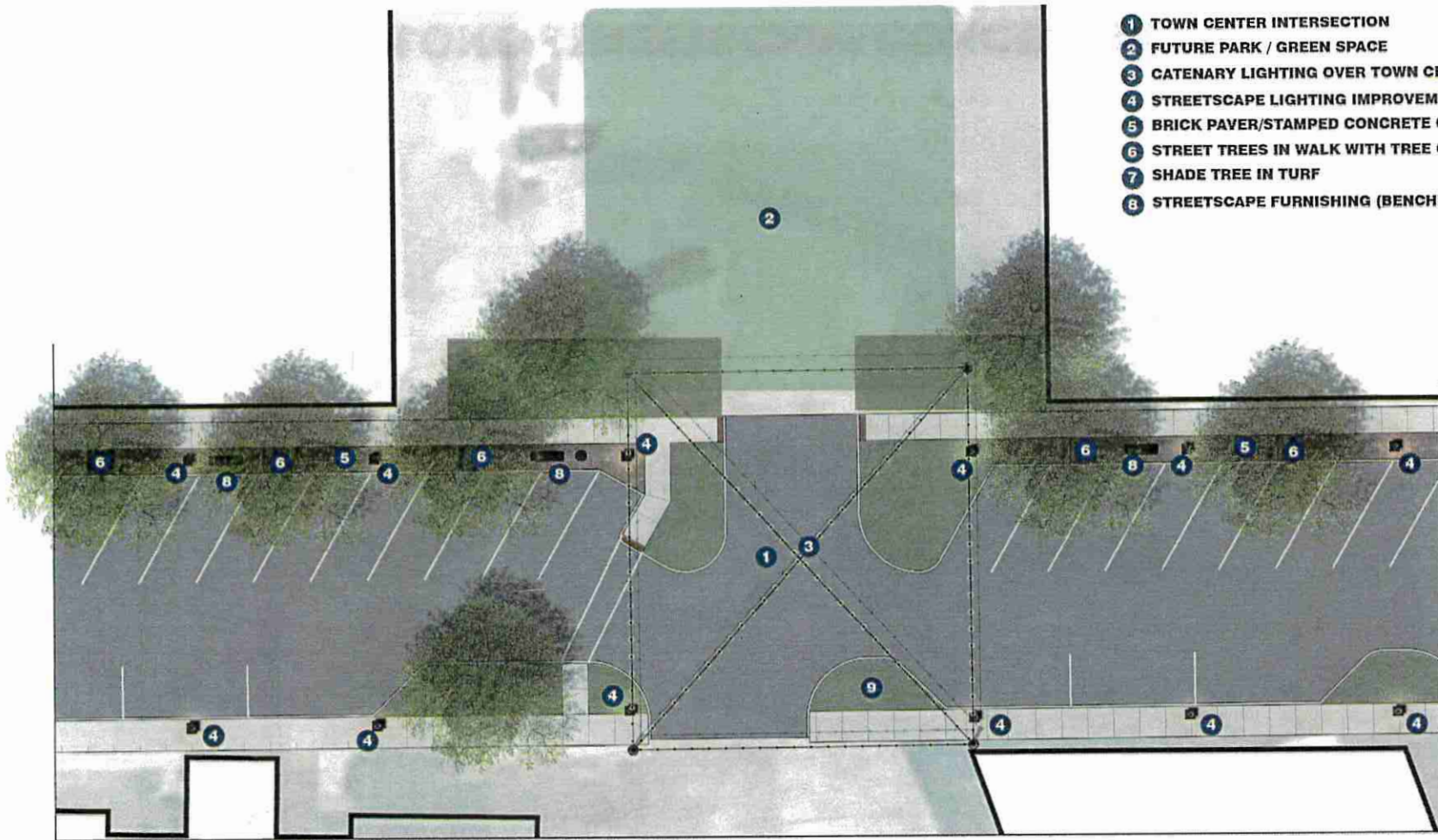
# TOLONO STREETScape CONCEPT PLAN

## OPTION 2 - MAXIMIZE ON-STREET PARKING



**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL



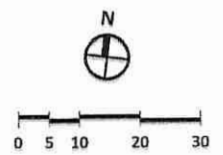


- 1 TOWN CENTER INTERSECTION
- 2 FUTURE PARK / GREEN SPACE
- 3 CATENARY LIGHTING OVER TOWN CENTER
- 4 STREETScape LIGHTING IMPROVEMENTS
- 5 BRICK PAVER/STAMPED CONCRETE CARRIAGE WALK
- 6 STREET TREES IN WALK WITH TREE GRATE
- 7 SHADE TREE IN TURF
- 8 STREETScape FURNISHING (BENCHES, TRASH RECEPTACLES)



# TOLONO STREETScape CONCEPT PLAN

## CONCEPT 2 - TOWN CENTER WITHOUT OFF-STREET PARKING



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL



**CATENARY LIGHTING**  
\$40,000 -90,000



**RAISED CONCRETE PLANTER WITH SEATING**  
\$35,000 - \$50,000 / PLANTER

**HISTORIC MAIN STREET STREET LIGHTING**  
\$6,000-8,000/FIXTURE

**SHADE TREE IN TREE GRATE WITH STRUCTURAL SOIL**  
\$5,000-7,000 / TREE

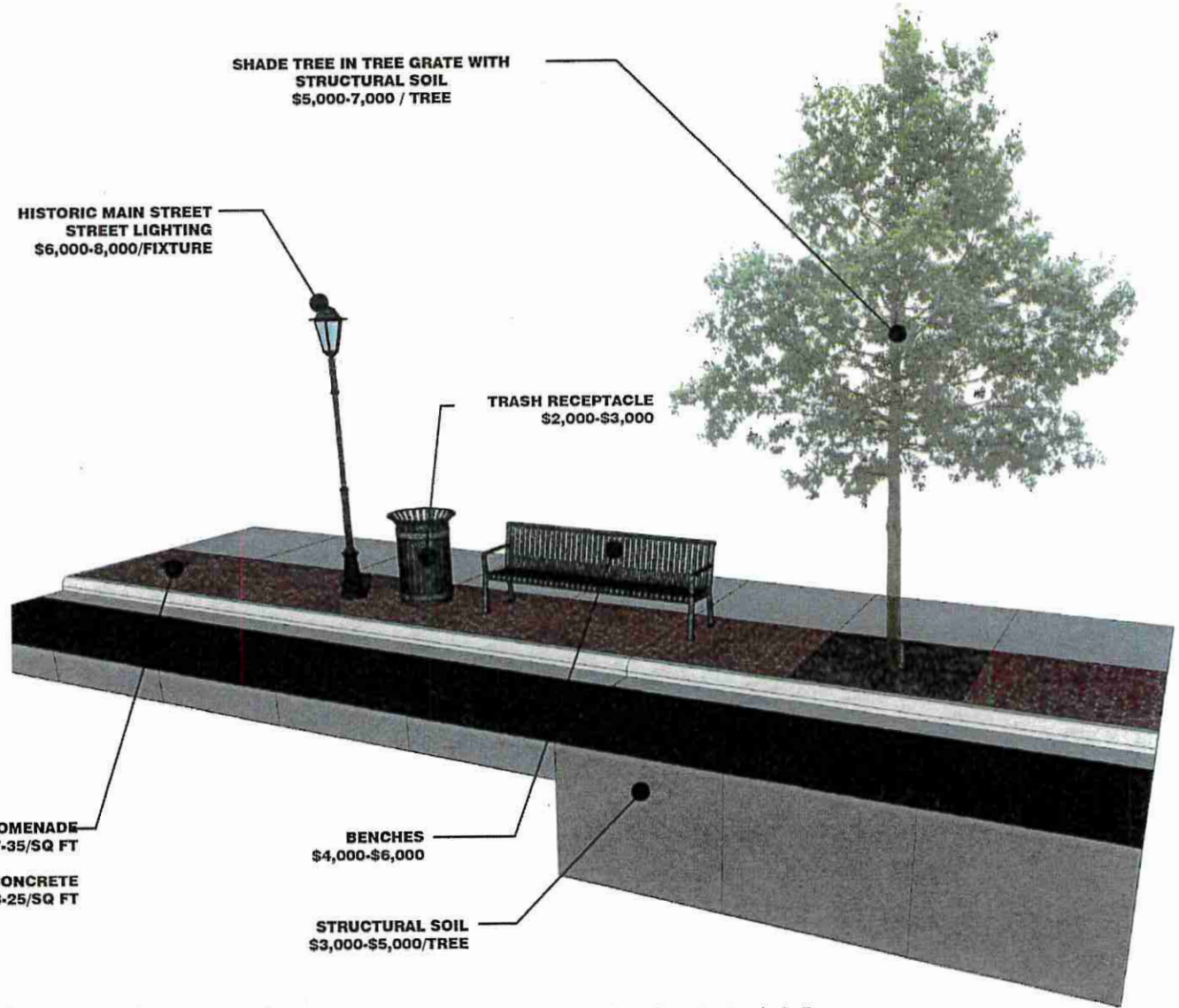
**TRASH RECEPTACLE**  
\$2,000-\$3,000

**BRICK PROMENADE**  
BRICK PAVERS \$27-35/SQ FT

**STAMPED CONCRETE**  
\$18-25/SQ FT

**BENCHES**  
\$4,000-\$6,000

**STRUCTURAL SOIL**  
\$3,000-\$5,000/TREE



# TOLONO STREETScape CONCEPT PLAN

## STREETScape ELEMENT ESTIMATED COST (2024)



**MAIN STREET VORCEY TO BOURNE**

**OPTION 1 - OFF STREET PARKING PLAZA WITH STREETScape IMPROVEMENTS**

TREES IN GRATES	8	EA	\$40,000.00	\$56,000.00
STRUCTURAL SOIL	330	CY	\$26,400.00	\$33,000.00
TREES IN TURF	6	EA	\$5,700.00	\$6,600.00
BRICK PROMENADE	1050	SF	\$21,000.00	\$36,750.00
RAISED PLANTERS W/BENCH AND TREE	3	EA	\$105,000.00	\$150,000.00
BICYCLE RACKS	2	EA	\$1,200.00	\$1,800.00
HISTORIC STREET LIGHTING	22	EA	\$132,000.00	\$176,000.00
BENCHES	5	EA	\$20,000.00	\$30,000.00
TRASH RECEPTACLES	3	EA	\$6,000.00	\$9,000.00
CATENARY LIGHTING	1	LSUM	\$60,000.00	\$90,000.00
PARKING LOT	1	LSUM	\$140,000.00	\$230,000.00
<b>TOTAL</b>			<b>\$557,300.00</b>	<b>\$819,150.00</b>

**OPTION 2 - NO OFF STREET PARKING, MAXIMIZE ON STREET PARKING**

TREES IN GRATES	8	EA	\$40,000.00	\$56,000.00
STRUCTURAL SOIL	330	CY	\$26,400.00	\$33,000.00
TREES IN TURF	6	EA	\$5,700.00	\$6,600.00
BRICK PROMENADE	1150	SF	\$23,000.00	\$40,250.00
HISTORIC STREET LIGHTING	22	EA	\$132,000.00	\$176,000.00
BENCHES	5	EA	\$20,000.00	\$30,000.00
TRASH RECEPTACLES	3	EA	\$6,000.00	\$9,000.00
CATENARY LIGHTING	1	LSUM	\$40,000.00	\$70,000.00
<b>TOTAL</b>			<b>\$293,100.00</b>	<b>\$420,850.00</b>



**TOLONO STREETScape CONCEPT PLAN**  
**STREETScape ELEMENT ESTIMATED COST (2024)**