



Deigan & Associates, LLC
Environmental Consultants

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May 26, 2010

Mr. Bill Hunt

Deputy Director

Lake County Planning, Building and Development Department

500 West Winchester Road, Unit #101,

Libertyville IL 60048-1331.

Re: North Chicago 2010 Brownfield Grant Application
Convert Unused Brownfield to Compost/Renewable Energy Site

Dear Bill and Members of the H&CS Committee:

North Chicago thanks you for the opportunity to present our project yesterday to the Committee. As a follow-up to Ms. Feldman's request, we have provided clarification to the information provided on page 5 of our Grant Application. The following tasks and costs for our brownfield redevelopment preparation work are further listed and itemized below. We believe these are grant-eligible costs for the \$75,000 County Funds and \$75,000+ City-match funds.

Proposed Grant-Eligible Tasks (Modified Table E-1)	Estimated County Grant + City Match Cost
2. Earthwork/Cover System Improvements <ul style="list-style-type: none">▪ Removing topsoil and grass cover to construct an improved clay cap on the landfill surface and make suitable for compost operations.▪ Constructing a perimeter bioswale for leachate treatment	\$110,000
3. Leachate/gas recovery mitigation work <ul style="list-style-type: none">▪ Installing a gas mitigation/extraction well to define landfill gas quality and flow quantity.	\$10,000
4. Environmental Construction Management/Testing <ul style="list-style-type: none">▪ Providing specialized environmental construction management on the former landfill brownfield site to ensure proper containment and encapsulation of buried waste, landfill gas, and leachate.▪ Determining leachate levels in the waste mass to ensure that compost operations and live structural loads on the former landfill do not result in leachate seeps, and▪ Defining baseline groundwater conditions.	\$30,000
Total	\$150,000
County Brownfield \$	\$75,000
City/Developer Match \$	\$75,000

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Thank you for the opportunity to respond to the Committee's questions. This project will be highly beneficial to North Chicago and further Lake County's Strategic Plan Goal of *"promoting a sustainable environment."*

Sincerely,

Deigan & Associates, LLC



Gary J. Deigan
Principal

cc:
Mayor L. Rockingham, Jr.
J. Napolitano, Director Community Development

Attachment: Contractor Cost Estimate

Lake County Grading Company, LLC



www.lcgc.com

32901 N Highway 21, PO Box L

Libertyville, IL 60048

Contact: Dave Meservey

Phone: 847-362-2590

Fax: 847-362-9460

Quote To:

Job Name:

Whole Earth Organics

Location:

North Chicago, IL

LCG Bid#:

0-056

Date:

April 28, 2010

Scope:

Turn-Key

Plan Date:

1, 2, 7, 8: 4/12/10 3-6, 9-12: 4/16/10

Phone:

Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Erosion Control					
10	Non Wire-Backed Silt Fence	3,420.00	LF	1.70	5,814.00
20	Const. Ent. (70' x 20' x 18" CA-1)	1.00	EA	4,500.00	4,500.00
30	8" Triangular Ditch Checks	450.00	LF	18.00	8,100.00
40	Rip Rap at FES	2.00	EA	420.00	840.00
50	Sand Filter Ditch Checks	390.00	LF	45.00	17,550.00
	Total Erosion Control				\$36,804.00
Mass Earthwork and Grading					
		Proposed Grant-Eligible Task 2 Costs			
110	3" Surface Strip to Stockpile	3,920.00	CY	2.60	10,192.00
120	Site Cut to Fill	3,100.00	CY	3.80	11,780.00
130	8" Subgrade Remove and Recompect	7,000.00	CY	5.80	40,600.00
140	Place & Compact Import Material to Fill	17,100.00	CY	2.50	42,750.00
150	6" Site Respread	3,850.00	CY	3.50	13,475.00
160	Site Grading (+/- 0.10')	47,000.00	SY	0.20	9,400.00
	Total Mass Earthwork and Grading				\$128,197.00
Additional Items					
210	Construction Layout and As-Built	1.00	LS	8,000.00	8,000.00
220	Fence Removal along South Property Line	500.00	LF	3.00	1,500.00
230	Install Entrance Gate and Fence	1.00	LS	3,710.00	3,710.00
240	18" CMP Culvert (Complete)	1.00	LS	2,800.00	2,800.00
250	8" and 10" Aggregate Base Under Pavement	580.00	TON	28.00	16,240.00
260	Paving / Striping / Car Stops / Signs	1.00	LS	28,500.00	28,500.00
270	Material Testing	1.00	LS	3,000.00	3,000.00
	Total Additional Items				\$63,750.00
GRAND TOTAL					\$228,751.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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NOTES:

Erosion control includes a one-time installation for the items included above. Additional measures, maintenance, monitoring or removals is not included.

No soil borings were available at the time of this proposal. For bidding purposes, we have assumed 3" of surface topsoil over the site. This material will be used for respread. Any import of topsoil is not included in our pricing.

The 8" subgrade removal and replacement includes the compost, storage and swale areas only.

EXCLUSIONS / CLARIFICATIONS:

- We have included material sales tax in our pricing.
- No dewatering is included.
- No undercutting below the 8" subgrade removal and replacement is included.
- All work is priced to be completed prior to November 1, 2010.

If you have any questions or require additional clarifications, please call.

Respectfully submitted,

Dave Meservey - Chief Estimator, Lake County Grading Company, LLC