Item #9:

Village Trustee Marshall

Proposed SSA For Water Extension Into Downtown - Update

10/21/15

GEWALT HAMILTON ASSOCIATES, INC.
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MEMORANDUM

To: David Lothspeich
Village Manager

Fr: Michael Shrake, P.E.
Village Engineer

Geoffrey Perry, P.E.
Assistant Village Engineer

Date: September 29, 2015

Re: Watermain Connection Fee Analysis
Downtown Watermain Loop along Robert Parker Coffin Road and Old McHenry Road
Village of Long Grove

As requested, we reviewed the proposed watermain loop along Robert Parker Coffin Road and Old McHenry Road. We have reviewed potential construction costs, historic connection fees and benefitted properties to analyze potential connection fees for system users. For purposes of our analysis, the "proposed watermain loop" also includes the extension on Robert Parker Coffin Road to the covered bridge, the extension along Old McHenry Road to the northerly limits of the historic downtown and the connection on Archer Road. Below is a summary of our analysis:

Benefitted Properties:

The "Benefitted Properties" for the proposed watermain loop along Robert Parker Coffin Road and Old McHenry Road are as follows:

Area	Anticipated Usage (Residential Equivalents, RE)
Downtown Business District	140
Parcels Along IL Route 83 (West Side)	68
SE Downtown / Triangle Property	30
Total	238

* Residential Properties Not Included

Watermain Improvements Costs:

The costs included for the watermain are as follows:

Description	Cost
Watermain Distribution System plus Pump and Generator Improvements	$2,120,000
Lake Michigan Water (Connection to Northwest Water Commission)	$700,000
Emergency Interconnect to Buffalo Grove System	$150,000
Total	$2,970,000

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Connection Fee Analysis:

Connection Fee per Residential Equivalent (R.E.) of $7,000

Description	Project Cost	Total Connection Fees @ $7,000 / RE	Percentage of Project Costs Recaptured
Water Distribution System plus Pump and Generator Impvs., Lake Michigan Water and Emergency Interconnect	$2,970,000	$1,666,000	56.1%

* Fees do not include sewer tap-on fees

Additional Notes

All project costs and anticipated usage are per the DRAFT "Downtown Water System, Preliminary Analysis & Findings," prepared by Gewalt Hamilton Associates, Inc., dated April 27, 2015.

This analysis does not include watermain extension into any of the existing, adjacent subdivisions. If these residential properties wish to become users of the Village water system at a later time, their connection fees will include the project costs to install the trunk line in their subdivision in addition to a connection fee.

If you have any questions or would like to discuss these items in further detail, please let me know.

DRAFT

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Summary Table / Cost per Parcel

Address	PIN	Usage (RE)	Connection Fee $7,000 / RE
Downtown Business District			
275 Robert Parker Coffin Road	15-30-100-015	5	$35,000.00
303 Old McHenry Road	15-30-104-001	3	$21,000.00
5 Old McHenry Road	15-30-104-002	2	$14,000.00
5 Old McHenry Road	15-30-100-018	6	$42,000.00
343 Old McHenry Road	15-30-100-019	6	$42,000.00
1165 Old McHenry Road	15-30-108-003	3	$21,000.00
Archer Outlot #1	15-30-108-008	17	$119,000.00
Archer Outlot #3	15-30-108-010	17	$119,000.00
221 Robert Parker Coffin Road	15-30-100-033	1	$7,000.00
215 Robert Parker Coffin Road	15-30-100-032	11	$77,000.00
209 Robert Parker Coffin Road	15-30-100-014	1	$7,000.00
201 Robert Parker Coffin Road	15-30-100-014	1	$7,000.00
114 Old McHenry Road	15-30-102-022	3	$21,000.00
130 Old McHenry Road	15-30-102-021	1	$7,000.00
145 Old McHenry Road	15-30-100-011	2	$14,000.00
135 Old McHenry Road	15-30-100-012	17	$119,000.00
404 Robert Parker Coffin Road	15-30-100-013	1	$7,000.00
410 Robert Parker Coffin Road	15-30-103-002	5	$35,000.00
430 Robert Parker Coffin Road	15-30-103-001	4	$28,000.00
440 Robert Parker Coffin Road	15-30-100-017	2	$14,000.00
0 Robert Parker Coffin Road	15-30-105-002	1	$7,000.00
445 Robert Parker Coffin Road	15-30-105-003	1	$7,000.00
437 Robert Parker Coffin Road	15-30-105-004	1	$7,000.00
427 Robert Parker Coffin Road	15-30-105-005	1	$7,000.00
421 Robert Parker Coffin Road	15-30-105-006	1	$7,000.00
407 Robert Parker Coffin Road	15-30-105-007	2	$14,000.00
405 Robert Parker Coffin Road	15-30-105-008	1	$7,000.00
314 Old McHenry Road	15-30-100-035	17	$119,000.00
318 Old McHenry Road	15-30-100-028	1	$7,000.00
340 Old McHenry Road	15-30-106-015	1	$7,000.00
0 Old McHenry Road	15-30-106-018	1	$7,000.00
0 Old McHenry Road	15-30-106-017	1	$7,000.00
0 Old McHenry Road	15-30-106-016	1	$7,000.00
0 Old McHenry Road	15-30-106-014	1	$7,000.00
144 Old McHenry Road	15-30-100-010	1	$7,000.00
Parcels along Route 83 (West Side)			
4160 Illinois Route 83	15-30-205-023	8	$56,000.00
1190 Old McHenry Road	15-30-205-019	60	$420,000.00
Southeast Downtown / Triangle Property			
1150 Old McHenry Road	15-30-106-006	6	$42,000.00
1160 Old McHenry Road	15-30-106-007	6	$42,000.00
1164 Old McHenry Road	15-30-106-020	6	$42,000.00
1170 Old McHenry Road	15-30-204-002	6	$42,000.00
1180 Old McHenry Road	15-30-200-033	6	$42,000.00