

February 19, 2024

City of Joliet  
150 West Jefferson Street  
Joliet, IL. 60432

Attention: Ms. Beth Beatty, City Manager

Re: Recapture Certification per Ordinance NO 18058  
275 W. Laraway Road

Dear Ms. Beatty,

We have received information from the developer and their contractor relative to the cost to construct improvements associated with the property located at 275 W. Laraway Road. The costs include both the professional fees as well as the construction costs for Marcella Avenue, water and sewer mains, and signal improvements at the intersection of Marcella Avenue and Laraway Road. These specific improvements are outlined in the recapture agreement Ordinance 18058 approved by the City of Joliet and recorded as document #R2020016129 dated 02/07/2020.

I have reviewed the documentation provided and certify to the best of my knowledge, the total costs of \$1,741,542.14 and services provided meet the ordinance requirements. The delegation of the recapture costs associated with the subject properties is accurate as outlined in the agreement.

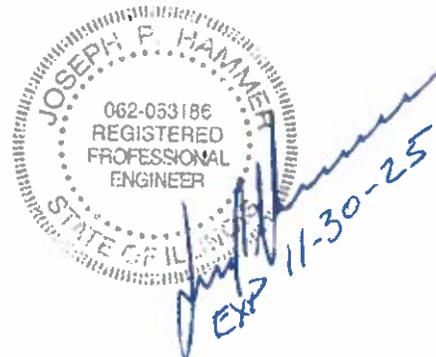
All required documentation is attached for your review and concurrence.

If you have any questions or concerns, please do not hesitate to contact our office. Thank you.

Sincerely,



Joseph P. Hammer, P.E.



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December 14, 2023

RE: 275 W Laraway Road, Joliet IL  
 Project Number 21032  
 Contract Dated 11/12/21  
 Final Project Cost \$39,769,369.29

To whom it may concern:

FCL confirms the following cost breakdown related to the construction contract totaling for the off-site infrastructure work included in the 275 W Laraway Road construction contract.

- Marcella Avenue Improvements \$820,961.88
- Public Water and Sewer Mains \$548,252.86
- Laraway/Marcella Signal Improvements \$372,327.40

Detailed breakdown

**Marcella Avenue Improvements**

Total \$	Invoice Date	Draw #	Comments / Notes
\$ 1,128,342.64	n/a	n/a	CO #7 in pay app #09
\$ (548,252.86)	n/a	n/a	Less utilities specified below (incl. in \$1.128M budget)
\$ (83,466.80)	08/31/2022	Draw #06	CO #7 in pay app #09. credit for revised civil drawings
\$ 18,916.82	06/30/2022	Draw #04	CO #03 in pay app #07: civil design for Marcella & Laraway intersection
\$ (69,260.00)	11/30/2022	Draw #09	CO #15 in pay app #12: Marcella Ave. lighting credit
\$ 17,539.00	01/31/2023	Draw #11	CO #17 in pay app #14: street light design
\$ 25,000.00	04/30/2023	Draw #14	CO #19 in pay app #17: ComEd design deposit for light poles
\$ 89,398.65	06/30/2023	Draw #16	CO #20 in pay app #19: ComEd light poles
\$ 226,163.00	11/30/2022	Draw #09	CO #13 in pay app #12: Laraway work (\$8,911.36 credit to allow not included)
\$ 16,581.43	12/31/2022	Draw #10	CO #16 in pay app #13: Laraway Lane overtime b/f poor weather conditions
<b>\$ 820,961.88</b>			

**Public Water & Sewer Mains**

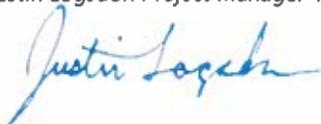
Total \$	Invoice Date	Draw #	Comments / Notes
\$ 558,729.00	n/a	n/a	Site Utilities from CO #7 pay app #9 (PCO-0017 detail)
\$ (10,476.14)	n/a	n/a	Site Utilities credit from CO #7 pay app #9
<b>\$ 548,252.86</b>			

**Signal Improvements**

Total \$	Invoice Date	Draw #	Comments / Notes
\$ 346,648.45	11/30/2022	Draw #09	CO #13 in pay app #12: traffic signals
\$ 8,688.00	11/30/2022	Draw #09	CO #13 in pay app #12: expedited traffic signal poles
\$ 2,328.81	06/30/2023	Draw #16	CO #20 in pay app #19: traffic signal power
\$ 14,662.14	01/31/2023	Draw #11	CO #17 in pay app #14: traffic signal revisions
<b>\$ 372,327.40</b>			

**\$ 1,741,542.14 TOTAL**

FCL Builders  
 Justin Logsdon Project Manager 12/14/23



#	Reuttiger, Tonelli & Associates/Twig	Total \$	Invoice Date	Draw #	Comments / Notes
1	Reuttiger, Tonelli & Assoc., Inc. (#1189)	\$ 555.00	10/15/2019	Closing	Platting/subdivision engineering & lot development (Sep 19)
2	Reuttiger, Tonelli & Assoc., Inc. (#1322)	\$ 2,037.50	11/07/2019	Closing	Platting/subdivision engineering & lot development (Oct 19)
3	Reuttiger, Tonelli & Assoc., Inc. (#1435)	\$ 1,246.25	12/05/2019	Closing	Platting/subdivision engineering & lot development (Nov 19)
4	Reuttiger, Tonelli & Assoc., Inc. (#140)	\$ 5,720.00	02/04/2020	Closing	Platting/subdivision engineering & lot development (Jan '20)
5	Reuttiger, Tonelli & Assoc., Inc. (#709)	\$ 1,056.00	05/18/2021	Post-Closing	Platting/subdivision engineering & lot development (Apr 21)
6	Twig Technologies & RTA	\$ 1,740.00	09/12/2023	Draw #19	Survey
7	Twig Technologies & RTA	\$ 4,060.00	08/02/2023	Draw #18	Survey
8	Reuttiger, Tonelli & Assoc., Inc.	\$ 170,482.82			Engineering Contract - FCL GMP
		\$ 186,897.57			
		10%	5% design, 5% construction oversight		
		\$ 18,689.76			
#	Kavanagh Grumley & Gorbold	Total \$	Invoice Date	Draw #	Comments / Notes
1	Kavanagh Grumley & Gorbold (#36753)	\$ 2,000.00	01/01/2020	Closing	Legal Fees associated with zoning, annexation, and recapture
2	Kavanagh Grumley & Gorbold (#37306)	\$ 3,675.00	01/01/2020	Closing	Legal fees associated with zoning, annexation, and recapture
4	Kavanagh Grumley & Gorbold (#36016)	\$ 5,485.00	11/01/2019	Closing	Legal fees associated with zoning, annexation, and recapture
3	Kavanagh Grumley & Gorbold (#36335)	\$ 4,980.25	12/01/2019	Closing	Legal fees associated with zoning, annexation, and recapture
5	Kavanagh Grumley & Gorbold (#37885)	\$ 1,841.67	04/30/2020	Post-Closing	Legal fees associated with work on recapture agreement
6	Kavanagh Grumley & Gorbold (#48721)	\$ 5,972.00	06/06/2022	Draw #03	Costs associated with Marcella Ave & traffic signal easement
		\$ 18,278.92			
		33%	Percent of work allocated to recapture		
		\$ 6,092.97			
#	KLOA	Total \$	Invoice Date	Draw #	Comments / Notes
1	KLOA, Inc. (#27964)	\$ 6,901.80	02/02/2022	Post-Closing	Preparation of traffic study and submittal to city of Joliet
2	KLOA, Inc. (#28014)	\$ 4,502.50	03/01/2022	Post-Closing	Preparation of traffic study and submittal to city of Joliet
3	KLOA, Inc. (#28203)	\$ 797.50	04/25/2022	Draw #02	Work associated with Laraway and Marcella Road intersection
4	KLOA, Inc. (#28323)	\$ 3,055.00	06/01/2022	Draw #05	Work associated with Laraway and Marcella Road intersection
5	KLOA, Inc. (#28591)	\$ 10,873.13	01/04/2023	Draw #10	Preparation of traffic signal plans at Laraway and Marcella
6	KLOA, Inc. (#29015)	\$ 3,137.50	03/09/2023	Draw #12	Traffic signal plan work
		\$ 29,267.43			
		100%			
		\$ 29,267.43			
#	Katten	Total \$	Invoice Date	Draw #	Comments / Notes
1	Katten (#9020097517)	\$ 2,106.00	11/23/2022	Draw #10	Review of easement documents
2	Katten (#9020137112)	\$ 2,262.15	07/20/2023	Draw #17	Marcella Ave road dedication / release
3	Katten (#9020141555)	\$ 369.00	07/31/2023	Draw #18	Legal - easements and road dedication
		\$ 4,737.15			
		100%			
		\$ 4,737.15			
#	Bernhard Easement	Total \$	Invoice Date	Draw #	Comments / Notes
1	Gary E. Bernhard	\$ 30,000.00	05/05/2022	Draw #02	Payment for easement agreement
2	Gregory T. Bernhard	\$ 30,000.00	05/05/2022	Draw #02	Payment for easement agreement
3	Guy R. Bernhard	\$ 30,000.00	05/05/2022	Draw #02	Payment for easement agreement
4	William L. Bernhard	\$ 30,000.00	05/05/2022	Draw #02	Payment for easement agreement
		\$ 120,000.00			
		100%			
		\$ 120,000.00			
#	Marcella Avenue Improvements	Total \$	Invoice Date	Draw #	Comments / Notes
1	FCL Builders, LLC	\$ 1,128,342.64	n/a	n/a	CO #7 in pay app #09
2	FCL Builders, LLC	\$ (548,252.86)	n/a	n/a	Less utilities specified below (incl. in \$1.128M budget)
3	FCL Builders, LLC	\$ (83,466.80)	08/31/2022	Draw #06	CO #7 in pay app #09: credit for revised civil drawings
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		\$ 820,961.88			
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4	FCL Builders, LLC	\$ 14,662.14	01/31/2023	Draw #11	CO #17 in pay app #14: traffic signal revisions
		\$ 372,327.40			

Reuttiger, Tonelli & Assoc., Inc (Engineering)	\$ 186,897.57	10%	\$ 18,689.76	Allocating 10% of engineering costs (5% design and 5% construction oversight). To be split between Marcella Ave and Water & Sewer categories.
Kavanagh Grumley & Gorbald (Legal)	\$ 18,278.92	33%	\$ 6,092.97	Legal related to zoning, annexation and recapture. 33% of costs allocated to recapture
KLOA, Inc. (Traffic Signal Design)	\$ 29,267.43	100%	\$ 29,267.43	Traffic signal design
Katten (Legal)	\$ 4,737.15	100%	\$ 4,737.15	Legal related to easement and road dedication
Bernhard Easement	\$ 120,000.00	100%	\$ 120,000.00	Easement from neighbor required to provide required turn lanes from Laraway.
Marcella Ave Improvements	\$ 820,961.88	100%	\$ 820,961.88	As detailed in FCL Builders contract
Public Water & Sewer Mains	\$ 548,252.86	100%	\$ 548,252.86	As detailed in FCL Builders contract
Signal Improvements	\$ 372,327.40	100%	\$ 372,327.40	As detailed in FCL Builders contract
<b>TOTAL</b>	<b>\$ 2,100,723.21</b>		<b>\$ 1,920,329.45</b>	

	Marcella Avenue	Public Water & Sewer	Signal Improvements	Total
Reuttiger, Tonelli & Assoc., Inc (Engineering)	\$9,344.88	\$9,344.88	\$0.00	\$18,689.76
Kavanagh Grumley & Gorbald (Legal)	\$2,030.99	\$2,030.99	\$2,030.99	\$6,092.97
KLOA, Inc. (Traffic Signal Design)	\$0.00	\$0.00	\$29,267.43	\$29,267.43
Katten (Legal)	\$1,579.05	\$1,579.05	\$1,579.05	\$4,737.15
Bernhard Easement	\$120,000.00	\$0.00	\$0.00	\$120,000.00
FCL Builders - Marcella	\$820,961.88	\$0.00	\$0.00	\$820,961.88
FCL Builders - Water & Sewer	\$0.00	\$548,252.86	\$0.00	\$548,252.86
FCL Builders - Signal	\$0.00	\$0.00	\$372,327.40	\$372,327.40
<b>TOTAL</b>	<b>\$953,916.80</b>	<b>\$561,207.78</b>	<b>\$405,204.87</b>	<b>\$1,920,329.45</b>

