

VILLAGE OF WESTCHESTER

2018 ALLEY SURVEY



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INTRODUCTION

At the request of the President and Board of Trustees of the Village of Westchester, we have prepared this report to provide the Village with an inventory of the existing alley pavements within the Village, a cost estimate to improve alleys which serve existing garages and are not either paved with concrete or asphalt and to identify and alleys which possibly could be vacated as they do not serve any existing garages.

BASIS OF EVALUATION

A visual inspection of each alley was made by personnel from our office. The information gathered during the inspections were the type of alley surface, the existence of an alley return and if the alley is used for access to garages or businesses. In addition, there was a period of time when the Village installed sewer stubs to existing stone alleys when they were paving the roadway to where the alley exists. This intent was for these stubs to be used when the alleys are improved. In researching our records, it appears the Village has paved all of the alleys that had sewer stubs installed and as such we have included connections to the existing storm sewers in the roadway as part of the cost for each alley.

EXISTING ALLEY INFORMATION

The following is a breakdown of the composition of the existing alley pavements by type:

<u>Alley Surface Type</u>	<u>Total Length</u>	<u>Total Miles</u>
Concrete Alley Pavement	12,375	2.34
Asphalt Alley Pavement	7,185	1.36
Crushed Stone/Poor Crushed Stone and Dirt	15,195	2.88
Alley that could potentially be vacated	7,285	1.38
Total Length	42,040	7.96

Included as Exhibit A is an overall map of the Village with the alleys identified by number and surface type as well as a breakdown of the Village into smaller geographic areas for ease of reading the map.

SCOPE OF WORK FOR ALLEY IMPROVEMENTS

The proposed scope of work would include excavating the existing crushed stone alleys, installation of an 8” concrete alley pavement over a 6” thick crushed-stone base course. The surface of the alley would slope toward the center-line of the alley (v-shape). Concrete garage aprons would be installed from the proposed concrete alley pavement to existing garages. New sidewalk would be installed to connect existing sidewalks to the proposed concrete alley pavement. The edges of the alley would be restored with either crushed stone or sod depending on the nature of the adjacent property. Storm sewers would be installed to provide drainage of the concrete alley pavements and would connect to the existing storm sewer system.

ESTIMATES OF COST

We have prepared an estimate of costs for each of the alleys or sections of alley. In order to prepare these estimates of cost, we made assumptions regarding the amount of storm sewer that would be required to provide drainage for the proposed concrete alley pavements.

Although the exact amount of storm sewer required to provide drainage will not be able to be determined until existing elevations are obtained and the grading of the proposed concrete pavement is determined, we feel that the estimated amount of storm sewer will be sufficient to provide proper drainage.

The total estimated cost to improve all existing unimproved alleys that are in service is \$5,500,000. Exhibit B is a listing of alley cost by individual alley. This cost does not include engineering as the cost for engineering could vary depending on the size of projects undertaken. In addition, the cost estimates do not include any costs associated with any potential Special Service Areas or Special Assessment. The costs estimated we feel are conservative and would be valid for about 3 years.

CONCLUSIONS

We are confident that this report will assist the Village of Westchester in establishing a strategy for improving the remaining stone alleys within the Village. We are available to meet with the Village to discuss the contents of this report and to provide additional information if required.

VILLAGE OF WESTCHESTER

2018 ALLEY SURVEY

EXHIBIT A - ALLEY MAP



VILLAGE OF WESTCHESTER

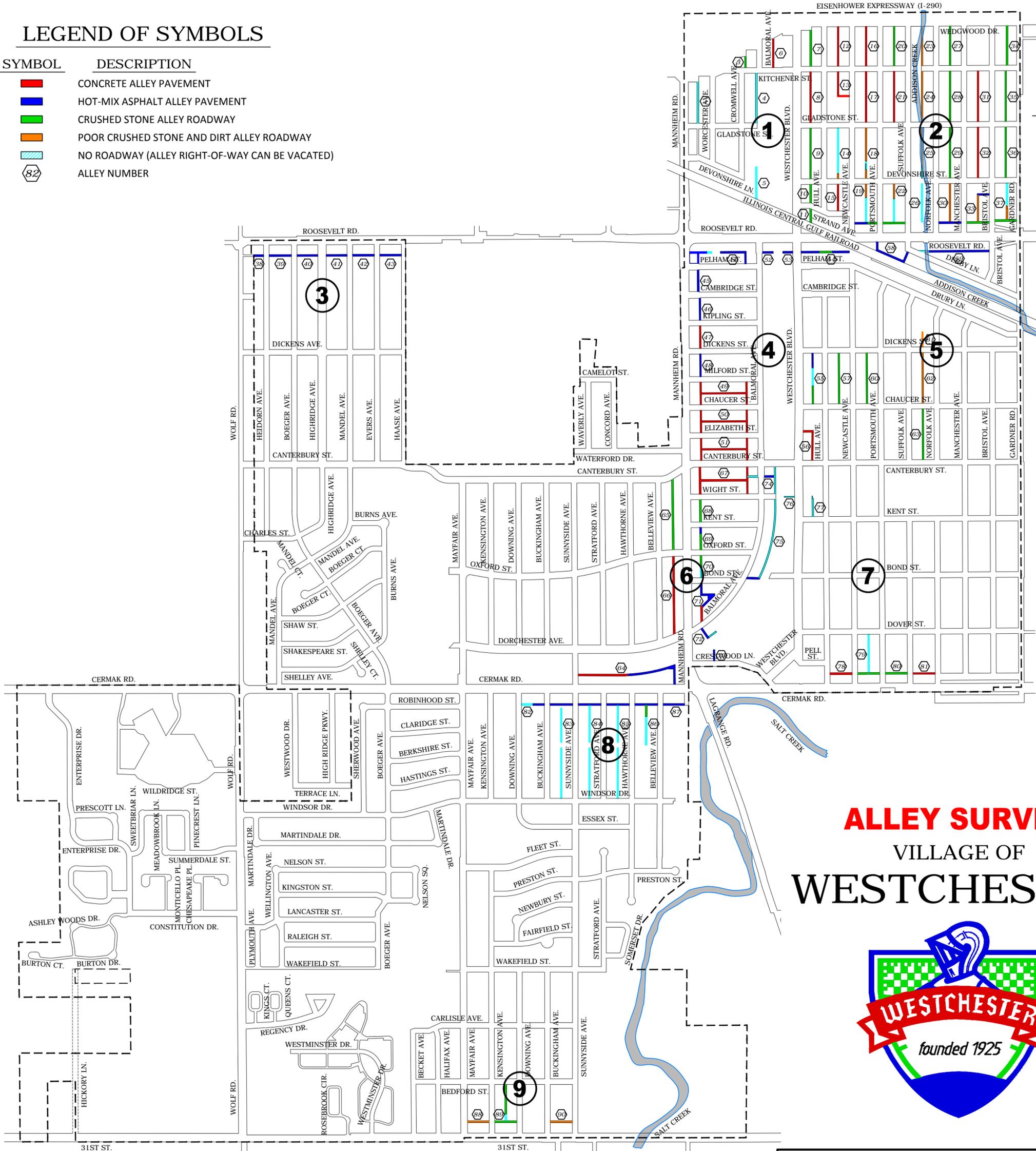
2018 ALLEY SURVEY

EXHIBIT B - COST ESTIMATE



LEGEND OF SYMBOLS

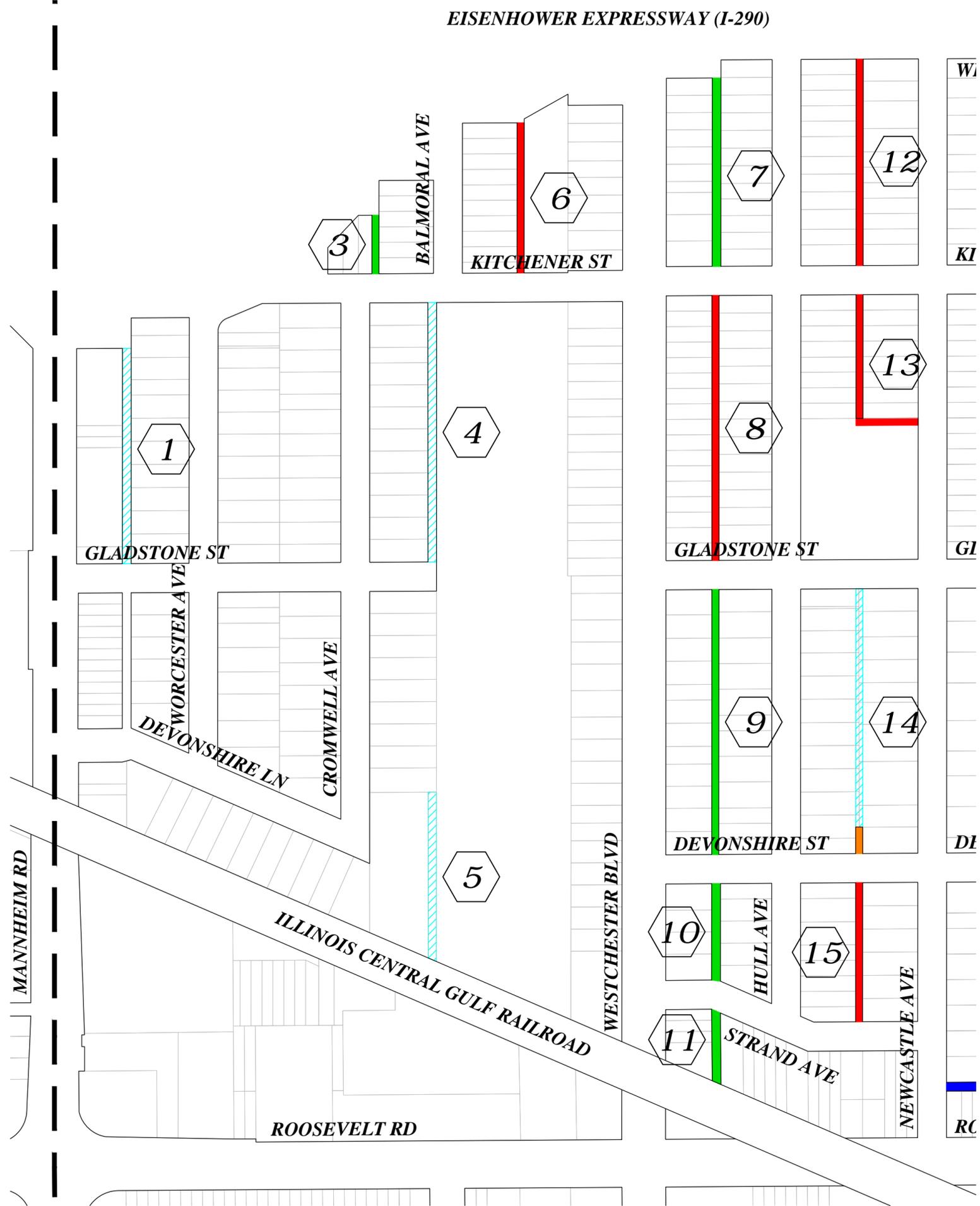
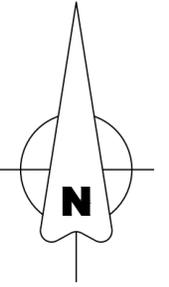
SYMBOL	DESCRIPTION
	CONCRETE ALLEY PAVEMENT
	HOT-MIX ASPHALT ALLEY PAVEMENT
	CRUSHED STONE ALLEY ROADWAY
	POOR CRUSHED STONE AND DIRT ALLEY ROADWAY
	NO ROADWAY (ALLEY RIGHT-OF-WAY CAN BE VACATED)
	ALLEY NUMBER

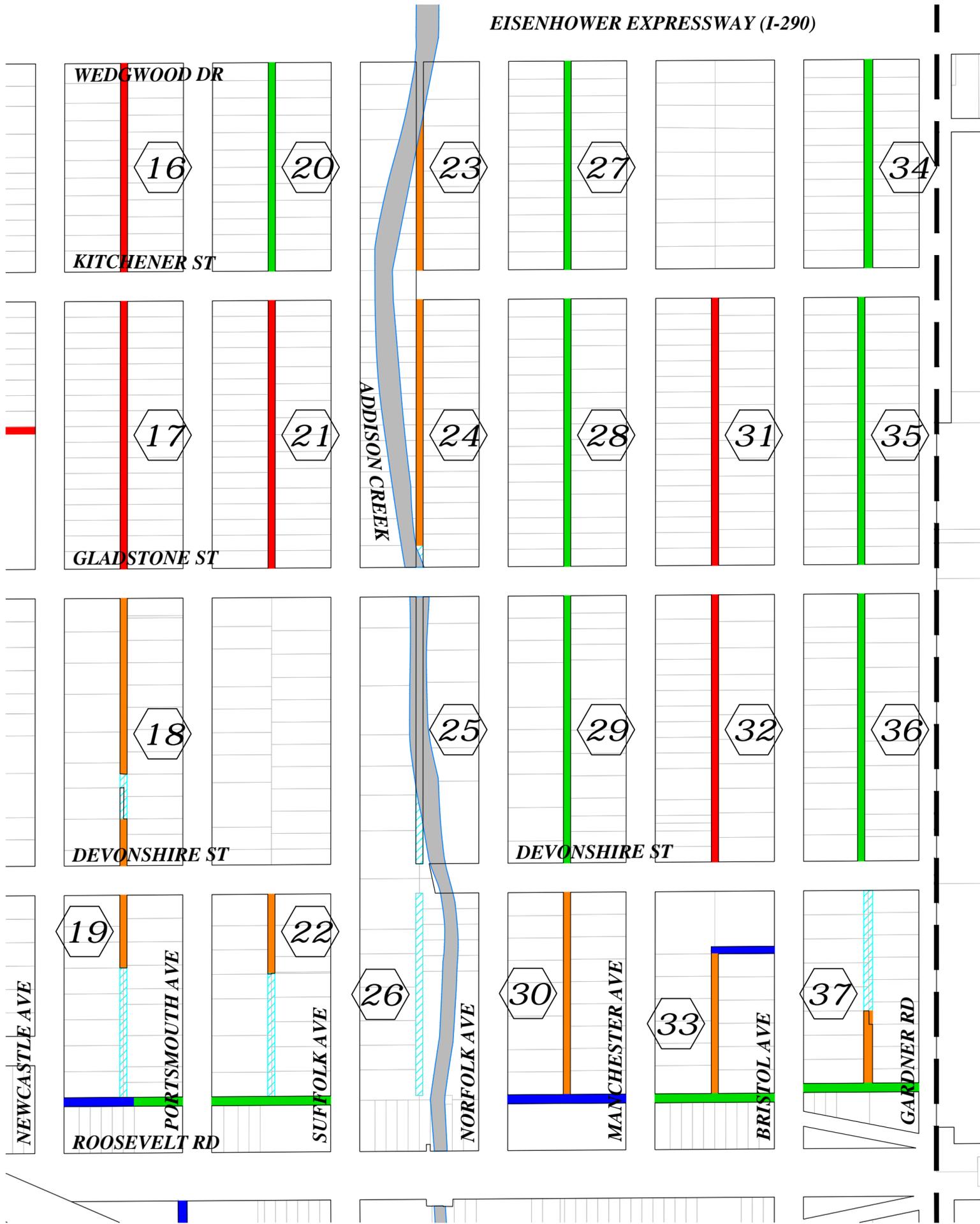


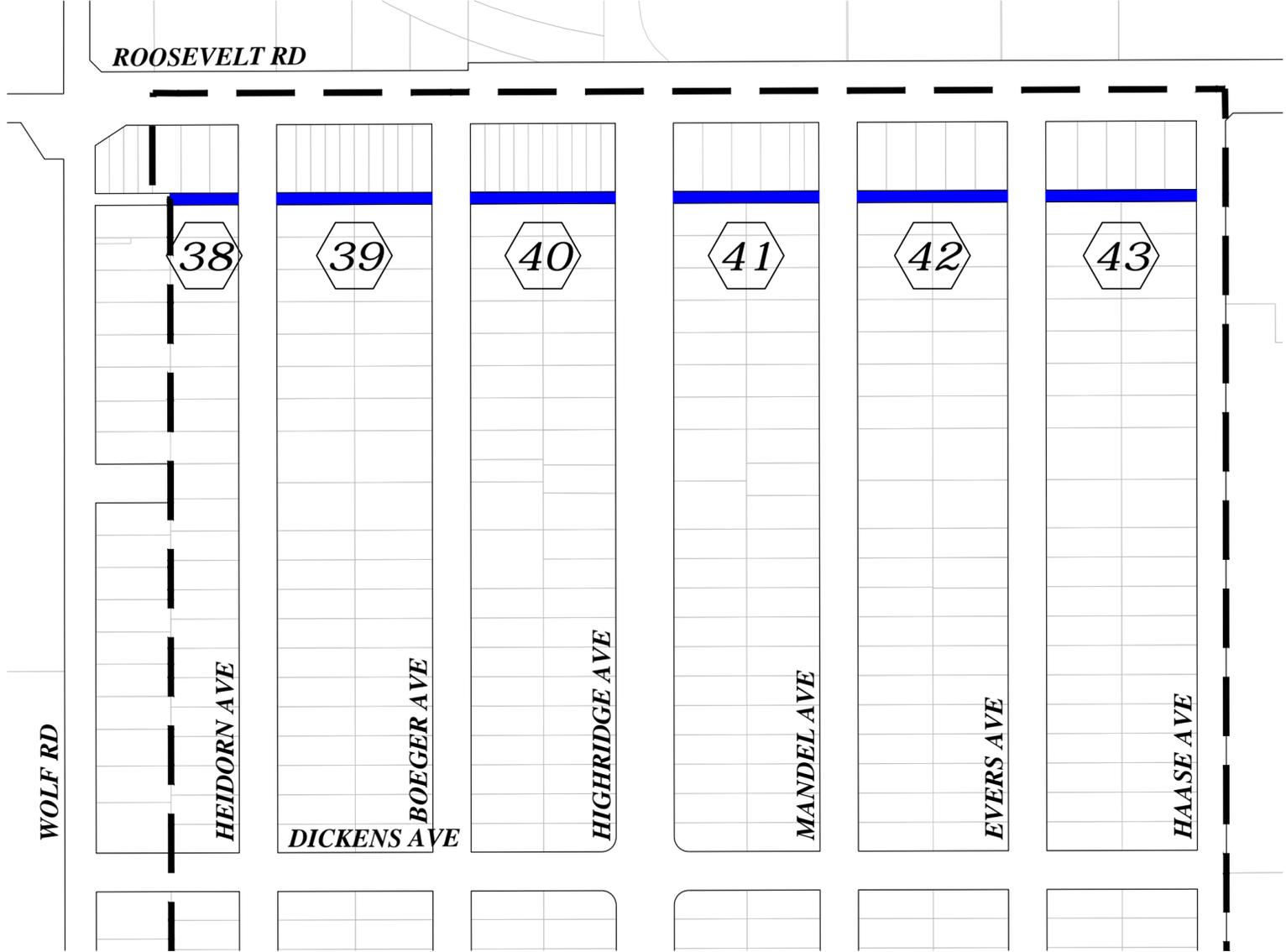
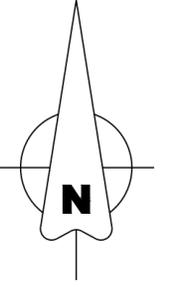
ALLEY SURVEY VILLAGE OF WESTCHESTER

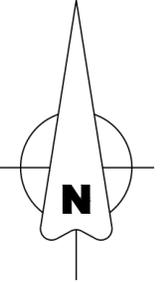
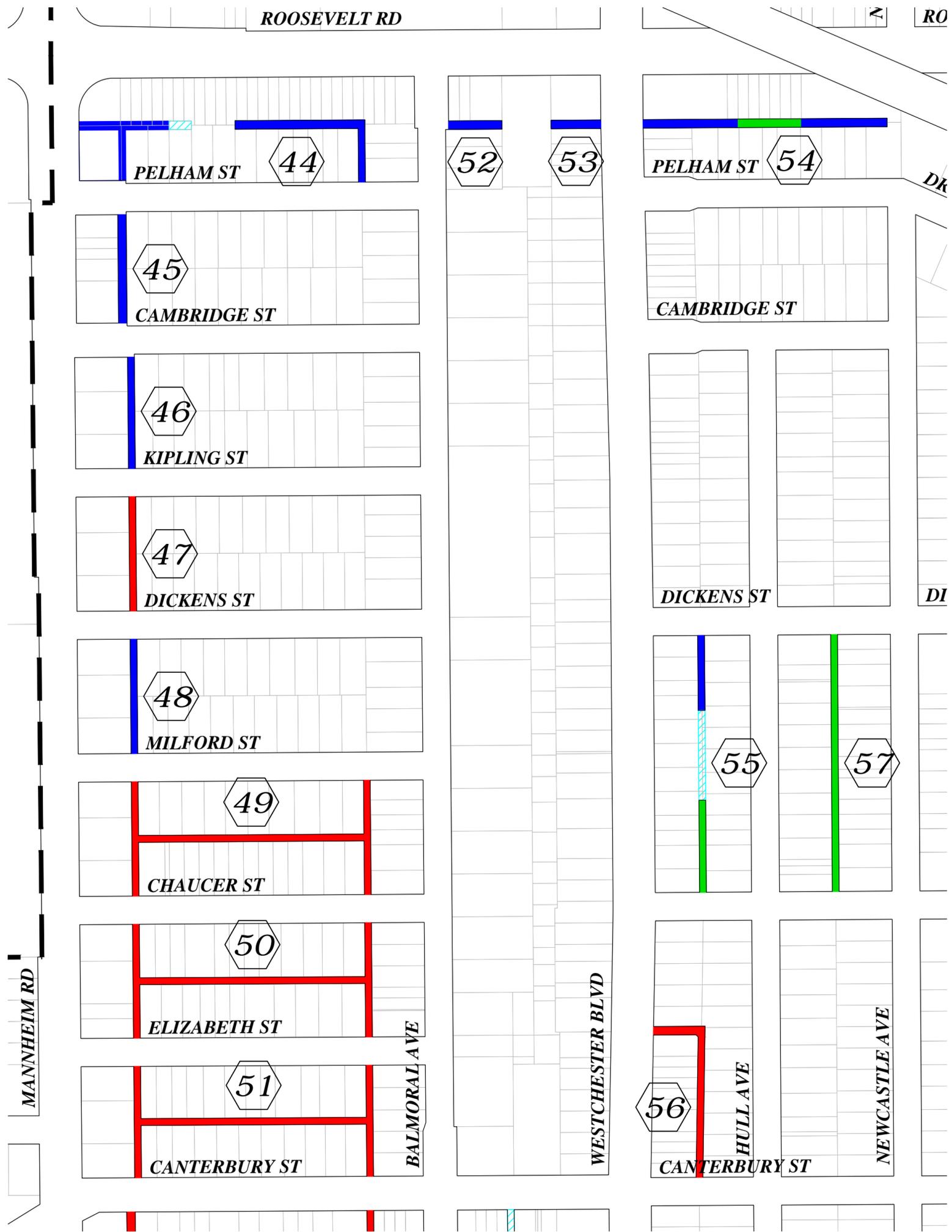


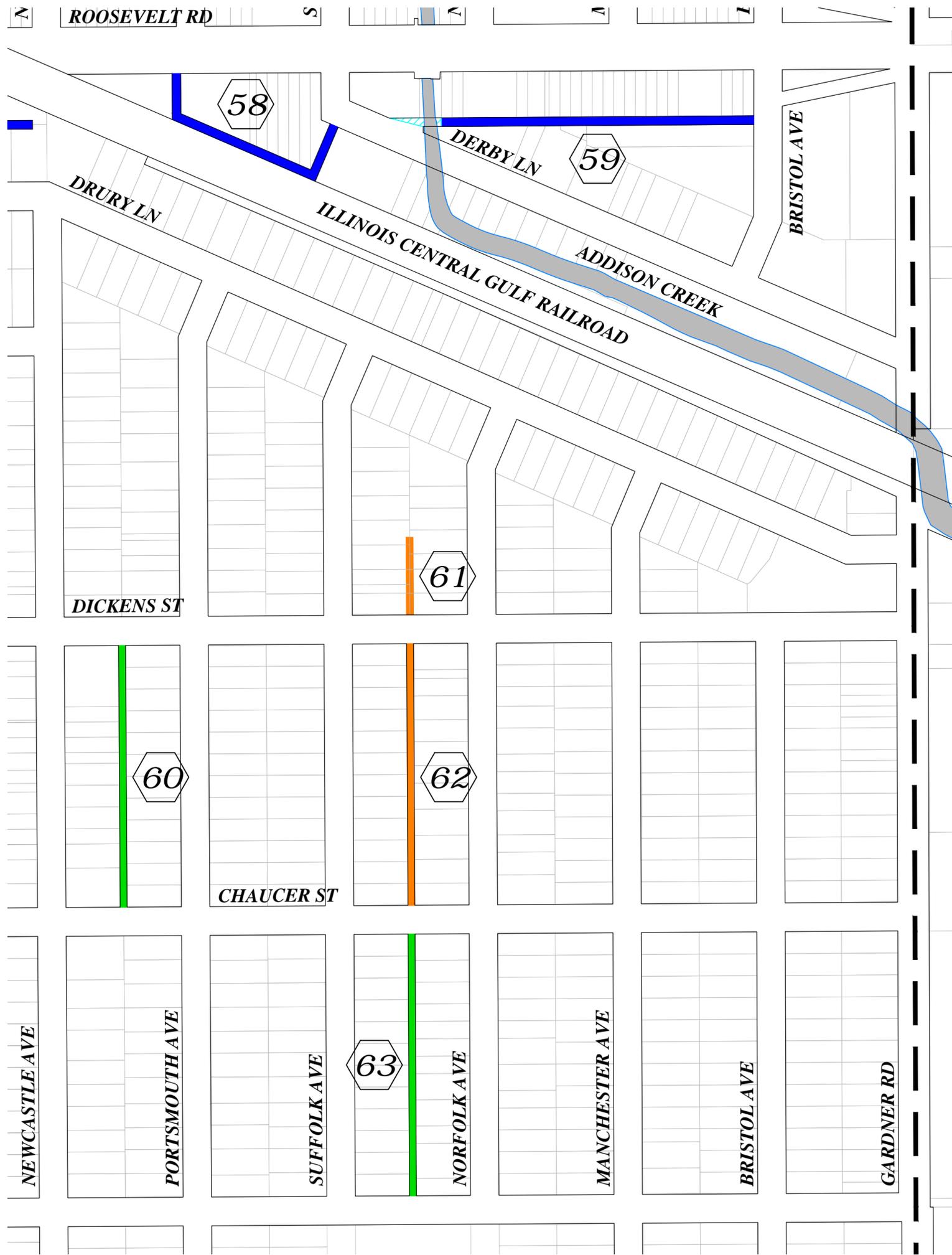
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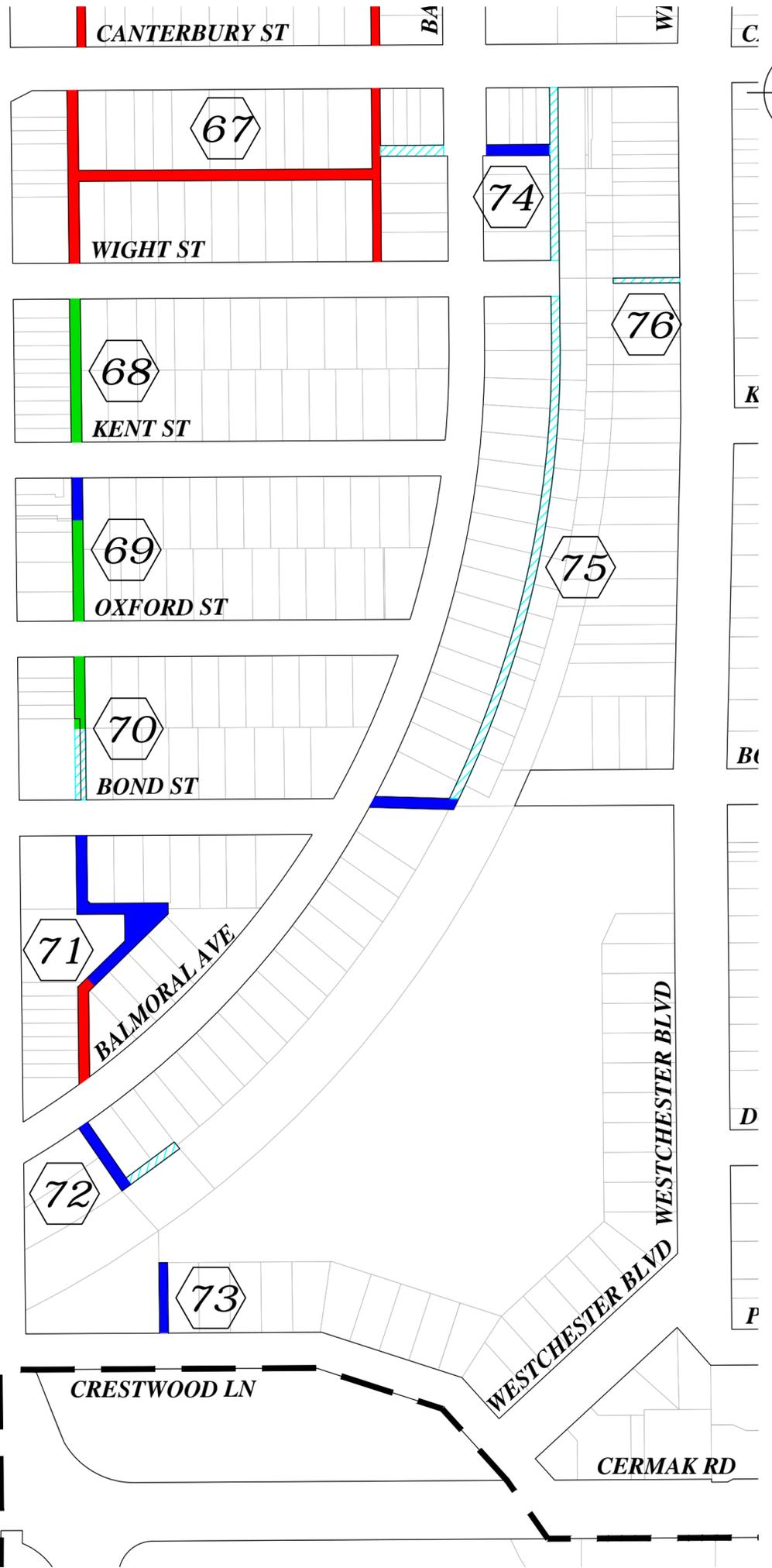




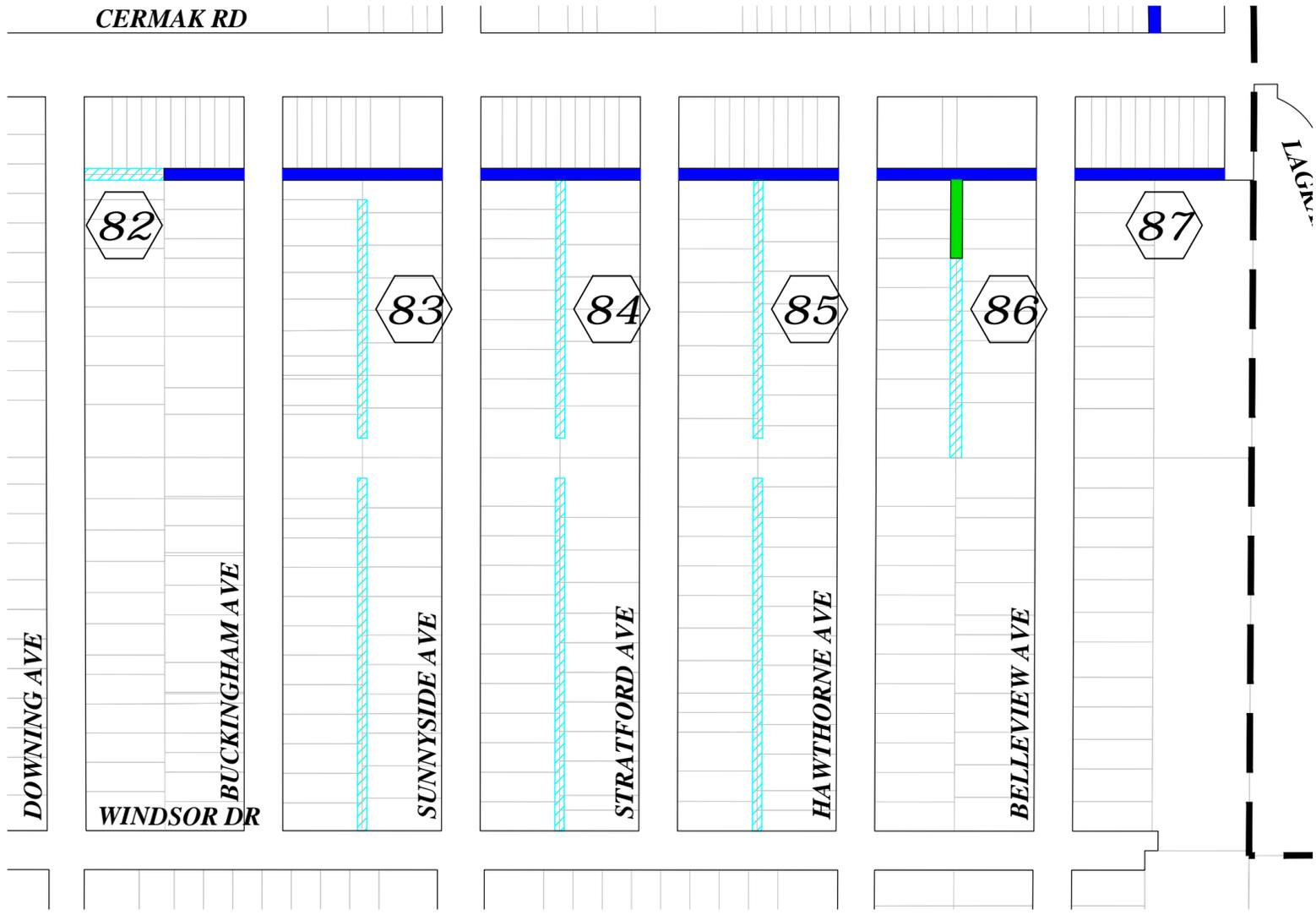














**VILLAGE OF WESTCHESTER
VILLAGE-WIDE ALLEY PAVING PROGRAM
PRELIMINARY ESTIMATE OF COSTS
JANUARY 31, 2018**

<u>No.</u>	<u>Alley Location</u>	<u>Estimate of Cost</u>
3	N-S alley in 700 block between Balmoral and Cromwell (North of Kitchener)	\$54,950.00
7	N-S alley in 600/700 block between Westchester Blvd and Hull	\$173,650.00
9	N-S alley in 900/1000 block between Westchester Blvd and Hull	\$212,330.00
10	N-S alley in 1100 block between Westchester Blvd and Hull (North of the Strand)	\$79,825.00
11	N-S alley in 1100 block between Westchester Blvd and Hull (South of the Strand)	\$74,200.00
14	Portion of N-S alley in 900/1000 block between Hull and Newcastle	\$21,200.00
18	N-S alley in 900/1000 block between Newcastle and Portsmouth	\$156,950.00
19	Portion of N-S alley and E-W alley in 1100 block between Newcastle and Portsmouth	\$116,450.00
20	N-S alley in 600/700 block between Portsmouth and Suffolk	\$193,700.00
22	N-S alley in 1000/1100 block between Portsmouth and Suffolk	\$165,200.00

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<u>No.</u>	<u>Alley Location</u>	<u>Estimate of Cost</u>
23	N-S alley in 600/700 block between Suffolk and Norfolk	\$145,800.00
24	N-S alley in 700/800 block between Suffolk and Norfolk	\$182,950.00
27	N-S alley in 600/700 block between Norfolk and Manchester	\$184,750.00
28	N-S alley in 700/800 block between Norfolk and Manchester	\$200,450.00
29	N-S alley in 900/1000 block between Norfolk and Manchester	\$195,450.00
30	N-S alley in 1100 block between Norfolk and Manchester	\$152,950.00
33	T-shaped alley in 1100 block between Manchester and Bristol	\$203,950.00
34	N-S alley in 600/700 block between Bristol and Gardner	\$185,925.00
35	N-S alley in 700/800 block between Bristol and Gardner	\$200,450.00
36	N-S alley in 900/1000 block between Bristol and Gardner	\$195,450.00

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<u>No.</u>	<u>Alley Location</u>	<u>Estimate of Cost</u>
37	T-shaped alley in 1100 block between Bristol and Gardner	\$158,450.00
54	Portion of E-W alley in the 10100 block between Pelham and Roosevelt	\$37,500.00
55	Portion of N-S alley in the 1400 block between Westchester Blvd and Hull	\$104,950.00
57	N-S alley in the 1400 block between Hull and Newcastle	\$231,820.00
60	N-S alley in the 1400 block between Newcastle and Portsmouth	\$225,620.00
61	N-S alley in the 1300 block between Suffolk and Norfolk	\$69,950.00
62	N-S alley in the 1400 block between Suffolk and Norfolk	\$202,700.00
63	N-S alley in the 1500 block between Suffolk and Norfolk	\$232,200.00
65	N-S alley in the 1600/1800 block between Belleview and Mannheim	\$290,000.00
68	N-S alley in the 10200/10300 block between Kent and Wight	\$95,325.00

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<u>No.</u>	<u>Alley Location</u>	<u>Estimate of Cost</u>
69	N-S alley in the 10200/10300 block between Oxford and Kent	\$84,900.00
70	Portion of the N-S alley in the 10200/10300 block between Bond and Oxford	\$52,950.00
79	E-W alley in the 2100 block between Newcastle and Portsmouth	\$96,575.00
80	E-W alley in the 2100 block between Portsmouth and Suffolk	\$91,575.00
86	Portion of the N-S alley in the 2200/2300 block between Hawthorne and Belleview	\$32,500.00
88	E-W alley in the 3000 block between Mayfair and Kensington	\$91,825.00
89	T-shaped alley in the 3000 block between Kensington and Downing	\$202,275.00
90	E-W alley in the 3000 block between Buckingham and Sunnyside	<u>\$92,200.00</u>
	TOTAL ESTIMATE COST	\$5,489,895.00