



**Agreement**

For City Council consideration is the Electric Utility Improvement Cost Agreement. The developer, Greco/DeRosa, has requested the City to order and acquire the proposed public electrical improvement materials required in connection with the development of the Pheasant Run Industrial Park. The reason for the request to purchase immediately is due to the increasing costs of materials and the material delivery lead times. The City is still pursuing the TIF district and redevelopment agreement, however, completion and approval are months away. Given supply shortages, a few months' delay in ordering materials could result in an increase in costs or a significant lag in material deliver times, thus negatively impacting the project's viability.

The proposed agreement thereby obligates the City to order and acquire the public electrical improvement materials under the condition that Greco/DeRosa deposit 110% of the costs prior to any purchase. The deposit, therefore, shifts the risk to Greco/DeRosa in the event the project does not come to fruition and the materials are not utilized.

**Attachments** *(please list):*

Resolution  
Agreement

**Recommendation/Suggested Action** *(briefly explain):*

Recommendation to Approve a Resolution for an Electric Utility Improvement Cost Agreement with Greco/DeRosa for the Development of the Pheasant Run Industrial Park.

**City of St. Charles, Illinois  
Resolution No. 2022-**

**A Resolution to Approve an Electric Utility Improvement Cost Agreement  
with Greco/DeRosa for the Development of the Pheasant Run Industrial Park  
Presented & Passed by the City Council on June 6, 2022**

WHEREAS, City staff has worked with a developer, Greco/DeRosa, on the redevelopment of the former golf course at the Pheasant Run property in St. Charles, and;

WHEREAS, Greco DeRosa plans a 1.1 million square feet industrial park on approximately 84.6 acres of land, and the electrical improvements are deemed to be an extraordinary cost that would prevent the project from proceeding without some financial assistance;

WHEREAS, the proposed agreement thereby obligates the City to order and acquire the public electrical improvement materials under the condition that Greco DeRosa deposit 110% of the costs prior to any purchase. The deposit therefore shifts the risk to Greco/DeRosa in the event the project does not come to fruition and the materials are not utilized;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles that permission to approve the Electric Utility Improvement Cost Agreement as requested by Greco/DeRosa.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 6<sup>th</sup> day of June 2022.

PASSED by the City Council of the City of St. Charles, Illinois, this 6<sup>th</sup> day of June 2022.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 6<sup>th</sup> day of June 2022.

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Lora Vitek, Mayor

ATTEST:

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City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

Resolution No. \_\_\_\_\_

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**EXHIBIT "A"**

**Electric Utility Improvement Cost Agreement**

*THIS DOCUMENT  
PREPARED BY AND  
AFTER RECORDING  
SHALL BE RETURNED  
TO:*

**Nicholas S. Peppers**  
Storino, Ramello & Durkin  
9501 West Devon Avenue  
Suite 800  
Rosemont, Illinois 60018

*Above Space for Recorder's Use Only*

**ELECTRIC UTILITY IMPROVEMENT COST AGREEMENT**

**BY AND BETWEEN**

**CITY OF ST. CHARLES**

**AND**

**GSI FAMILY INVESTMENTS OF ARIZONA, LLC**

This Electric Utility Improvement Cost Agreement (“*Agreement*”) is made and entered this \_\_\_ day of \_\_\_\_\_, 2022 (“*Effective Date*”) by GSI FAMILY INVESTMENTS OF ARIZONA, LLC, an Illinois limited liability company (“*Developer*”), and the CITY OF ST. CHARLES, Kane and DuPage Counties, Illinois, an Illinois home rule municipal corporation (“*City*”). The Developer and City are sometimes collectively referred to herein as the “*Parties*.”

## RECITALS

- A. The City is a home rule municipal corporation of the State of Illinois.
- B. The Developer is an Illinois limited liability company, in good standing with the Illinois Secretary of State.
- C. Developer has acquired the property legally described in Exhibit A (“*Property*”) and (i) intends to develop the Property, pursuant to the proposed Development Concept Plan, attached hereto as Exhibit B (“*Development Plan*”), and (ii) requires to be constructed by the City certain public electric utility improvements on the Property (“*Utility Plan*”), pursuant to the Development Plan, which are proposed to be eligible costs by the City under a proposed Tax Increment Financing Redevelopment Project Area within the City (“*Pheasant Run TIF 8*”), under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“*Act*”).
- D. The City has undertaken the process to approve the Pheasant Run TIF 8, pursuant to the Act, and on March 22, 2022, approved a certain Inducement Resolution, Resolution No. 2022-21, for future reimbursement of certain Act eligible costs that may be incurred prior to the formation and implementation of the Pheasant Run TIF 8 and subject to the Parties entering into a mutually agreeable Redevelopment Agreement (“*RDA*”) to facilitate the Development Plan.
- E. The Developer has requested, prior to formation and implementation of the Pheasant Run TIF 8 and entering into an RDA, the City order and acquire the proposed public electrical improvements and facilities that are contemplated and required in connection with the Utility Plan (“*Public Electric Improvements*”).
- F. In response to the Developer’s request, the City is willing to order and acquire the requested Public Electric Improvements, at the Developer’s risk and in reliance on Developer’s unconditional commitments and undertakings and the terms and conditions of this Agreement to (i) support and cooperate with the City in designing and ordering the Public Electric Improvements, (ii) pay in advance for those Public Electric Improvements in connection with and in any way related to the design and construction by the City of the Public Electric Improvements for the Utility Plan, and (iii) grant and secure any and all necessary easements that may be required for the construction by the City of the Public Electric Improvements.

**NOW THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES**, as follows:

**Section 1: Incorporation of Recitals.**

The Recitals set forth herein are incorporated into this Agreement as if fully set forth in this Section 1.

**Section 2: Design and Construction.**

Developer shall be responsible for and furnish, or cause to be furnished, at its own cost and expense, all the necessary design, specifications and supply list, subject to the approval of the City, to permit the City to order the equipment and materials comprising the Public Electric Improvements under the Utility Plan to implement the Development Plan, as required by the Municipal Code of the City (“City Code”).

**Section 3: Cost.**

Attached hereto as Exhibit C is a complete list and cost estimate for the construction of the required Public Electric Improvements for the Utility Plan. At such time and as a pre-condition to the City ordering any component of the Public Electric Improvements, the Developer shall deposit with the City 110% of the estimated cost prior to any purchase order, such payment to be at Developer’s sole risk. Until Developer has deposited with the City such amounts deemed sufficient to pay for the Public Electric Improvements, or part thereof, the City shall be under no obligation to process any purchase order. All amounts in excess of the final, actual costs shall be returned to the Developer.

**Section 4: Development Covenants.**

4.1. Developer will at all times reasonably cooperate with the City and provide the City with any and all information within Developer’s possession or control when that information is required by the City in connection with either Party’s obligations under the Agreement. Developer will promptly provide such information to the City following the City’s request for such information.

4.2. Developer releases, covenants and agrees that the City, its governing body members, officers, agents, including independent contractors, consultants and legal counsel, servants and employees thereof shall not be liable for and agrees to indemnify and hold harmless the indemnified parties against any loss, damage, claims, demands, suits, costs, expenses (including reasonable attorney’s fees), actions or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer and its officers, employees, agents and/or contractors (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the negotiation, execution, performance, terms and conditions contemplated by this Agreement.

4.3. Notwithstanding anything to the contrary contained in this Agreement, the Developer agrees and irrevocably waives any rights to claim (i) that any obligation of the City in this Agreement expressly or by implication shall be deemed a general debt of the City or a charge against its general credit taxing powers and (ii) that it will not seek, and does not have the

right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the City, on account of the negotiation, execution, performance or breach of any of the terms and conditions of this Agreement.

**Section 5:      Limitation on City Obligations.**

The obligation of the City will be suspended if any of the following occurs: (i) the Developer fails to pay or causes to pay property taxes on the designated Property; (ii) the Developer fails to diligently design and/or construct its obligations with respect to the Public Electric Improvements in the manner as described in this Agreement and substantially in accordance with its Exhibits; or (iii) the Developer fails to reasonably cooperate with the City, as provided in this Agreement.

**Section 6:      Defaults.**

In the event Developer fails to perform any obligation required of the Developer pursuant to this Agreement, and fails to cure such nonperformance within five business (5) days of written notice from the City, then the City may (but shall not have the obligation to) perform, or cause to be performed, any such unfilled obligation and thereupon deduct the full cost of such performance or cure from any obligations the City has or may have to Developer under this Agreement or RDA.

The rights and remedies of the City as provided herein shall be cumulative and concurrent, and may be pursued singularly, successively, or together, at the sole discretion of the City, and may be exercised as often as occasion therefor shall arise. Failure of the City, for any period of time or on more than one occasion, to exercise such rights and remedies shall not constitute a waiver of the right to exercise the same at any time thereafter or in the event of any subsequent default. No act or omission or commission of the City, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same; any such waiver or release to be effected only through a written document executed by the City and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as a waiver or release of any subsequent event or as a bar to any subsequent exercise of the City's rights or remedies hereunder.

**Section 7:      Miscellaneous.**

7.1. Term of Agreement. The term of this Agreement, and termination of the obligations of the City and Developer, will be until the earlier of (a) completion, as determined by the City, under this Agreement, of the construction of the Public Electric Improvements; (b) December 31, 2023; and (c) ten (10) days written notice by a party to the other.

7.2. Cooperation of the Parties. The City and the Developer agree to cooperate fully with each other when requested to do so concerning the construction of the Public Electric Improvements. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications, as may be necessary or appropriate,

from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.

7.3. Time Performance. For this Agreement, time is of the essence.

7.4. Force Majeure. Notwithstanding any provision of this Agreement, neither the City nor the Developer shall be considered in breach or default of any of their respective obligations under this Agreement in the event of any delay caused by damage or destruction by fire or other casualty, strike, terrorism, shortage of material, extreme weather conditions (*e.g.* flooding, sub-zero temperatures, tornadoes, etc.) or any other events or conditions beyond the reasonable control of the Party affected, if such event or condition in fact unreasonably interferes with the ability of such Party to discharge its respective obligations pursuant to this Agreement. Once causes of the Force Majeure no longer exists, each party agrees to use its best efforts to resume performance of its obligations under this Agreement.

7.5. Notices. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by e-mail. E-mail notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days after the request thereof by the receiving party at the appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (b) the date that is three (3) business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 7.5, each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the City will be addressed to, and delivered at, the following address:

City of St. Charles  
Attn: City Administrator  
2 East Main Street  
St. Charles, Illinois 60174  
(630) 377-4425  
[hmcguire@stcharlesil.gov](mailto:hmcguire@stcharlesil.gov)

with a copy to:

Nicholas S. Peppers  
Storino, Ramello & Durkin  
9501 West Devon Avenue  
Suite 800  
Rosemont, Illinois 60018  
(847) 318-9500  
[npeppers@srd-law.com](mailto:npeppers@srd-law.com)

Notices and communications to the Developer will be addressed to, and delivered at, the following address:

Ron DeRosa  
GSI Family Investments of Arizona, LLC  
1307 Schiferl Road  
Bartlett, Illinois 60103  
(630) 580-0744  
[rderosa@gdinvestmentgroup.com](mailto:rderosa@gdinvestmentgroup.com)

with a copy to:

Kate M. McCracken  
Hoscheit, McGuirk, McCracken & Cuscaden, P.C.  
1001 East Main Street, Suite G  
St. Charles, Illinois 60174  
(630) 513-8700  
[kate@hmcpc.com](mailto:kate@hmcpc.com)

or at such other addresses or to such other party as the Parties may designate in writing delivered or mailed as described above.

7.6. Restriction on Assignment. This Agreement or any of the rights, benefits or obligations under it may be assigned by Developer only upon the City's prior written consent.

7.7. Governing Law. The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois.

7.8. Severability. If any provision of this Agreement is held invalid or unenforceable by the court of competent jurisdiction, such provision shall be deemed to excised from this Agreement, the invalidity of such provision shall not affect any of the other provisions of this Agreement and those other provisions shall continue in full force and effect to the extent possible. Neither of the Parties shall challenge the validity or enforceability of this Agreement nor any provision of this Agreement, nor assert the validity or unenforceability of this Agreement or any provision of it.

7.9. Authority. By their signatures below, the persons executing this Agreement on the City's behalf personally represent and warrant that they have been legally authorized to execute this Agreement on the City's behalf and thereby bind the City to it. By their signatures

below, the persons executing this Agreement on the Developer's behalf personally represent and warrant that they have been legally authorized to execute this Agreement on the Developer's behalf and thereby bind the Developer to it.

[SIGNATURE PAGE FOLLOWS IMMEDIATELY]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

**CITY OF ST. CHARLES**, an Illinois home rule municipal corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Its Mayor

By: \_\_\_\_\_  
Its City Clerk

**GSI FAMILY INVESTMENTS OF ARIZONA, LLC**, , an Illinois limited liability company

By: \_\_\_\_\_  
Its Managing Member

**EXHIBIT A**  
**Property Legal Description**

**From Preliminary Plat that includes Lots 1 – 4. Final Plat includes Lots 1-3.**

PROPERTY DESCRIPTION:

A PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 15 MINUTES 43 SECONDS WEST (BEARINGS FOR DESCRIPTIVE PURPOSES ONLY) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1040.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 43 SECONDS WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1005.01 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 1175.37 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 09 SECONDS EAST A DISTANCE OF 234.97 FEET; THENCE SOUTH 46 DEGREES 40 MINUTES 09 SECONDS EAST A DISTANCE OF 304.10 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 43 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 424.26 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 969.01 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 19 SECONDS WEST A DISTANCE OF 700.00 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH AVENUE (ILLINOIS ROUTE 64); THENCE NORTH 88 DEGREES 19 MINUTES 51 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 165.70 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 386.69 FEET ON THE SAID SOUTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 7539.47 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES 54 MINUTES 47 SECONDS EAST, A CHORD DISTANCE OF 386.65 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND AS SHOWN ON THE WAYNE TOWNSHIP SUPERVISOR'S PLAT NO. 2; THENCE SOUTH 00 DEGREES 23 MINUTES 22 SECONDS WEST ON THE WEST LINE OF SAID WAYNE TOWNSHIP SUPERVISOR'S PLAT NO. 2 A DISTANCE OF 1982.51 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS SHOWN ON THE DUPAGE COUNTY AIRPORT ASSESSMENT PLAT NO. 1 RECORDED AS DOCUMENT 856854 IN THE RECORDER OF DEEDS OFFICE, DUPAGE COUNTY, ILLINOIS; THENCE NORTH 84 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 3,444.66 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 30, ALSO BEING THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS;

EXCEPT THEREFROM THE FOLLOWING; THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF PHEASANT RUN RESORT SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTH HALF OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2020 AS DOCUMENT NO. R2020-131136 (SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 64/NORTH AVENUE); THENCE NORTH 88 DEGREES 30 MINUTES 21 SECONDS EAST ALONG SAID RIGHT OF WAY, 165.04 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 7539.49 FEET, AN ARC DISTANCE OF 365.55 FEET, (THE CHORD OF THE LAST DESCRIBED CURVE BEARING NORTH 89 DEGREES 56 MINUTES 38 SECONDS EAST, 386.51 FEET), TO A WEST LINE OF THE WAYNE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER TWO, RECORDED MARCH 31, 1945 AS DOCUMENT NO. 475538; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST ALONG THE WEST LINE THEREOF, 690.38 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 47 SECONDS WEST, 526.60 FEET TO THE SOUTHEAST CORNER OF LOT 1 AFORESAID, THENCE NORTH 01 DEGREES 30 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID LOT, 699.68, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING; THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1040.41 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS SHOWN ON THE DUPAGE COUNTY AIRPORT ASSESSMENT PLAT NO. 1 RECORDED AS DOCUMENT 856854, SAID LINE ALSO BEING THE SOUTH LINE OF PROPERTY DESCRIBED IN AMENDED ORDER VESTING TITLE AND SATISFACTION OF JUDGEMENT RECORDED OCTOBER 3, 2017 AS DOCUMENT R2017-103028, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, 111.71 FEET; THENCE SOUTH 40 DEGREES 40 MINUTES 05 SECONDS EAST, 161.23 FEET TO A POINT ON THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT R2017-103028, ALSO BEING THE NORTH LINE OF TRACT SHOWN ON SAID DUPAGE COUNTY AIRPORT ASSESSMENT PLAT NO. 1; THENCE NORTH 84 DEGREES 13 MINUTES 22 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 105.14 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 1 IN PHEASANT RUN RESORT ASSESSMENT PLAT #2, BEING A PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2021 AS DOCUMENT R2021-054229, IN DUPAGE COUNTY, ILLINOIS.

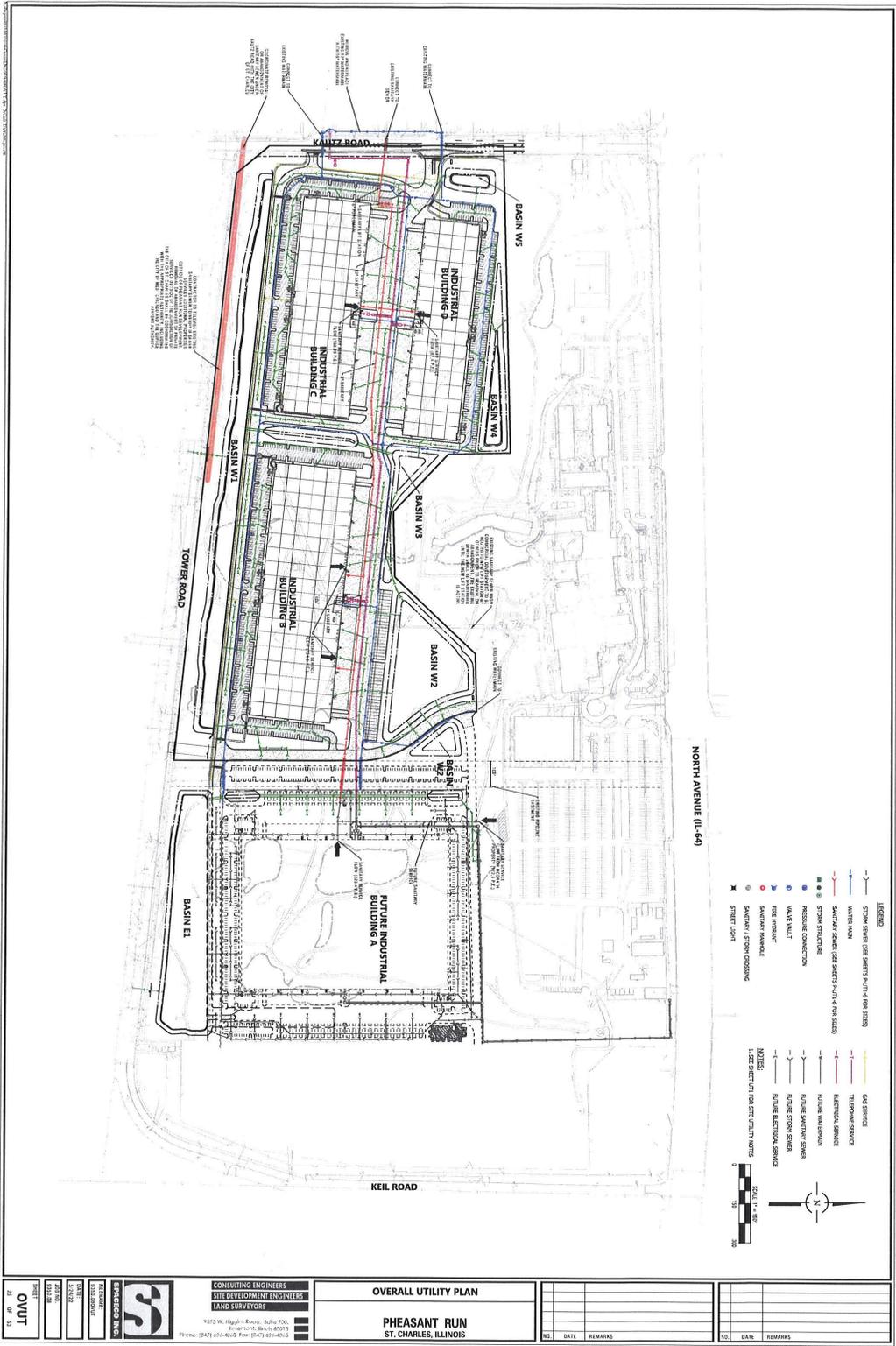
**EXHIBIT B**  
**Development Plan**

**Attached**



**EXHIBIT C**  
**Utility Plan**

**Attached**



**EXHIBIT D**  
**Public Electric Improvements Costs**  
To be provided by the City

## Pheasant Run Industrial Park

Updated Costs (thru June 17th) & Lead Times Per Manufacturer						
Stock#	Description	Qty	Cost	Total	Lead	6/17
6228	500MCM Cu. 15kV Cable (29 @ 2500')	72,500	\$27.928	\$2,024,797.40	38-40 wks	✓
6726	750MCM Cu. 15kV Cable (46 @ 1800')	82,800	\$36.918	\$3,056,845.18	38-40 wks	✓
1171	150kVA 120/208V Transformer (Howard)	2	\$47,849.827	\$95,699.65	22-24 wks	✓
5392	150kVA 277/480V Transformer (Howard)	1	\$33,327.069	\$33,327.07	22-24 wks	✓
5622	2000kVA 277/480V Transformer (Howard)	2	\$126,943.440	\$253,886.88	37-40 wks	✓
5975	2500kVA 277/480V Transformer (Howard)	4	\$143,097.460	\$572,389.84	37-40 wks	✓
1084	4/o Al. 15kV Cable (5 @ 2500')	11,821	\$4.449	\$52,595.65	3-4 wks	✓
7814	Switchgear PSE-9, 2-Switch 2-Fuse	4	\$34,912.740	\$139,650.96	18-20 wks	✓
7815	Switchgear PSE-10, 4-Switch	2	\$40,167.280	\$80,334.56	18-20 wks	✓
7816	Switchgear PSE-11, 3-Switch 1-Fuse	1	\$36,149.820	\$36,149.82	18-20 wks	✓
7897	Box Pad, Switchgear, 74"x 76"x 36"	7	\$1,810.748	\$12,675.24	20-24 wks	
1059	Conductor, 4/o Cu., Str. Bare (1 @ 1000')	1,000	\$8.259	\$8,259.40	14-16 wks	
1160	Termination, T-OP II, 4/o AWG, 600A	30	\$533.396	\$16,001.89	30-32 wks	
6232	Termination, 4/o-500MCM, Cold Shrink	36	\$185.208	\$6,667.50	30-32 wks	
6244	MuleTape - 2500 Ft. per Reel	17	\$200.910	\$3,415.46	6-8 wks	
6292	Fault Indicator, Test Point	36	\$347.907	\$12,524.67	24-28 wks	
6765	Termination, T-OP II, 750MCM, 600A	54	\$508.996	\$27,485.79	30-32 wks	
7013	Splice Kit, Cold Shrink, 750MCM Cu.	60	\$554.331	\$33,259.88	30-32 wks	
7014	Copper Sleeve, 750MCM Cu. Splice	60	\$27.096	\$1,625.77	20-24 wks	
7777	Cable Adapter, T-OP II, 750MCM Cu.	54	\$20.874	\$1,127.21	30-32 wks	
10051	Connector, Wejtap, 4/o - 4/o, Ground	36	\$8.674	\$312.27	32-36 wks	
10063	Clamp, Wejtap, 4/o - 8' Ground Rod	72	\$46.567	\$3,352.85	32-36 wks	
10510	Connector, "Z" Style, Lay-In, 1/o - 750	30	\$366.451	\$10,993.54	46-50 wks	
10088	Splice Kit, Cold Shrink, 500MCM Cu.	81	\$486.097	\$39,373.84	30-32 wks	
10089	Termination, T-OP II, 500MCM, 600A	54	\$596.104	\$32,189.63	30-32 wks	

## Pheasant Run Industrial Park

Updated Costs (thru June 17th) & Lead Times Per Manufacturer						
Stock#	Description	Qty	Cost	Total	Lead	6/17
806	Cover, Secondary Connector	33	\$25.815	\$851.90	12-16 wks	
331	Ground Rod, Copper Clad, 5/8" x 8'	64	\$19.727	\$1,262.55	6-8 wks	
432	Duct Insert, Large Duct	36	\$5.087	\$183.15	17-20 wks	
440	Lubricant, Pulling, Polywater, Type "J"	21	\$107.982	\$2,267.63	20-22 wks	
534	Tape, 3/4" Rubber Splicing (per reel)	48	\$22.411	\$1,075.75	4-6 wks	
539	Tape, 1/2" Glass Cloth (per reel)	200	\$17.165	\$3,433.08	8-12 wks	
540	Tape, 3/4" Semi-Conducting (per reel)	60	\$9.614	\$576.82	4-6 wks	
545	Tape, 3" Arc Proof (per reel)	200	\$37.966	\$7,593.28	6-8 wks	
552	Cable Cleaner Towelettes	217	\$12.395	\$2,689.76	20-22 wks	
684	Fuse Holder, SML-4 for SM-4	21	\$1,030.058	\$21,631.22	12-16 wks	
5585	Fuse Refill, 14.4kV, 200E for SM4	21	\$114.936	\$2,413.66	28-30 wks	
7198	Fuse Holder, SML-20 for SMU-20	33	\$247.428	\$8,165.13	28-30 wks	
7201	Fuse Refill, 14.4kV, 65E for SMU-20	12	\$223.797	\$2,685.56	28-30 wks	
7205	Fuse Refill, 14.4kV, 200E for SMU-20	24	\$238.339	\$5,720.14	28-30 wks	
6923	Elbow, 6" Galvanized, 90° Std Radius	8	\$380.860	\$3,046.88	36-40 wks	
6924	Elbow, 6" Galvanized, 22.5° Std Radius	4	\$544.571	\$2,178.29	36-40 wks	
7817	Elbow, 6" Galvanized, 45° Std HW	6	\$464.478	\$2,786.87	36-40 wks	
7389	6" PVC Slip Coupling, Slip	18	\$48.019	\$864.35	17-20 wks	
801	Elbow Term., 4/o Loadbreak, SBT	27	\$49.739	\$1,342.96	22-24 wks	
5598	Arrester, Parking Stand	9	\$258.018	\$2,322.16	30-32 wks	
802	Elbow Arrester, 10kV, MOV Style	42	\$114.765	\$4,820.15	32-36 wks	
804	Cap, Primary Bushing, Grounded	33	\$45.591	\$1,504.52	20-22 wks	
<b>TOTAL</b>				<b>\$6,634,357.74</b>		