



WHERE HISTORY & PROGRESS MEET

INFRASTRUCTURE COMMITTEE

Thursday, June 2, 2022
7:00 P.M. – City Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. Infrastructure Committee of May 5, 2022
3. Public Participation / Presentations
4. Items for Consent
 - A. Purchase of Road Salt from Morton Salt, Inc. of Chicago, Illinois for the 2022-2023 Winter Season
 - B. Ordinance No. 22-O-0021– Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned By the City of West Chicago
 - C. Resolution No. 22-R-0029 – Change Order No. 1 and Final – Berglund Construction Company for the Structural Rehabilitation Project at 200 Main Street
 - D. Resolution No. 22-R-0031 – Change Order No. 1 – Berglund Construction Company for the Masonry Rehabilitation Project at 200 Main Street
5. Items for Discussion
 - A. Discussion Sanitary Sewer System Evaluation Survey (SSES)
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Draft

MINUTES
INFRASTRUCTURE COMMITTEE

May 5, 2022 7:00 P.M.

1. **Call to Order, Roll Call, and Establishment of a Quorum.** Vice-Chairman Dimas called the meeting to order at 7:00 P.M. Roll call found Aldermen Sandra Dimas, Matt Garling, Alton Hallett, and Jeanne Short present. Aldermen James Beifuss, Heather Brown, and Joe Morano were absent.

Staff present included Director of Public Works Mehul Patel and Administrative Assistant Ashley Heidorn. Resident Wayne Bradley was also in attendance.

2. **Approval of Minutes**

A. **Infrastructure Committee Minutes of April 7, 2022.** Alderman Hallett made a motion, seconded by Alderman Garling to approve the Meeting Minutes of April 7, 2022.

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Dimas, Garling, Hallett, and Short. Voting Nay: 0.

3. **Public Participation / Presentations.** None.

4. **Items for Consent.** Alderman Garling made a motion, seconded by Alderman Short to approve:

- A. Resolution No. 22-R-0024 – Contract Award – Brothers Asphalt Paving, Inc. for the Stockberry Lane, Grove Ave, and Ingaltan Hills Area Resurfacing Project in an Amount Not to Exceed \$591,233.15
- B. Resolution No. 22-R-0025 – Contract Amendment #2 – RJN Group, Inc. for Professional Engineering Design Services Related to the Sanitary Lift Station #5 Replacement Project
- C. Resolution No. 22-R-0026 – Contract Execution – Matocha Associates Amendment #1 for Architectural Design Services related to the 200 Main St Rehabilitation Project
- D. Resolution No. 22-R-0027 – Contract Award – Integral Construction, Inc. for Services Related to the Lift Station #5 Replacement Project

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Dimas, Garling, Hallett, and Short. Voting Nay: 0.

5. Items for Discussion. None.

6. Unfinished Business. None.

7. New Business. Alderman Short reported some sinking/settling, and possibly the beginning of some cracking, on Elizabeth Street and Gates Street between Dayton Avenue and Forest Avenue. She wanted to bring some attention to it, as it was just resurfaced last year. Mr. Patel noted the location and indicated that staff would take a look at it to potentially be included in the upcoming Crack Sealing Program.

8. Reports from Staff. None.

9. Adjournment. At 7:05 P.M., Alderman Hallett made a motion to adjourn, seconded by Alderman Short. Roll call found the vote unanimous for approval.

Respectfully submitted,

Ashley Heidorn
Administrative Assistant of Public Works

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Purchase of Road Salt from Morton Salt, Inc. of Chicago, Illinois, for the 2022-2023 Winter Season

AGENDA ITEM NUMBER:

4.A.

COMMITTEE AGENDA DATE: June 2, 2022

COUNCIL AGENDA DATE: June 6, 2022

STAFF REVIEW: Mehul T. Patel, P.E., CFM, Director of Public Works

SIGNATURE



APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE

ITEM SUMMARY:

For FY 2022, or for the 2022-2023 winter season, City staff participated in the DuPage County Road Salt Purchasing Program for the purchase of road salt. On Thursday, March 10, 2022, City staff submitted information to DuPage County of the City's intent to participate in its Road Salt Purchasing Program for the purchase of 3,500 tons of road salt (2,800 tons (80%) minimum purchase required and 4,550 tons (130%) maximum purchase guaranteed available).

On Wednesday, April 27, 2022, DuPage County opened bids for BID#22-044-DOT – BULK ROAD SALT. Bid results are shown below, with Morton Salt, Inc. of Chicago, Illinois, submitting the lowest responsible bid of \$75.88 per ton of road salt delivered. On Thursday, April 28, 2022, DuPage County advised all program participants that it would be awarding its 2022-2023 salt procurement contract to Morton Salt, Inc. Morton Salt, Inc. is required to hold its bid prices for 90 days; a contract/commitment from the City of West Chicago is required prior to Thursday, July 28, 2022.

CONTRACTOR	BID SUBMITTAL AMOUNT	OVERALL RANK
Morton Salt, Inc.	\$75.88/ton	1
Cargill, Inc.	\$81.99/ton	2
Compass Minerals America, Inc.	\$84.21/ton	3
ENGINEER'S ESTIMATE	N/A	N/A

Based upon pricing received under the DuPage County Rock Salt Purchasing Program, City staff recommends that City Council authorize the purchase of up to 4,550 tons of road salt, at the price of \$75.88 per ton delivered, from Morton Salt, Inc. of Chicago, Illinois, for the 2022-2023 winter season under the DuPage County Joint Purchasing Program.

Purchase History:

- For FY 2020 and FY 2021, or the 2020-2021 and 2021-2022 winter seasons, the City paid \$81.13 per ton of road salt delivered under the DuPage County Road Salt Purchasing Program (one contract extension).
- For FY 2019, or the 2019-2020 winter season, the City paid \$82.96 per ton of road salt delivered under the DuPage County Road Salt Purchasing Program.
- For FY 2018, or the 2018-2019 winter season, the City paid \$67.15 per ton of road salt delivered under the DuPage County Road Salt Purchasing Program.
- For FY 2017, or the 2017-2018 winter season, the City paid \$51.49 per ton of road salt delivered under the DuPage County Road Salt Purchasing Program.
- For FY 2016, or the 2016-2017 winter season, the City paid \$56.35 per ton of road salt delivered under the DuPage County Road Salt Purchasing Program.
- For FY 2015, or the 2015-2016 winter season, the City paid \$70.44 per ton of road salt delivered under the

CITY OF WEST CHICAGO

DuPage County Road Salt Purchasing Program.

- For FY 2014, or the 2014-2015 winter season, the City paid \$112.69 per ton of road salt delivered under the CMS program (State of Illinois Program).

The cost to deliver 4,550 tons at \$75.88/ton will be \$345,254.00. In FY2022, there is \$405,000.00 budgeted under 08-34-53-4670 for this expenditure.

ACTIONS PROPOSED:

Authorize the purchase and delivery of up to 4,550 tons of road salt, at the price of \$75.88 per ton, from Morton Salt, Inc. of Chicago, Illinois, under the DuPage County Road Salt Joint Purchasing Program for the 2022-2023 winter season.

COMMITTEE RECOMMENDATION:

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Ordinance No. 22-O-0021 – Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned By the City of West Chicago

AGENDA ITEM NUMBER:4.B.**COMMITTEE AGENDA DATE:** June 2, 2022**COUNCIL AGENDA DATE:** June 6, 2022**STAFF REVIEW:** Mehul T. Patel, P.E., CFM, Public Works Director**SIGNATURE****APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE****ITEM SUMMARY:**

City staff has identified surplus equipment, stock inventory, and/or personal property that has no useful life and is no longer useful to the City, has little or no salvage value, and should be properly disposed of (please refer to Ordinance No. 22-O-0021 and Attachment A for additional information).

Therefore, staff is requesting that these items be declared surplus so that they may be traded in, disposed of through auction, disposed of through the City's contractual waste hauler, recycled, or sold to a local scrap dealer for scrap value; in a manner deemed appropriate by the City Administrator, with or without consideration.

ACTIONS PROPOSED:

Adopt Ordinance No. 22-O-0021 for the disposal or sale of surplus equipment, stock inventory, and/or personal property owned by the City of West Chicago.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 22-O-0021

**AN ORDINANCE AUTHORIZING THE DISPOSAL OR SALE OF SURPLUS EQUIPMENT,
STOCK INVENTORY, AND/OR PERSONAL PROPERTY OWNED
BY THE CITY OF WEST CHICAGO**

WHEREAS, in the opinion of the corporate authorities of the City of West Chicago, it is no longer necessary or useful to or for the best interests of the City of West Chicago, to retain ownership of the surplus equipment, stock inventory, and/or personal property hereinafter described; and,

WHEREAS, it has been determined by the City Council of the City of West Chicago to properly dispose of said surplus equipment, stock inventory, and/or personal property.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Illinois, in regular session assembled as follows:

SECTION 1. Pursuant to 65 ILCS 5/11-76-4, the City Council of the City of West Chicago finds that the surplus equipment, stock inventory, and/or personal property listed on Attachment A are no longer necessary or useful to the City of West Chicago and the best interests of the City of West Chicago will be served by their disposal.

SECTION 2. Pursuant to said Statute, the City Administrator is hereby authorized and directed to dispose of the aforementioned surplus equipment, stock inventory, and/or personal property in any manner deemed appropriate, with or without consideration.

SECTION 3. All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED this 6th day of June 2022.

Alderman J. Beifuss _____

Alderman L. Chassee _____

Alderman J. Sheahan _____

Alderman H. Brown _____

Alderman A. Hallett _____

Alderman C. Dettman _____

Alderman Birch-Ferguson _____

Alderman S. Dimas _____

Alderman C. Swiatek _____

Alderman M. Garling _____

Alderman R. Stout _____

Alderman J. Short _____

Alderman J. Morano _____

Alderman J. Jakabcsin _____

APPROVED as to form: _____
City Attorney

ADOPTED this 6th day of June 2022.

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk, Valeria Perez

PUBLISHED: _____

ATTACHMENT "A"
LISTING OF SURPLUS ITEMS
ORDINANCE NO. 22-O-0021

REQUESTING TO BE REMOVED	Serial # / VIN # / ID #	Qty
Computer monitor, HP LD4200 dated 2008	n/a	1
2 piece steel desk unit (70"x25") (59"x25")	n/a	1 Unit
Overhead storage for steel desk (70"x14.5"x45")	n/a	1 Unit
3 piece wood desk unit (71"x36") (48"x24") (71"x24")	n/a	1 Unit
3 piece wood desk unit (71"x36") (48"x24") (71"x24")	n/a	1 Unit
2 piece wood desk unit (72"x36") (64"x24")	n/a	1 Unit
2012 Chevrolet Caprice, Black (Vehicle 323)	VIN 6G1MK5U2XCL608661	1
2012 Chevrolet Caprice, Black (Vehicle 324)	VIN 6G1MK5U21CL606782	1
2014 Chevrolet Caprice, Black (Vehicle 342)	VIN 6G3NS5U23EL926376	1
Interior Cage and Miscellaneous metal removed from Veh 323	n/a	1
Interior Cage and Miscellaneous metal removed from Veh 324	n/a	1
Interior Cage and Miscellaneous metal removed from Veh 342	n/a	1
Kent Model KF9/QT Backhoe Breaker attachment	n/a	1
2005 Ford Freestar (vehicle 650)	VIN 2FMDA50655BA68425	1
2008 Monroe 8' snowplow wing from unit 792.	08-10-g401	1
1962 Farmall 140 Tractor with Woods Mower	17441	1
Used 11' Baker/Flink Snowplow.	Tag Missing	1
Bobcat Stump Grinder Attachment, Model SG60.	233000281	1
Crown Mortar Mixer, Model 00SCH	778	1
11' Flink Plow with Case Combo Attachment Plate.	N/A, Tag Unreadable	1
11' Flink Plow , was a spare. #1	N/A, Tag Unreadable	1
11' Flink Plow, was a spare. #2	N/A, Tag Unreadable	1
Spare V-Box Spreader, from Unit 617, Model LMC5HSS	5185	1
4 Summer Wheels and Tires for Holder Machine	N/A	4
4 Winter Wheels and Tires for Holder Machine	N/A	4
Servis, Category 1, 3 Point Hitch blade for Utility Tractor, Model HD3W	346	1
1500	8217	1
1500	8219	1
1500	8562	1
Samsung Galaxy S10 model SM-G973U	ID 352334103037096 ID 356908242947285	2
Samsung Galaxy S9 model SM-G960U	ID 3581921100167884 St dt ID 3581921100161903JULIE ID 358192100190290 wtp o ID 358192100166852 wtr dt ID 35819210018897 david ID 35819210016262 EXTRA ID 358192100170631 steve g ID 358192100162935 joe d ID 358192100180846 jake ID 356908242248619 rick	10
Invicta, 5HP, 460V motor in a specialized housing (WTP)	n/a	1

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 22-R-0029 – Change Order No. 1 and Final – Berglund Construction Company for the Structural Rehabilitation Project at 200 Main Street

AGENDA ITEM NUMBER: 4.C.**COMMITTEE AGENDA DATE:** June 2, 2022**COUNCIL AGENDA DATE:** June 6, 2022**STAFF REVIEW:** Mehul Patel, P.E., CFM, Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The City owns the four-story masonry building built in approximately 1880 located at 200 Main Street. The primary entrance to the ground floor is from Main Street while a secondary entrance to the lower level is from Turner Court. This building is currently vacant. It was previously used as a mixed use building with commercial on the lower level and ground floor, while the second and third stories of the building were used as residential.

In 2015, the City hired Matocha Associates, an architectural firm, alongside Tassone Architects, masonry architectural firm, and Structural Resources, Inc. (SRI), a structural engineering firm, to evaluate the deteriorating conditions of the building. These evaluations determined multiple issues with the building including, but not limited to, deteriorating masonry façade, structural building settlement, non-compliance with current American Disability Act (ADA) requirements, fire escape related non-compliance, leaking pipes, asbestos, roof damages, etc. All of these concerns were expected due to the age of the building. Since then, the City has removed all the piping in the building as well as all of the asbestos. This project has sat idle for the last couple of years. The City revived this project in recent months by awarding design contracts to the architectural firm, masonry architectural firm, and structural engineering firm to complete their respective designs for roof replacement, masonry rehabilitation and structural rehabilitation.

On December 21, 2021, the City Council approved resolution 21-R-0103 authorizing Mayor to award a construction Contract to Berglund Construction Company of Chicago, Illinois, in an amount of \$235,000.00 for the Structural Rehabilitation Project at 200 Main Street. The scope of work included extending the existing columns, removal of existing columns, installation of beams, installation of columns, wood framing, etc. The construction of this project began in February 2022 and is now completed. The final contract value is \$239,200.00, which is \$4,200.00 above the approved contract value. The nature of the change order is due to additional work that was required during construction, which included temporary electrical hookup to the Main Street level as well as removing an abandoned column that was discovered.

The above referenced Masonry Rehabilitation Project will be paid for using Capital Funds (08-34-53-4818).

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ACTIONS PROPOSED:

Approve Resolution No. 22-R-0029 authorizing the Mayor to approve Change Order No. 1 and Final with Berglund Construction Company of Chicago, Illinois, in an amount of \$4,200.00 for a revised contract value of \$239,200.00 for the Structural Rehabilitation Project at 200 Main Street.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 22-R-0029

**A RESOLUTION AUTHORIZING THE MAYOR TO APPROVE
CHANGE ORDER NO. 1 AND FINAL WITH
BERGLUND CONSTRUCTION COMPANY OF CHICAGO, ILLINOIS, IN
AN AMOUNT OF \$4,200.00 FOR A REVISED CONTRACT VALUE OF
\$239,200.00
FOR THE STRUCTURAL REHABILITATION PROJECT AT 200 MAIN
STREET**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to approve Change Order No. 1 and Final with Berglund Construction Company of Chicago, Illinois, in an amount of \$4,200.00 for a revised contract value of \$239,200.00 for the Structural Rehabilitation Project at 200 Main Street, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 6th day of June 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk Valeria Perez

CITY OF WEST CHICAGO

PUBLIC WORKS

REQUEST FOR
AUTHORIZATION FOR CHANGE ORDERSTO: Michael Guttman
City Administrator

Structural Authorization No. 1 & Final

Project: Structural Rehabilitation Project at 200 Main Street

Date: 6/6/2022

Contractor: Berglund Construction Company

Dear Sir:

I recommend that a change be made as follows to the above contract:

An (addition, extension, deduction) will be made from Station _____ to Station _____,
a net length of _____ miles. This change revises the total length to _____ miles.The estimated quantities are shown below. The first addition of an item not in the
original contract under the fund type is indicated by asterisk (*).

ITEM NO.	*	ITEM DESCRIPTION AND UNIT	QUANTITY	UNIT	UNIT PRICE	TOTAL ADDITION/REDUCTION
1	*	Additional work required during construction	1	ea	\$4,200.00	\$4,200.00

Totals \$4,200.00

Amount of Original Contract: \$235,000.00
 Previous Change Orders:
 Net Change to Date: \$4,200.00
 % of Original Contract Price: 1.79%

State fully the nature and reason for the change:

Additional work was required during construction, which included temporary
electrical hookup to the Main Street level, as well as removing an abandoned
column that was discovered.

When the net increase or decrease to the contract exceeds \$10,000 or the time of completion is increased or
decreased by 30 days or more, one of the following statements shall be checked.

- ☐ The undersigned determine that the circumstances that necessitate this change were not
reasonably foreseeable at the time of the original contract.
- ☐ The undersigned determine that the circumstances that necessitate this change were not
within the contemplation of the contract as signed.
- ☐ The undersigned determine that this change is in the best interest of the local agency and is
authorized by law.

Date: June 6, 2022

Approved:

Date: June 6, 2022

Attest:

Mayor Ruben Pineda_____
Deputy City Clerk Valeria Perez

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 22-R-0031 – Change Order No. 1 –
Berglund Construction Company for the Masonry
Rehabilitation Project at 200 Main Street

AGENDA ITEM NUMBER:

4.D.

COMMITTEE AGENDA DATE: June 2, 2022

COUNCIL AGENDA DATE: June 6, 2022

STAFF REVIEW: Mehul Patel, P.E., CFM, Director of Public Works

SIGNATURE



APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE

ITEM SUMMARY:

The City owns the four-story masonry building built in approximately 1880 located at 200 Main Street. The primary entrance to the ground floor is from Main Street while a secondary entrance to the lower level is from Turner Court. This building is currently vacant. It was previously used as a mixed use building with commercial on the lower level and ground floor, while the second and third stories of the building were used as residential.

In 2015, the City hired Matocha Associates, an architectural firm, alongside Tassone Architects, masonry architectural firm, and Structural Resources, Inc. (SRI), a structural engineering firm, to evaluate the deteriorating conditions of the building. These evaluations determined multiple issues with the building including, but not limited to, deteriorating masonry façade, structural building settlement, non-compliance with current American Disability Act (ADA) requirements, fire escape related non-compliance, leaking pipes, asbestos, roof damages, etc. All of these concerns were expected due to the age of the building. Since then, the City has removed all the piping in the building as well as all of the asbestos. This project has sat idle for the last couple of years. The City revived this project in recent months by awarding design contracts to the architectural firm, masonry architectural firm, and structural engineering firm to complete their respective designs for roof replacement, masonry rehabilitation, and structural rehabilitation.

On December 21, 2021, the City Council approved resolution 21-R-0104 authorizing the Mayor to award a construction Contract for base bid alternate one, three, four, five, and six to Berglund Construction Company of Chicago, Illinois, in an amount \$303,900.00 along with unit prices for certain items, for the Masonry Rehabilitation Project at 200 Main Street. The scope of work for base bid is including, but not limited to, tuck pointing, repair mortar joints, repair masonry stress cracks, remove and replace chimney masonry crown cap, remove and replace stone sill, remove and replace stone parapet cap, clean exposed masonry surfaces, and discard and legally dispose waste materials. The project included multiple alternate bids.

ALTERNATE ONE: The level one (Main Street grade) original masonry arches (four) that have been removed should be replaced with window arch headers. The existing exterior window head is a curved masonry segmental arch with two rowlock header courses.

ALTERNATE TWO: The level one stone veneer storefronts are not original and should be removed and replaced with a historic appropriate masonry style façade. This item was eliminated from the bidding as the storefront entrance is likely to change when architectural improvements will take place in near future.

ALTERNATE THREE: The south elevation, floor three (west end) replacement window was infilled with masonry and should be removed.

CITY OF WEST CHICAGO

ALTERNATE FOUR: The basement level interior (Turner Court), north, south, and east elevation existing stone walls will require that the joints be ground out 100%, stabilized, and the stone walls be pointed 100%.

ALTERNATE FIVE: The basement level interior (Turner Court), south, and east elevations existing stone walls will require stabilization, and one wythe (layer of brick) of common brick to be installed (full height) in front of the existing stone walls. Masonry wall ties (stainless steel) will be installed (screwed) back to the stabilized stone walls as necessary for the new brick wall stability. One layer of one inch foil faced insulation between the existing stone wall and the new masonry (brick) wall will be installed.

ALTERNATE SIX: The basement level interior (Turner Court), north elevation stone wall will require that the joints be ground out 100%, stabilized, and the stone wall be pointed 100%.

The project work began in February 2022. At this time, the project is still ongoing, mainly due to additional work items identified during the course of the construction. To date, five additional scope of work items have been identified. The following table summarizes the additional work and its associated costs.

No.	Additional Work Item	Reasoning for additional work	Cost
1	Infill abandoned windows	Two hidden abandoned windows located on the south and east elevation to be infilled to properly complete Alternate Five	\$2,475.00
2	a) Additional coping stone replacement on the north and south elevation b) Removal of existing east elevation stairs c) Additional sealant replacement on north and south elevation	a) 50% coping stone replacement was anticipated but an inspection during construction revealed 100% replacement. The cost was determined using the pricing secured during bidding. b) In order to complete Alternate five, the stairs needs to be removed. c) Inspection during construction determined more joints needed be sealed.	a) \$14,650.00 b) \$1,161.00 c) \$1,900.00 Total = \$17,711.00
3	a) Additional brick replacement (West) b) Additional brick replacement (north, south and east) c) Stone repair (west) d) Window sill replacement credit (north and south)	a) 14 square feet of additional brick identified during a construction inspection b) 40 square feet of additional brick identified during a construction inspection c) 14 stones identified that had been improperly patched and/or had been infilled with bricks d) Roofing material from neighboring properties encroached onto window sills of 200 Main St property. Berglund declined to perform the work to avoid damaging neighboring properties.	a) \$2,100.00 b) \$6,000.00 c) \$5,049.00 d) (\$2,800.00) Total = \$10,349.00

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4	Parapet Rebuild (partial north, south and east)	Rebuild the existing parapet from the roof deck up due to severe deterioration of the parapet, exterior wall to match existing decorative design	\$66,800.00
5	Parapet Rebuild (partial north and west)	Rebuild the existing parapet from the roof deck up due to severe deterioration of the parapet, exterior wall to match existing decorative design, plus scaffold setup and rental	\$73,700.00
Total			\$171,035.00

The above referenced Masonry Rehabilitation Project will be paid for using higher than expected home rule sales tax receipts in the Capital Projects Funds (08-34-53-4818).

ACTIONS PROPOSED:

Approve Resolution No. 22-R-0031 authorizing the Mayor to approve Change Order No. 1 with Berglund Construction Company of Chicago, Illinois, in an amount of \$171,035.00 for a revised contract value of \$474,935.00, for the Masonry Rehabilitation Project at 200 Main Street.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 22-R-0031

**A RESOLUTION AUTHORIZING THE MAYOR TO APPROVE
CHANGE ORDER NO. 1 WITH BERGLUND CONSTRUCTION COMPANY
OF CHICAGO, ILLINOIS, IN AN AMOUNT OF \$171,035.00
FOR A REVISED CONTRACT VALUE OF \$474,935.00,
FOR THE MASONRY REHABILITATION PROJECT AT 200 MAIN STREET**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to approve Change Order No. 1 with Berglund Construction Company of Chicago, Illinois, in an amount of \$171,035.00 for a revised contract value of \$474,935.00, for the Masonry Rehabilitation Project at 200 Main Street, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 6th day of June 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk Valeria Perez

CITY OF WEST CHICAGO

PUBLIC WORKS

REQUEST FOR
AUTHORIZATION FOR CHANGE ORDERSTO: Michael Guttman
City Administrator

Masonry Authorization No. 1

Project: Masonry Rehabilitation Project at 200 Main Street

Date: 6/6/2022

Contractor: Berglund Construction Company

Dear Sir:

I recommend that a change be made as follows to the above contract:

An (addition, extension, deduction) will be made from Station _____ to Station _____,
a net length of _____ miles. This change revises the total length to _____ miles.The estimated quantities are shown below. The first addition of an item not in the
original contract under the fund type is indicated by asterisk (*).

ITEM NO.	*	ITEM DESCRIPTION AND UNIT	QUANTITY	UNIT	UNIT PRICE	TOTAL ADDITION/REDUCTION
1	*	Infill abandoned windows	1	ea	\$2,475.00	\$2,475.00
2a	*	Additional coping stone replacement on north & south elevation	1	ea	\$14,650.00	\$14,650.00
2b	*	Removal of existing east elevation stairs	1	ea	\$1,161.00	\$1,161.00
2c	*	Additional sealant replacement on north & south elevation	1	ea	\$1,900.00	\$1,900.00
3a	*	Additional brick replacement (west)	1	ea	\$2,100.00	\$2,100.00
3b	*	Additional brick replacement (north, south, and east)	1	ea	\$6,000.00	\$6,000.00
3c	*	Stone repair (west)	1	ea	\$5,049.00	\$5,049.00
3d	*	Window sill replacement credit (north & south)	1	ea	(\$2,800.00)	(\$2,800.00)
4	*	Parapet rebuild (partial north, south, & east)	1	ea	\$66,800.00	\$66,800.00
5	*	Parapet rebuild (partial north & west)	1	ea	\$73,700.00	\$73,700.00

Totals \$171,035.00

Amount of Original Contract: \$303,900.00
 Previous Change Orders:
 Net Change to Date: \$171,035.00
 % of Original Contract Price: 56.28%

State fully the nature and reason for the change:

(1) Two hidden abandoned windows located on the south and east elevation to be infilled to properly complete Alternate Five; (2a) 50% coping stone replacement was anticipated but an inspection during construction revealed 100% replacement; (2b) In order to complete Alternate Five, stairs need to be removed; (2c) Inspection during construction determined more joints needed to be sealed; (3a) 14 sq. ft. of additional brick identified during a construction inspection; (3b) 40 sq. ft. of additional brick identified during a construction inspection; (3c) 14 stones identified that had been improperly patched and/or infilled with bricks; (3d) Roofing material from neighboring properties encroached onto window sills of 200 Main St. property (Berglund declined to perform the work to avoid damaging neighboring properties); (4) Rebuild existing parapet from roof deck up due to severe deterioration, exterior wall to match existing decorative design; (5) Rebuild existing parapet from roof deck up due to severe deterioration, exterior wall to match existing decorative design, plus scaffold setup and rental

When the net increase or decrease to the contract exceeds \$10,000 or the time of completion is increased or decreased by 30 days or more, one of the following statements shall be checked.

- ☒ The undersigned determine that the circumstances that necessitate this change were not reasonably foreseeable at the time of the original contract.
- ☐ The undersigned determine that the circumstances that necessitate this change were not within the contemplation of the contract as signed.
- ☐ The undersigned determine that this change is in the best interest of the local agency and is authorized by law.

Date: June 6, 2022
Approved:Date: June 6, 2022
Attest:

Mayor Ruben Pineda

Deputy City Clerk Valeria Perez

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Sanitary Sewer System Evaluation Survey (SSES)

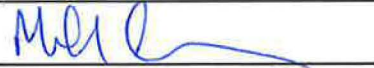
AGENDA ITEM NUMBER:

5.A.

COMMITTEE AGENDA DATE: June 2, 2022

COUNCIL AGENDA DATE: NA

STAFF REVIEW: Mehul Patel, P.E., CFM, Director of Public Works

SIGNATURE

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE**ITEM SUMMARY:**

In 2010, the City completed its first professional services contract to perform a Sanitary Sewer Evaluation Survey (SSES). The primary purpose of an SSES is to find defects in the sanitary sewer collection system to reduce the Inflow and Infiltration (I/I). I/I is defined as follows:

Infiltration is groundwater that seeps into sewer pipes through holes, cracks, joint failures, and faulty connections and other openings.

Inflow is stormwater that rapidly flows into sanitary sewers via roof drain downspouts, foundation drains, storm drain cross-connections (field tile or yard drain pipe tied into sanitary), sump pump connections that are illegally connected to the sanitary sewer as well as through open holes in manhole covers.

I/I is water that ultimately makes its way to the Wastewater Treatment Plant (WWTP) and makes its way through the treatment process, but does not need to be treated. The reasons for reducing I/I are:

- it jeopardizes the sanitary sewer collection system by reducing the capacity of the pipes;
- this additional flow in the sanitary sewer collection system may result in flooding, basement backups, as well as the need for larger sewers and/or treatment plant capacity expansion; and/or
- increased sewer user fees to offset additional cost of operations for wastewater treatment.

The City has conducted SSES studies in 2010, 2011, 2013, 2014, 2016, and 2018. The defects are found via dye testing, smoke testing, sewer televising, and manhole inspections. As part of these studies, accurate location of City infrastructure such as manhole locations was also captured in a Geographic Information System (GIS) database.

The SSES studies have evaluated the sanitary sewer collection system as a whole and identified needed repairs. The repairs are identified in the entire sanitary sewer collection system including both the public and private sides. The private component would be any plumbing inside a home/business and all of the associated sewer lateral piping to the right-of-way or property line. In the case of an apartment complex or an industrial/commercial building, the entire system leading up to the connection with the sewer main would be considered private per City Code 18-61(a). The public component consists of all components in the public right-of-way, mainline sanitary sewer, sewer laterals up to the right-of-way, sanitary manholes, lift stations, and force mains. The City has completed critical repairs identified in the SSES studies over the years; however, these studies have also identified numerous repairs that are non-critical, but need to be addressed in an effort to help reduce system-wide I/I. As of May 2021, the repair costs of such items

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on the public side are estimated to be \$5.8 million. These costs are likely to be significantly higher today based on industry trends and inflation adjustments.

As of May 2021, the repair costs of such items on the private side are estimated to be \$2.1 million. Please note, a large portion of these costs is due to deficiencies identified in major apartment complexes. These costs are likely to be significantly higher today based on industry trends and inflation adjustments. To date, the City has not required property owners to make repairs to private portions of the sanitary collection system, perhaps because the primary focus has been on correcting the public side deficiencies as well as other reasons such financial impacts to the residents, staff time, and availability to enforce the repairs. Per Sections 18-61 and 18-64-1 of the City Code, the City can enforce repairs to be made by current property owners at their expense. Enforcement would be conducted through the Community Development Department's inspectors who are contractors from B&F Construction Code Services. The City's contractor does have the availability to perform inspections for this type of work. Each repair listed would require at least one inspection along with several notices to be issued. It is estimated the current cost for each inspection would be \$50. This leads to an estimated total inspection costs of \$150,000 for the issues identified on the private side. Please note permit costs are excluded.

Historically, the City has budgeted between \$500,000-\$900,000 per year to perform the SSES studies and to address the repairs identified on the public side. As mentioned above, to date the City has not completely addressed all identified deficiencies due to cost limitations. Staff is seeking direction from the Infrastructure Committee on how to move forward. In an effort to help decision making, staff has compiled the following options along with pros/cons of each option.

Option	Pros	Cons
A) Do Nothing	- The budgeted costs for SSES can be allocated to other needs	- No reduction in I/I - Violation of special National Pollution Discharge Elimination System (NPDES) condition permit to properly maintain sewer collection system - Trigger excess flow events at WWTP - Sanitary sewer capacity reduction resulting in backups - Higher treatment costs
B) Address deficiencies on public side including sanitary sewer cured in place pipe, manhole lining, 5-foot lateral lining	- Structural rehabilitation of sewer mains and manholes - Stopping infiltration at pipe joints and sewer connections - Provides cleaning and televising of sanitary sewers - No out of pocket cost for residents	- Not addressing the inflow portion of the I/I - Partially addressing the infiltration by not lining entire laterals - Can trigger excess flow events, perhaps less frequent than option A - Can trigger higher treatment costs, perhaps less than option A

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C) Address both public and private deficiencies	- Correcting all identified defects - Most reduction of I/I - Less treatment costs	- Most financial impacts to residents that need to correct identified deficiencies - Most amount of staff time required for enforcement actions - Highest financial impact to the City
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The cost of SSES studies are substantial, generally about \$100,000 to \$150,000/year. A large portion of this study cost is in televising and cleaning of the sanitary sewers. One advantage of doing SSES studies ahead of time is that the City will know exactly where the defects are in its system.

There are a couple of different options the City can pursue to address these issues.

- 1) The City can participate in an annual joint bid through Municipal Partners Initiative (MPI) for cured in place pipe (CIPP) lining in DuPage County; however, this program is generally limited to only CIPP and does not include manhole or partial lateral lining.
- 2) Alternatively, staff can continue to work with RJN Group to prepare bids for a standalone CIPP project coupled with manhole lining as well as partial lateral lining for the City.

As part of any CIPP contract, the contractor is required to perform cleaning and televising before and after the CIPP application. Staff's recommendation is to move forward with Option B using RJN Group to prepare bid documents for standalone City project and not perform any further SSES studies until all previously identified deficiencies are corrected. The reason for this recommendation is due to City's ability to plan and accomplish improvements on the public side. It will help City partially address I&I as well as provide much needed rehabilitation of the existing collection system by implementing CIPP projects. This will be in line with addressing our needs from the bottom up on the infrastructure side. The monies budgeted for SSES studies will be re-allocated towards performing the actual CIPP work. Staff also recommends enforcing repairs on large private sanitary sewer networks around apartment complexes as well as industrial/retail/commercial buildings.

ACTIONS PROPOSED:

Provide staff direction on how to move forward with our Sanitary Sewer Program.

COMMITTEE RECOMMENDATION:

City of West Chicago Sanitary Sewer Study Areas

