CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

INFRASTRUCTURE COMMITTEE

Thursday, April 7, 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 March 3, 2022

3. Public Participation / Presentations

4. Items for Consent

   A. Procurement of Unleaded and Diesel Fuel from Gas Depot through DuPage County Joint Purchasing Program
   B. 2022 Asphalt Materials Procurement – DuPage County Joint Purchasing Program - Plote Construction, Inc.
   C. Purchase Four 2022 Ford Utility Police Interceptor AWD from Currie Motors, Frankfort, Illinois – Suburban Purchasing Cooperative Contract Winner
   D. Resolution No. 22-R-0020 – Contract Award – National Wash Authority, LLC, dba Midwest Mobile Washers of Morrison, IL, for Water Treatment Plant Building Washing for a Not to Exceed Amount of $26,750.00
   E. Resolution No. 22-R-0021 – Contract Award – Schroeder Asphalt Services, Inc. for the Fair Meadows Subdivision Rehabilitation Project in an Amount Not to Exceed $1,447,324.76

5. Items for Discussion

   A. Report and Concept Drawings Related to Interior Buildout of the 200 Main Street Rehabilitation Project

6. Unfinished Business

7. New Business

8. Reports from Staff

9. Adjournment

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
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www.westchicago.org

Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Draft

MINUTES

INFRASTRUCTURE COMMITTEE

March 3, 2022 7:00 P.M.

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

Staff present included Director of Public Works Mehul Patel, Administrative Assistant Ashley Heidorn, and Assistant Director of Community Development John Sterrett. Also in attendance was Stuart Chapman of Municipal Services Associates, Inc.

2. Approval of Minutes

A. Infrastructure Committee Minutes of February 3, 2022. Alderman Short made a motion, seconded by Alderman Morano to approve the Meeting Minutes of February 3, 2022.

Voting Yea: Aldermen Beifuss, Brown, Dimas, Hallett, Morano, and Short. Voting Nay: 0.

3. Public Participation / Presentations. None.

4. Items for Consent. Alderman Beifuss requested discussion on Consent Items A and F. **Alderman Dimas made a motion, seconded by Alderman Hallett to approve:**

B. Resolution No. 22-R-0012 – Approval of a Contract with the Layne Company for Professional Services Related to the Rehabilitation of the Pump and Motor Assembly Associated with the City's Well Station No. 6 for an Amount Not to Exceed $162,015.00

C. Resolution No. 22-R-0013 – Layne Company – Approval of Contract for Professional Services Related to the Rehabilitation of the Pump and Motor Assembly Associated with the City's Well Station No. 5 for an Amount Not to Exceed $317,960.00

D. Resolution No. 22-R-0015 – Contract Award – Emerald Tree Care, LLC for the 2022 Emerald Ash Borer Insecticidal Treatment Program for an Amount Not to Exceed $22,155.00

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E. Resolution No. 22-R-0017 – Contract Award – SKC Construction, Inc. for the 2022 Crack Sealing Program for a Not to Exceed Amount of $100,000.00

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

5. Items for Discussion.

4.A. An Ordinance Amending the Municipal Code, Chapter 15, Article VI – General Standards for Small Wireless Facility Design, Stealth, and Concealment. Mr. Patel explained that in December of 2019, the City Council approved an ordinance which provided a comprehensive amendment to the City's cell tower siting regulations. When the Infrastructure Committee reviewed the proposed amendment, they requested that staff develop a design, stealth, and concealment ordinance for small wireless facilities to supplement the new siting regulations. Mr. Sterrett went on to explain that this draft ordinance addresses the aesthetic regulations for small cell sites so they do not become too intrusive and blend well with the City. Alderman Hallett inquired if anyone with the necessary equipment could install these sites or if it was limited to cell carriers. Mr. Chapman of Municipal Services Associates, Inc. explained that it is really a matter of capital, and only three cellular companies are currently doing this: Verizon, AT&T, and eventually T-Mobile. Mr. Chapman noted that they also take quite a bit of planning and engineering, so not everyone is capable of installing them. Alderman Brown asked if the City has the ability to limit how many small cell sites may be installed. Mr. Patel noted he does not believe they can limit the amount, though each pole can only hold so much. Mr. Chapman commented that State law actually does say only one small cell site is permitted per pole. Mr. Patel also noted that if the small cell could not be installed on an existing pole and the company would like to install a new pole, it would be at his discretion whether that new pole could be installed. **Alderman Brown made a motion, seconded by Alderman Dimas to approve.**

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

4.F. Resolution No. 22-R-0018 – Contract Award – Classic Landscape, Ltd. for the 2022 Right-of-Way (ROW) Maintenance Program (Base Bid + Alternate) for a Not to Exceed Amount of $149,860.00. Mr. Patel explained that Public Works staff typically maintain 31 City owned properties and/or rights-of-way, which were included as an alternate bid for this year. This operation over a 30-week timeframe ties up two employees for roughly 2.5 days per week for a total of approximately 1,000 hours. This takes them away from other critical infrastructure maintenance tasks such as storm sewer and catch basin cleaning, which are more essential than mowing. It is Mr. Patel's recommendation to award a contract to Classic Landscape, Ltd. for the base bid plus the alternate. There is a shortfall in the overall funding for the 2022 ROW Maintenance Program, but this can be resolved using savings from other funds throughout the year. **Alderman Dimas made a motion, seconded by Alderman Brown to approve.**

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

6. Unfinished Business. None.

7. New Business. Alderman Brown inquired about the continued treatment against the Emerald Ash Borer (EAB) and wondered if this might be the last year of treatment. She noted that she has some family that are arborists and learned that many companies have since stopped treating against the EAB. Mr. Patel noted that about two-thirds of the trees that the City began treating since 2011 are still living and growing. Next year would require more costly trunk injections, which have gone up in price as they are based on each tree's diameter. The City has been operating based on an arborist's recommendation, as Public Works does not have an arborist on staff. Alderman Brown asked if they could get a second opinion, and Mr. Patel confirmed that staff could do so.

8. Reports from Staff. Mr. Patel advised the Committee that work on the 200 Main Street building is coming along nicely and all tuck-pointing on the lower level interior wall has been done. All columns have also been installed, and next week the beams should be put in on the first floor. Masonry work is also proceeding, to be followed by roofing work, and Mr. Patel is working with an architect on the conceptual buildout of the interior.

9. Adjournment. At 7:28 P.M., Alderman Brown made a motion to adjourn, seconded by Alderman Hallett. 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:

Procurement of Unleaded and Diesel Fuel from Gas Depot through DuPage County Joint Purchasing Program

AGENDA ITEM NUMBER: 4.A.

COMMITTEE AGENDA DATE: April 7, 2022
COUNCIL AGENDA DATE: April 18, 2022

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

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman **SIGNATURE**

ITEM SUMMARY:

Annually, the City contracts for unleaded gas and diesel fuel deliveries. Costs are determined by using the wholesale low rack gasoline and fuel price on the date of delivery as published by O.P.I.S. (Oil Price Information Service), plus delivery charges, and applicable taxes. The only variable to the annual contract and bids are delivery charges.

Prior to Fiscal Year 2015, the City had participated in the Suburban Purchasing Cooperative (SPC) Joint Purchasing Program for fuel purchase. Since 2015, the City has participated in DuPage County's Joint Purchasing Program for fuel purchase and delivery.

In January 2019, DuPage County agreed to add the City of West Chicago and its estimated fuel quantities to the bid proposal document under a bid category titled "Group 3 - DuPage County Entities". Gas Depot was the lowest bidder with a delivery markup bid of $0.009/gallon for unleaded fuel and $.0145/gallon for low sulfur diesel. For bidding purposes, the quantity of 80,000 gallons of unleaded gasoline and 50,000 gallons of low sulfur diesel was identified for the City of West Chicago. The estimated annual delivery mark-up for that amount of fuel is approximately $1,445.00. In 2021, DuPage County approved the second of three possible contract extensions with Gas Depot for fuel purchase and delivery at the 2019 prices.

Staff has recently been advised that Gas Depot has agreed to extend the "Group 3 - DuPage County Entities" portion of the contract for those associated users, including West Chicago, for the third and final year for the purchase and delivery of fuel for the period of April 1, 2022, through March 31, 2023, at the 2019 prices. The mark-up for fuel delivery on said Contract extension for the applicable Group 3 bid category will be the same (e.g., $0.009/gallon for unleaded fuel and $.0145/gallon for low sulfur diesel). Gas Depot has provided a confirmation letter for the extension of pricing to the City (see attached).

Although fuel costs vary on date of delivery, the City's annual fuel usage for Fiscal Year 2022, based on the average of the past three years is estimated to be approximately 62,000 gallons (42,700 gallons for unleaded and 19,300 gallons for diesel) for an estimated cost of approximately $158,000.00. This cost is estimated based on the past three year average price per gallon of $2.18 for unleaded and $2.19 for diesel. In addition, the Fire Protection District and School District 94 use the City's fueling station and are estimated to use approximately 20,500 gallons (7,100 gallons of unleaded and 13,400 gallons for diesel) of fuel for an estimated cost of $52,000 . Each District reimburses the City for the portion of fuel it uses. It is estimated that the combined fuel cost for Fiscal Year 2022, including delivery cost mark-up and a three percent escalation factor, for all users will be approximately $218,000.00. There is currently $178,600.00 budgeted in Fiscal Year 2022 for the City's fuel needs across multiple accounts.

The table below shows an illustration of average use of fuel over the last three years by entity along with estimated cost of the fuel at an average price for the past three years ($2.18 for unleaded and $2.19 for diesel), highest price paid in the past three years ($2.56 for unleaded and $2.53 for diesel), most recent fuel delivery price ($3.27 for

unleaded and $3.65 for diesel) and a hypothetical price for 2022 should the prices continue to rise ($4.00 for unleaded and $4.50 for diesel). At this time, staff is unsure where the fuel prices will be for the remainder of the FY2022.

Entity	Avg. Consumption - Past 3 years(Gals)	Avg. Price - Past 3 years ($)	Highest Price - Past 3 years ($)	Most Recent Delivery Price ($)	Hypothetical Delivery Price ($)
City - Unleaded	42,732.63	$93,284.23	$109,400.01	$139,821.18	$170,930.53
School/FPD - Unleaded	7,124.87	$15,553.40	$18,240.40	$23,312.56	$28,499.47
City - Diesel	19,312.93	$42,234.17	$48,813.11	$70,488.34	$86,908.20
School/FPD - Diesel	13,338.57	$29,169.22	$33,713.00	$48,683.10	$60,023.55
Estimated delivery markup		$922.16	$922.16	$922.16	$922.16
Total		$181,163.18	$211,088.69	$283,227.35	$347,283.91
Total (includes 3% escalation)		**$186,598.07**	**$217,421.35**	**$291,724.17**	**$357,702.43**

Staff seeks authorization to use the DuPage County Joint Purchasing Program to purchase, and have delivered, unleaded gasoline and diesel fuel from Gas Depot for the period April 1, 2022, thru March 31, 2023.

ACTIONS PROPOSED:

Authorize the purchase and delivery of Unleaded Gasoline and Diesel Fuel, from April 1, 2022, thru March 31, 2023, from Gas Depot, using pricing obtained through the DuPage County Joint Purchasing Program, for an amount not to exceed $218,000.00.

COMMITTEE RECOMMENDATION:

Gas Depot Oil Company
8930 N. Waukegan Rd. Suite 230
Morton Grove, IL 60053
(847) 581-0303, Fax (847) 581-0309

March 18, 2022

Mr. Mehul T. Patel, P.E., CFM, Director of Public Works
City of West Chicago
475 Main Street
West Chicago, IL 60185

Dear Mr. Patel,

As you are aware Gas Depot was awarded a Contract with DuPage County in 2019 to provide fuel delivery. The contract bid prices were also extended to other DuPage Entities including West Chicago. Gas Depot currently provides fuel delivery to The City of West Chicago.

The current contract allows for three additional one-year contract extensions at the same delivery markup pricing ($0.0090/gallon unleaded, and $0.0145/gallon diesel). Gas Depot will extend the current contract to DuPage County and other DuPage Entities including West Chicago for the third of three possible one-year contract extensions.

Sincerely,

Nick Tanglis
CFO

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

2022 Asphalt Materials Procurement – DuPage County Joint Purchasing Program – Plote Construction, Inc.

AGENDA ITEM NUMBER: 4.B.

COMMITTEE AGENDA DATE: April 7, 2022
COUNCIL AGENDA DATE: April 18, 2022

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

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman **SIGNATURE**

ITEM SUMMARY:

For over 34 years the City has utilized the DuPage County Joint Purchasing Program for the procurement of asphalt materials. DuPage County has a Joint Purchasing Program similar to the State of Illinois Joint Purchasing Program where annually it solicits bids for materials by way of public bid and then allows municipalities to take advantage of the competitively bid unit prices.

Recently DuPage County advised staff that Plote Construction, Inc. (Plote) will be awarded a contract for Asphalt Materials, both Surface and Binder Course, effective April 1, 2022, and expiring March 31, 2023. The County award is scheduled to take place on April 12, 2022. Plote agreed to extend its bid to other taxing bodies in DuPage County through the Joint Purchasing Program. Public Works staff will be able to pick up hot mix asphalt (HMA) material as needed from the plant located on Washington Street, near Illinois Route 38, in West Chicago, Illinois, and/or the Plote plant located in Bartlett, Illinois.

The City uses HMA to repair street openings from water and sewer excavations, for pothole patching, repair of surface imperfections through grinding and patching, and overlayment of sections of streets where the surface is deteriorated and the street is not scheduled for contractual reconstruction or resurfacing. For Fiscal Year 2022, staff anticipates using approximately 700 tons of surface mix and approximately 50 tons of binder mix. Material cost varies from $67.00 to $125.00 per ton depending on the type of HMA required. The amount of $51,000 has been budgeted in the Capital Projects Fund (08-34-53-4672) for the purchase of HMA during Fiscal Year 2022.

Staff recommends using the DuPage County Joint Purchasing Program for the procurement of Asphalt Materials from Plote Construction, Inc. for Fiscal Year 2022.

ACTIONS PROPOSED:

Authorize the purchase of Asphalt Materials, as needed, from Plote Construction, Inc. for an amount not to exceed $51,000.00, through the DuPage County Joint Purchasing Program, during Fiscal Year 2022.

COMMITTEE RECOMMENDATION:

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

Purchase Four 2022 Ford Utility Police Interceptor AWD from Currie Motors, Frankfort, Illinois – Suburban Purchasing Cooperative Contract Winner

AGENDA ITEM NUMBER: 4.C.

COMMITTEE AGENDA DATE: April 7, 2022
COUNCIL AGENDA DATE: April 18, 2022

STAFF REVIEW: Timothy R. Wilcox, Assistant Director of Public Works **SIGNATURE**

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman **SIGNATURE**

ITEM SUMMARY:

For FY 2022, Police and Public Works Department staff have planned and budgeted for the addition of one new vehicle (K-9 unit) and replacement of three existing 2014-2015 patrol vehicles with 2022 Ford Utility Police Interceptor AWD Explorers.

To allow local vendors an opportunity to quote on the 2022 Ford Utility Police Interceptor AWD Explorers, the City of West Chicago recently solicited price quotes from twelve Ford dealerships (i.e., eight local Ford dealerships, one Ford dealership from the Springfield, Illinois, area and one Ford dealership from the Greenfield, Illinois, area (both dealerships have previously held State of Illinois contracts), one Ford dealership from Taylorville, and one Ford dealership from Frankfort, Illinois, which currently holds the Suburban Purchasing Cooperative (SPC) Program contract for the 2022 Ford Utility Police Interceptor AWD Explorer.

The City of West Chicago is a member of the DuPage Mayors and Managers Association, which is one of the sponsors of the SPC, which is a joint purchasing program that represents 144 municipalities and townships in northeastern Illinois.

The cost to purchase the 2022 Ford Utility Police Interceptor AWD Explorer from Currie Motors, Frankfort, IL through the SPC contract is $34,813.00 per unit.

From our request for proposal, only Joe Cotton Ford of Carol Stream, Illinois, responded with a proposal. Its proposal was for $37,882.00 per unit.

Based on comparable pricing received, staff recommends ordering four 2022 Ford Utility Police Interceptor AWD Explorers for the Police Department from Currie Motors of Frankfort, Illinois, through the SPC contract for an amount not to exceed $139,252.00.

In FY22, $144,800.00 is budgeted in the Capital Equipment Replacement Fund (04-34-39-4804) for the purchase of one new and replacement of the three existing 2014-2015 patrol vehicles; an additional $48,000.00 is budgeted for Police equipment which will be installed by a third party once the vehicles are received.

Ford has delayed production of this unit due to current supply chain shortages. The production cutoff date is also unknown at this time. Staff is seeking approval to order/purchase four 2022 Ford Utility Police Interceptor AWD Explorers from Currie Motors of Frankfort, Illinois, through the Suburban Purchasing Cooperative contract for a cost not to exceed $139,252.00.

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

That the Infrastructure Committee authorize the order/purchase of four 2022 Ford Utility Police Interceptor AWD Explorers from Currie Motors of Frankfort, Illinois, through the Suburban Purchasing Cooperative contract for a cost not to exceed $139,252.00.

COMMITTEE RECOMMENDATION:

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 22-R-0020 – Contract Award – National Wash Authority, LLC, dba Midwest Mobile Washers of Morrison, IL, for Water Treatment Plant Building Washing for a Not to Exceed Amount of $26,750.00

AGENDA ITEM NUMBER: 4.D.

COMMITTEE AGENDA DATE: April 7, 2022
COUNCIL AGENDA DATE: April 18, 2022

STAFF REVIEW: Joseph Munder, Water Treatment Plant Superintendent **SIGNATURE**

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman **SIGNATURE**

ITEM SUMMARY:

The exterior of the Water Treatment Plant (WTP) has begun to darken due to the adhesion of dirt and soot from the atmosphere. The manufacturer of the exterior panels in the WTP informed the City that the simplest available response is periodic washing of the exterior surfaces. The exterior of the WTP has not been washed in the past. In 2020, proposals were sought from a number of companies experienced in the washing of the exterior surfaces of buildings. In 2020, the provider of the lowest estimated proposal was unable to provide adequate insurance documentation to the City; therefore, it was never able to actually wash the building.

The same companies were solicited for updated proposals in late 2021. Two vendors provided proposals and the third (the low cost proposal from 2020) declined to offer a proposal. Due to the unstable weather at the end of 2021, there was not sufficient time available to get the building washed before cold temperatures arrived.

National Wash Authority, LLC. dba Midwest Mobile Washers has offered a contract for a 2022 cleaning, which is the same as its offer in October 2021. It was the lowest quote City received in 2021. Staff recommends using Midwest Mobile Washers for this service in 2022.

In FY 2022, $27,000 has been budgeted for building wash in account 06-34-48-4401 Water Treatment Plant – Building Maintenance. The results of this cleaning and the rate at which the exterior darkens following the wash will determine the periodicity of future washing projects.

ACTIONS PROPOSED:

Approve Resolution No. 22-R-0020 authorizing the Mayor to execute a contract with National Wash Authority, LLC, dba Midwest Mobile Washers of Morrison, IL, for services related to the washing of the exterior surfaces of the Water Treatment Plant for a not to exceed amount of $26,750.00

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 22-R-0020

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
A CONTRACT WITH
NATIONAL WASH AUTHORITY, LLC, DBA MIDWEST MOBILE WASHERS
FOR SERVICES RELATED TO THE WASHING OF THE EXTERIOR SURFACES
OF THE WATER TREATMENT PLANT
FOR A NOT TO EXCEED AMOUNT OF $26,750.00

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Contract with National Wash Authority, LLC, dba Midwest Mobile Washers of Morrison, IL, for services related to the washing of the exterior surfaces of the Water Treatment Plant for a not to exceed amount of $26,750.00, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 18th day of April, 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

_____
Mayor Ruben Pineda

ATTEST:

_____
Deputy City Clerk Valeria Perez

National Wash Authority, LLC dba Midwest Mobile Washers
100 N Jackson Street
Morrison, IL 61270
(800) 804-7517
aswashboy@frontiernet.net
wwww.watertowercleaners.com

Proposal

ADDRESS
City of West Chicago
Joseph Munder
1400 W Hawthorn Ln
West Chicago, IL 60185
630-293-2255

PROPOSAL # 2208
DATE 09/20/2021
EXPIRATION DATE 12/31/2022

SERVICES	AMOUNT
National Wash Authority, LLC (dba Midwest Mobile Washers) along with twenty-nine years of pressure washing services, proposes the following for City of West Chicago. National Wash Authority/Midwest Mobile Washers is a Minority-Female owned business. National Wash Authority has a incident free service record and never had any time loss of work, due to an injury! We are a safe and compliant workplace of 29 years. LOCATION OF JOB SITE: 1400 WEST HAWTHORN LANE, WEST CHICAGO, IL We will render cleaning of a four story building estimate 60' high x 240' long to clean and remove any black mildew staining on the entire surface. Mainly focusing on the limestone trim accents to remove the black streak of mildew staining. Lower story of the building as well is included. A low volume pre-soak system treatment used to apply a soapy bleach solution with a thickening agent to aid in dwell time to kill the black mildew stains. Pressure washing equipment will be used as a flushing/rinsing method, high volume rinse, which reduces high psi of blasting and causing damage to mortars and facade of the building structure. (We use water volume instead of high psi) . "Soft Wash cleaning Treatment". To access the building, we will utilize aerial lift equipment. This equipment offers best safety for employee's and easy to access building heights safely. We will only ask for a water box/garden hose supply of water access to fill our on-board tanks. Upon inspection of your buidling, I saw several areas of water supply spickets on the building which will work for us. We pride ourselves over any Competition by being a Safety & Compliant Company. * Employee's are Certified on lift equipment. (Have operator cards) * .Employee's possess OSHA 10 certificates * Prevailing wages scales are met and paid. * Background checks done on ALL employee's. * We are an Accident Free Work Place! * Twenty-nine years of NO lost time of work DUE TO AN INJURY! All cleaning agents used are biodegradable and are environmentally friendly. All safety equipment will be used by OSHA requirements (Miller safety harness' or equivalent).	26,750.00

SERVICES	AMOUNT

All equipment, safety devices and aeriel machinery are included in this bid.
Enclosed is a copy of our General Liability Insurance coverage. Our employees' are fully covered under our Workman's Compensation insurance.
ANY AND ALL OTHER INSURANCE REQUIREMENTS ABOVE AND BEYOND OUR CURRENT INSURANCE COVERAGES, WILL BE AN ADDITIONAL CHARGE ADDED TO THE CURRENT PROPOSAL PRICE IF REQUIRED BY YOUR MUNICIPALITY.
This proposal terminates if not accepted by December 31, 2022.

Glass windows may have hard water mineral spots on them when we are completed cleaning the building. Professional window cleaning services recommended to be schedule right after our cleaning services.

We also offer Sealing of the building.
We use an industrial grade sealer designed to stop water (rains and moisture) from soaking into the substrate which wicks into the stone. The issue is, the moisture can not dry out fast enough which causes the black mildew stains over time. The sealer is proven to stop moisture from wicking into the substrate creating years of no black streaking.
Product information of sealer will be released once work is approved.
All SDS sheets and product information will be released as well at that time.

Sealing of entire building structure . $25,900.00

Sealing of limestone trim only facade work . $11,600.00
(No brick substrate)

CONFIDENTIALITY: This Proposal/Quotation and any files transmitted with it may contain information propietary to National Wash Authority, LLC/Midwest Mobile Washers, and are intended solely for the use of the individual or entity to whom they are addressed, shall be maintained in confidence and not disclosed to third parties without the written consent of National Wash Authority, LLC/Midwest Mobile Washers. All information on this Proposal/Quotation is not to be copied, reprinted or used as specifications for any other RFP's. Procedures, methods and products are not to be copied, shown or reprinted to any third party. © 2017 National Wash Authority, LLC

TOTAL **$26,750.00**

Accepted By

Accepted Date

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 22-R-0021 - Contract Award – Schroeder Asphalt Services Inc. for the Fair Meadows Subdivision Rehabilitation Project in an Amount Not to Exceed $1,447,324.76

AGENDA ITEM NUMBER: 4.E.

COMMITTEE AGENDA DATE: April 7, 2022
COUNCIL AGENDA DATE: April 18, 2022

STAFF REVIEW: Mehul T. Patel, P.E., CFM- Director of Public Works **SIGNATURE** MTP

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman **SIGNATURE**

ITEM SUMMARY:

The project includes rehabilitation of approximately 1.62 miles of roadway along Allen Avenue, Barber Street, Blakely Street, all from Augusta Avenue to Glen Avenue; Bishop Street from Roosevelt Road (IL Route 38) to Forest Avenue; Augusta Avenue from Joliet Road to Neltnor Boulevard (IL Route 59); and Glen Avenue from Joliet Road to Bishop Street. It also includes installation of approximately 1,000-feet of a new 8-inch watermain along Bishop Street as well as 20 new water services. The project's work generally consists of pavement milling, hot-mix asphalt (HMA) resurfacing, full-depth HMA pavement patching, intermittent concrete sidewalk, curb ramps, and combination concrete curb and gutter removal and replacement, utility structure adjustments, parkway restoration, Thermoplastic pavement markings, and all incidental and miscellaneous work necessary to complete the project as shown on the project plans and detailed in the project specifications.

The City had originally secured $400,000 in Community Development Block Grant (CDBG) funds for this project. During the design stage it was determined the existing 4-inch watermain along Bishop Street is in poor shape and needs a replacement. Staff estimated the cost of replacing approximately 1,000 lineal feet of 8-inch watermain and 20 new water services will be in the range of $250,000-$300,000. Staff approached the County to request additional funding and was successful in securing additional $200,000 in CDBG funds, for a total CDBG of $600,000. CDBG is a reimbursement grant where the City will have to upfront the costs of the construction and seek reimbursement through DuPage County. Per the CDBG agreement with DuPage County, 100% of grant funds must be expended by October 31, 2022.

The request for bids was advertised in the Daily Herald and on an online bidding platform QuestCDN on March 8, 2022. The bids were opened on March 29, 2022. Below table represent the bid results.

CONTRACTOR	BID SUBMITTAL AMOUNT	OVERALL RANK
Schroeder Asphalt Services, Inc.	$1,447,324.76	1
A. Lamp Concrete Contractors, Inc.	$1,474,500.00	2
Swallow Construction Corp.	$1,499,999.99	3
John Neri Construction Co., Inc.	$1,584,882.88	4
Performance Construction & Engineering, LLC.	$1,598,706.00	5
ENGINEERS ESTIMATE	$1,331,133.28	NA

Schroeder Asphalt Services, Inc. (Schroder Asphalt) of Huntley, Illinois, submitted a base bid proposal value of $1,447,324.76, approximately 9.0% higher than the engineer's estimated cost of $1,331,133.28. This difference of cost appears to be contributed to a significant increase in material costs for both water main and electrical related items. The second lowest bid proposal, submitted by A. Lamp Concrete Contractors, Inc., was $1,474,500.00.

CITY OF WEST CHICAGO

Schroeder Asphalt has previously contracted with the City to perform similar work in the past. Most recently last year when they were awarded the Commerce Drive Reconstruction Project and in 2019 when they were awarded the City's Washington Street Reconstruction Project (Sect: 16-00079-00-PV), which were performed satisfactorily. Schroeder Asphalt is registered by the Illinois Department of Transportation as a prequalified contractor.

It is staff's recommendation that a contract be awarded to Schroeder Asphalt Services, Inc. of Huntley, Illinois, for the Fair Meadows Subdivision Rehabilitation Project, for a contract amount not to exceed $1,447,324.76.

The cost of this project will be paid using Capital Projects Fund (08-34-53-4807) where $811,920.00 has been budgeted for this project in 2022. The sewer related cost will be paid from the Sewer Fund Capital Outlay (05-34-43-4806) where $118,080.00 has been budgeted for this project in 2022. The watermain related cost is unbudgeted since the scope was recently expanded; however, there are funds available in Water Fund Capital Outlay (06-34-47-4806) that can be used towards this project.

ACTIONS PROPOSED:

Approve Resolution No. 22-R-0021 authorizing the Mayor to execute a Contract with the lowest responsible bidder, Schroeder Asphalt Services, Inc. of Huntley, Illinois, for the Fair Meadows Subdivision Rehabilitation Project, for a contract amount not to exceed $1,447,324.76.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 22-R-0021

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH SCHROEDER ASPHALT SERVICES, INC. OF HUNTLEY, ILLINOIS, FOR THE FAIR MEADOWS SUBDIVISION REHABILITATION PROJECT FOR A CONTRACT AMOUNT NOT TO EXCEED $1,447,324.76.

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Contract with Schroeder Asphalt Services, Inc. of Huntley, Illinois, for the Fair Meadows Subdivision Rehabilitation Project, for a contract amount not to exceed $1,447,324.76, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 18th day of April, 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

_____
Mayor Ruben Pineda

ATTEST:

_____
Deputy City Clerk Valeria Perez

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

Report and Concept Drawings Related to Interior Buildout of the 200 Main Street Rehabilitation Project

AGENDA ITEM NUMBER: 5.A

COMMITTEE AGENDA DATE: April 7, 2022
COUNCIL AGENDA DATE: NA

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

SIGNATURE M.L.G.

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 St. The primary entrance to the ground floor is from Main St while a secondary entrance to the lower level is from Turner Ct. 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.

The City is currently in the process of a structural and masonry rehabilitation. The roof will also be replaced in summer of 2022.

On September 20, 2021, the City Council approved Resolution 21-R-0076 for the Mayor to execute a Contract Agreement with Matocha Associates of Hinsdale, Illinois, in an amount not to exceed $38,000, for architectural design services related to the 200 Main St Rehabilitation Project. The purpose of this agreement was for Matocha Associates to prepare preliminary architectural design options for each story, along with preliminary mechanical, electrical, and plumbing drawings for each of those options, as well as opinion of probable cost. The conceptual options also include ADA compliance and multiple configurations for each story for the City to review. Over the last few months, Matocha Associates has worked with staff to complete the conceptual design for each floor. The final report is attached for the Infrastructure Committee members to review and comment.

The next steps are to buildout the mechanical, electrical, and plumbing for the entire building, as well as the commercial floor plans on Main St and Turner Ct. If the Committee members wish to stay the course, staff will request a proposal from Matocha Associates to prepare final construction drawings and bid specifications under an amendment to its current Agreement. This multi-phase approach was taken to allow the City the flexibility to select the design option with definitive design scope prior to engaging into final construction drawings.

ACTIONS PROPOSED:

Infrastructure Committee to approve the final report as prepared by Matocha Associates and direct staff to seek a proposal from Matocha Associates to prepare final construction drawings and bid specifications for the buildout of mechanical, electrical, and plumbing for the entire building, as well as the commercial floor plan.

COMMITTEE RECOMMENDATION:

MATOCHA
ASSOCIATES
Architecture, Development, and
Program Management

P.O. Box 157
MONTICELLO, UTAH 84535
VOICE 630-530-2300
CELL 630-417-2100
EMAIL
GMATOCHA@MATOCHA.COM

March 4, 2022

Mr. Mehul Patel, P.E.
475 Main Street
West Chicago, Illinois 60185

RE: 200 MAIN STREET BUILDING REPORT–REVISED

Dear Mr. Mehul Patel:

Included is our final report for your use.

Sincerely,

MATOCHA ASSOCIATES

George R. Matocha, A.I.A.

File: West Chicago 200 Main Report March 4 2022 Revised

200 Main Street – West Chicago
Final Report
March 4, 2022

200MainStreetBuildingReportRevised

Executive Summary

The approach to develop a more detailed project scope and cost estimate of probable costs is the purpose of this report and all the work product developed over the last four months. This is expected to provide the City with a more detailed work plan use of the building along with budget dollars to make informed decisions and selections during the process.

This Report outlines the next steps for the City to take to accomplish their goal of upgrading the building and building out the interior spaces. Major decisions have been made to the uses of each floor, structural solutions for the framing of the building and an in-depth look at mechanical, electrical, plumbing and fire protection conceptual designs. The City will be able to make more informed decisions on how to proceed with this information, along with our opinion of probable costs for the components described above.

Our first report on August 31, 2015, documented the condition of the property, code issues, ADA issues and a very preliminary budget for the building. Three major components of that report are in progress: masonry restoration, structural repairs and modifications, and a new roof. Other interior environmental remediation and minor demolition have been completed over the last seven years.

This report outlines the final development needed for the interior infrastructure and interior renovation required to put the building back into an up-to-date working and occupied structure for the benefit of the Main Street commercial business district. The next steps will be the bidding for professional services and completion of construction drawings for the scope of work described within this document as a guide forward, bidding to contractors, and the completion of the work for the new occupants of the building.

200 Main Street – West Chicago
Final Report
March 4, 2022

Program Development Process

Preliminary design concepts for each floor were developed with the final decision by Owner being that the lower level would be office space. A proposed square foot program was established to determine the rooms required. A decision matrix was prepared to look at the advantages and disadvantages of the final building program. All preliminary design sketches are based on these decisions.

Schematic Design Process

Preliminary schematic design development was completed in October, with initial optional plans and stairwell plans. Preliminary design for Mechanical, Electrical, Plumbing and Fire Protection was completed in November. Final space plans are complete and enclosed for final approval prior to the next phase of construction design.

Utility Upgrade and Improvements

A. The water service is expected to come from Main Street as it does now. According to City records, the main is located six feet under the center of the street. The four-inch service to the building was replaced in 1995 and should be in good condition and is probably large enough, thus avoiding any excavation of the street. The water pressure is 75psi. We considered other options:
    1. The existing 4-inch water line (replaced in 1995) can be used for both domestic service and fire protection.
    2. The rear of the building was explored and appeared more expensive and more complicated to access.
B. The existing sewer runs out the building at the Lower-Level northeast corner, the sewer size should be adequate (size unknown). The question to consider is whether any backups have happened in the past. If this is the case, then I would recommend sewer ejector for the Lower-Level toilet rooms and to make all upper levels and the Lower-Level drop into the existing sewer at the Lower-Level ceiling elevation.

C. A new electric service will be required of 800Amps in either 120/240V or 120/208V three phase. An outside service switchgear with tenant meters would be optimal since there is minimal space inside, otherwise the lower single door dock area could be used to locate the equipment and would have easy access straight up the building to supply 200 Amp Panels to each level. There are two options for metering; 1. Meters with the switch gear, or 2. One meter with allocation of the billing per floor.
D. The Gas service is at the rear of the building at the Lower Level. The size and adequacy of the service still needs to be assessed. The current location would probably remain the same or slightly change based on renovation of the Lower Level.
E. The Phone and Cable service is at the rear of the building at the Lower Level. The size and adequacy of the service still needs to be assessed. The current location would probably remain the same or slightly change based on renovation of the Lower Level.

Americans with Disabilities Issues/Solutions

The First Floor and Lower Levels both do not meet ADA requirements for office use. The Second and Third Levels do not need to meet ADA requirements because they are two or less housing units. The First-Floor design has provided a new accessible ramp from the public sidewalk. The Lower-Level design provides for a wheelchair lift on the inside Lobby area from the back public sidewalk. We are also recommending the complete removal of the Lower-Level sidewalk across the entire building to make the sidewalk level and reduce the gradient into the building.

Energy Issues/Solutions

A. The Lower Level which is below grade on three sides will have energy efficient exterior wall design for all four elevations. Any water seepage should be addressed prior to the new wall installation. The ceiling deck above will have closed cell insulation sprayed onto it for both energy and sound characteristics. The original concrete floor never had insulation installed under it and a considerable amount of the floor has been demolished for plumbing and structural repairs. We propose to install rigid insulation over the existing slab after it has been repaired and pour a new 2-inch topping slab over the insulation.

B. The First Level has two adjoining buildings next door and is open to street level on the other two sides. The front elevation will have a new store front to meet the energy code and the rear windows will be replaced with new individual energy star windows. There will be new energy efficient exterior wall design for all four elevations of masonry. Any water seepage should be addressed prior to the new wall installation. The ceiling deck above will have cellulose insulation for sound proofing above. The original wood floor will have a gypcrete concrete topping installed and new hardwood flooring laid over.

C. The Residential Levels have two adjoining buildings next door and is open to street level on both sides. The 3rd level has no adjoining building next to it and has windows on all sides. The 2nd level does not have windows on the north side. The windows will be required to be replaced by the Developer to meet the energy code. There will be new energy efficient exterior wall design for all four elevations of masonry. Any water seepage should be addressed prior to the new wall installation. The ceiling joist above will have fiberglass insulation for sound proofing above. The Developer will have multiple options for floor treatment selection, a gypcrete concrete topping installed under the flooring is most likely. The new roof will meet the energy code and along with the ceiling insulation will provide an excellent energy rating.

Master Planning Schedule

The master planning schedule was developed in December, revised and is in the last version. The schedule plans for the completion of the interior build-out of the First and Lower levels for the Art Gallery group. This will also necessitate that certain infrastructure work will need to be completed before and during the interior work, such as, the interior stairwells and exterior emergency fire escape stair replacement, building fire protection (sprinkler system and fire alarm systems). Temporary heat for the residential floors should be installed prior to the next winter to keep any plumbing or sprinkler systems from freezing.

Estimate of Probable Cost

Estimate of Probable Cost Methodology

The estimate of probable cost has been developed into sections:

1. Building infrastructure: Structural, masonry restoration and roofing by Owner, Exiting, both interior and exterior, Life Safety, sprinkler and fire alarm system.
2. First level interior build-out
3. Lower-level interior build-out.
4. Residential Developer Improvements.

Items 1 through 3 uses a more detailed unit quantity and unit cost approach, like what a contractor would use and with the benefit of all the planning and decisions that have been made for the scope of work. The fourth item has been completed based on unit cost per square foot.

Scope of Work Description

The scope of work is the foundation and basis for the estimate of probable cost, it is detailed in the narrative above, the schematic drawings, and the detailed writing in the estimating descriptions.

Options:

The Owner has requested a few options regarding cost estimates and they have been included at the bottom of the work sheets

Qualifications:

The estimate of probable cost has been prepared base on the Building Construction Costs with RS Means data 2021 cost estimating book. Square Foot Costs with RS Means data 2021 cost estimating book.

Detail Documents Included

Program Development

Design concepts for use of the floors in the building.
Proposed program of spaces.
Decision matrix Pros/Cons of options.

Client Decisions:

Final design decisions are included for the basis of the estimate of probable costs.

Master Planning Schedule

Final Master Planning Schedule

Final Design Sketches

Final schematic design drawings without all the development notes.

Opinion of Probable Cost:

Final design decisions are included for the basis of the estimate of probable costs.

City of West Chicago
200 Main Street Building
Architectural Design
4-Nov-21
Design Concept Program - Floor Uses

Initial Concepts

Lower Level	Commercial/Public Spaces
First Floor	Public Art Gallery
Second Floor	Residential
Third Floor	Residential

Proposed Concepts

Lower Level	Residential
First Floor	Public Art Gallery
Second Floor	Residential
Third Floor	Residential

City of West Chicago
200 Main Street Building
Architectural Design
4-Nov-21

Proposed Programing	**Net Program**	**1496**
	Net Program	1596 S.F.
Lower Level/Loft Concept		**1598.5**
Clerestory Entry		100
Living Room/Dining (Open to Clerestory Entrance)		320
Kitchen (Open to Living)		150
Pantry		75
Study/Den		150
Bedroom 1		150
Bedroom 2		120
Closets		150
Bathroom 1		75
Bathroom 2		100
Circulation		208.5
Option Balaconies		
	Net Program	**1421**
First Floor		**1420**
Gallery Area		1100
Private Office		100
ADA Toilet Room		80
Art Work Room		140

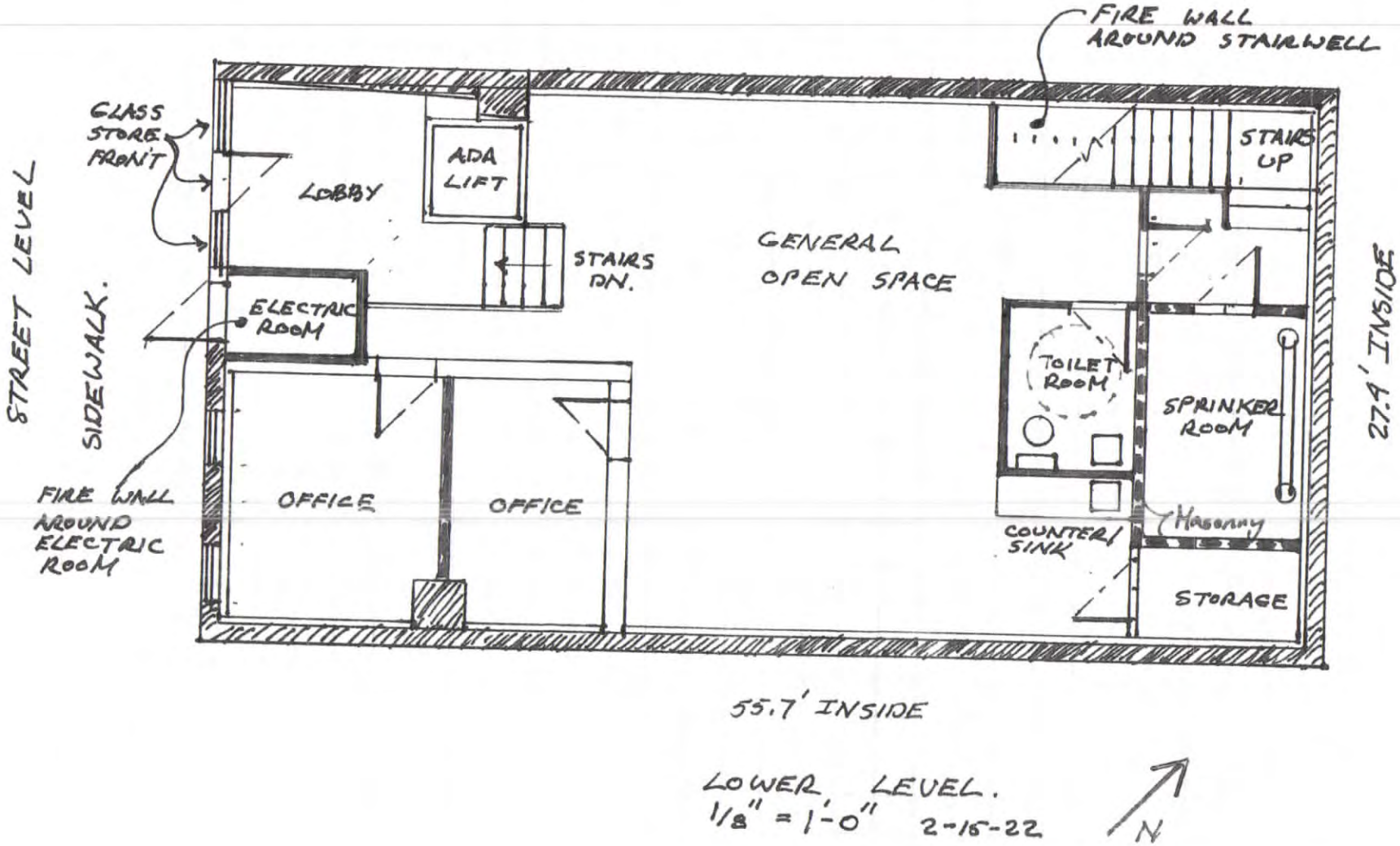
Second Floor	**1485.1**
Entry	75
Living Room	200
Dining Area	150
Kitchen	150
Pantry	50
Bedroom 1	150
Bedroom 2	120
Closets	150
Bathroom 1	75
Bathroom 2	100
Utility Clost	50
Circulation	215.1
Option Balaconies	

Third Floor	**1485.1**
Entry	75
Living Room	200
Dining Area	150
Kitchen	150
Pantry	50
Bedroom 1	150
Bedroom 2	120
Closets	150
Bathroom 1	75
Bathroom 2	100
Utility Clost	50
Circulation	215.1
Option Balaconies	

City of West Chicago
200 Main Street Building
Architectural Design
Decision Matrix - November 4, 2021

Initial Concepts		**Pros**	**Cons**
Lower Level	Commercial/Public Spaces	Commercial Related to Art Gallery	Connection to First Floor, Stairwell Space loss
			ADA Lift would be required
First Floor	Public Art Gallery		
Second Floor	Residential (One Unit)	No Elevator Required	Could be Office but ADA access would be required elevator.
Third Floor	Residential (One Unit)	No ADA Requirements	
		Could be Condo and Sold Improving City Finances	
		Developer Pays Cost of Improvements	

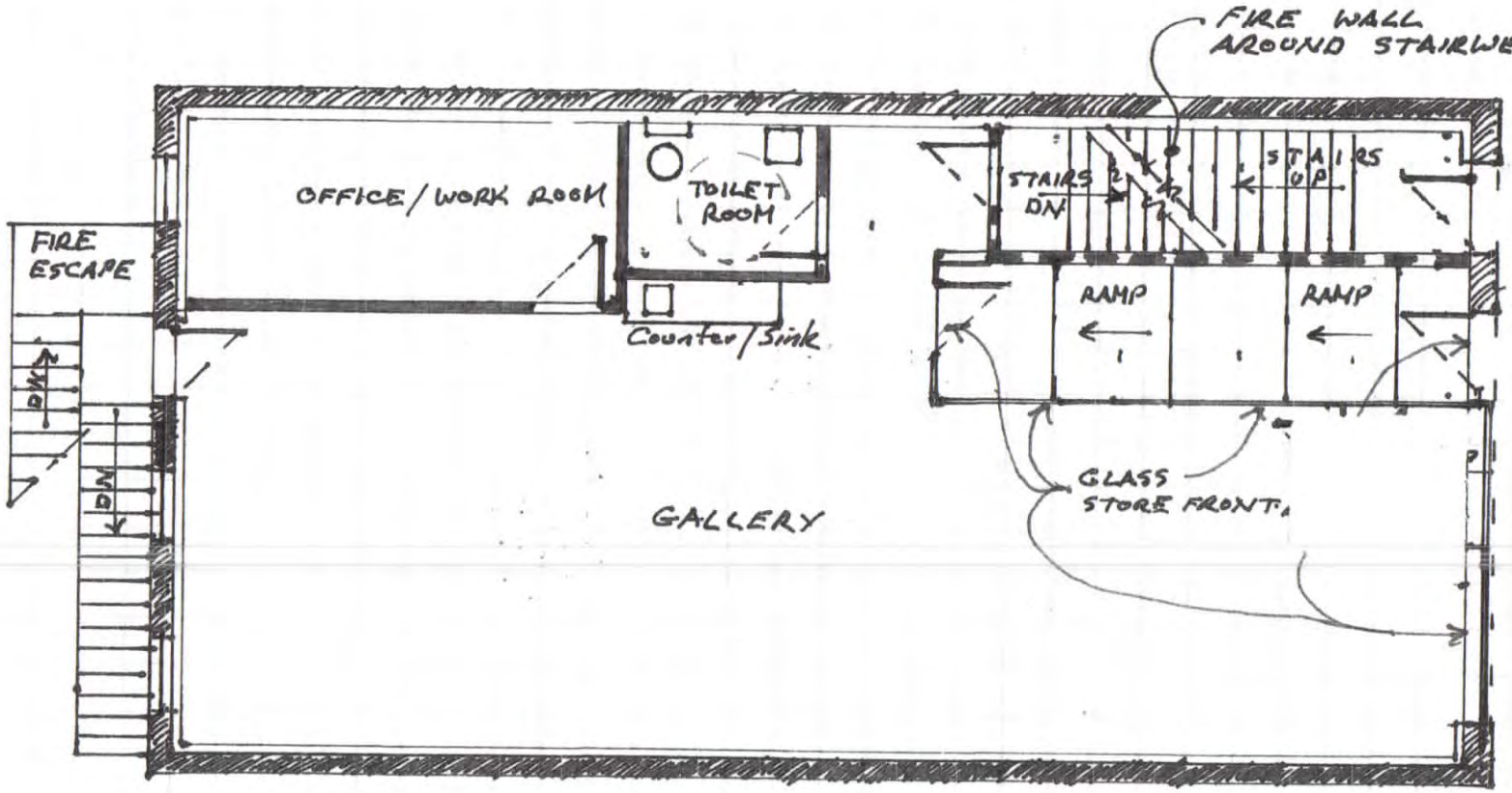
Proposed Concepts		**Pros**	**Cons**
Lower Level	Residential (One Unit)	No ADA Requirements	
		Could be Condo and Sold Improving City Finances	
		Developer Pays Cost of Improvements	
First Floor	Public Art Gallery	Minimize loss of space to vertical circulation	
Second Floor	Residential (One Unit)	No Elevator and ADA Required	
Third Floor	Residential (One Unit)	No Elevator and ADA Required	
		Could be Condo and Sold Improving City Finances	
		Developer Pays Cost of Improvements	



LOWER LEVEL.
1/8" = 1'-0" 2-16-22

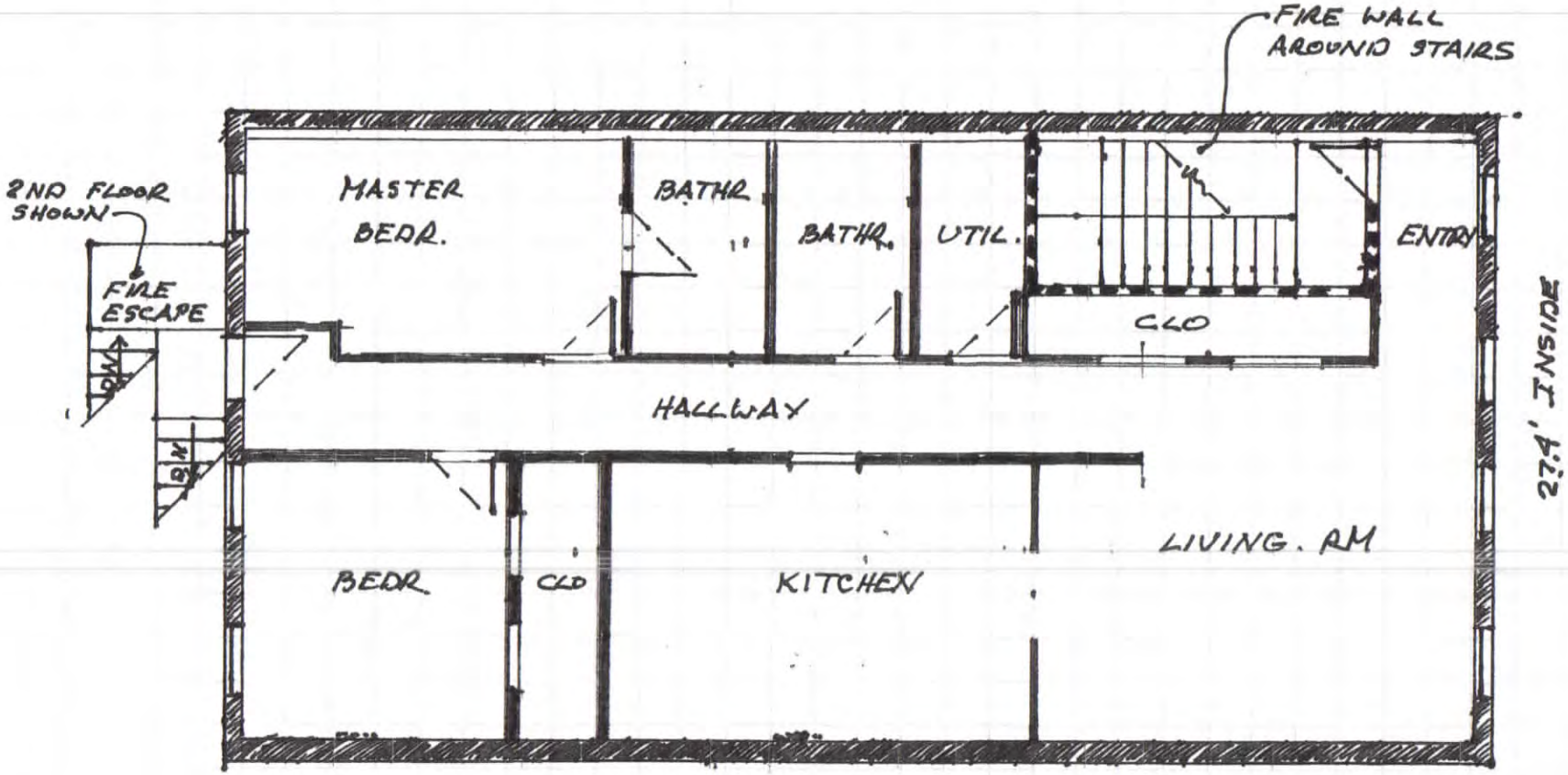
N

MATOCHA
ASSOCIATES



FIRST FLOOR LEVEL
1/8" = 1'-0" 2-15-22

MATOCHA ASSOCIATES

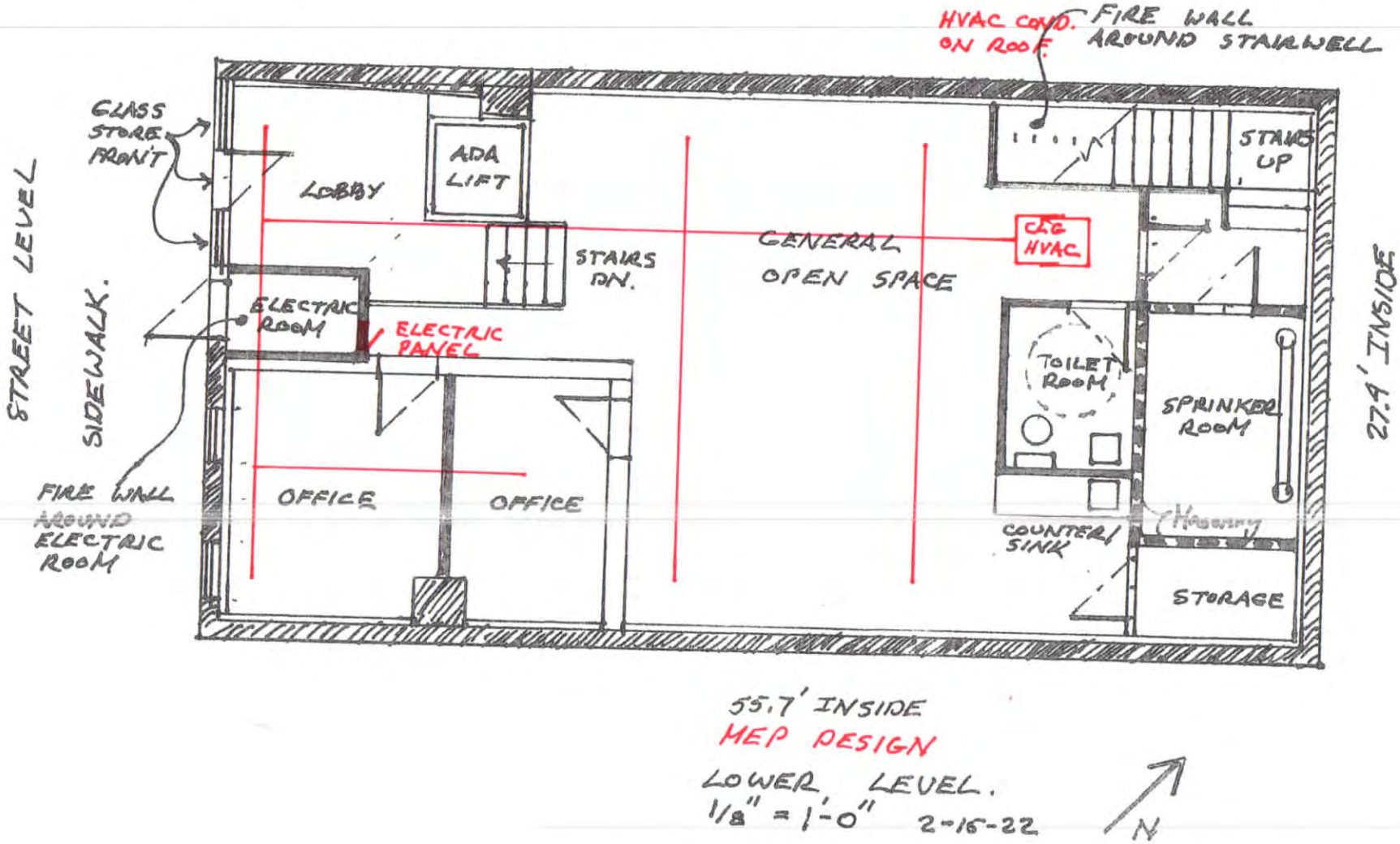


∴ 55.7' INSIDE → 2ND FLOOR SHOWN

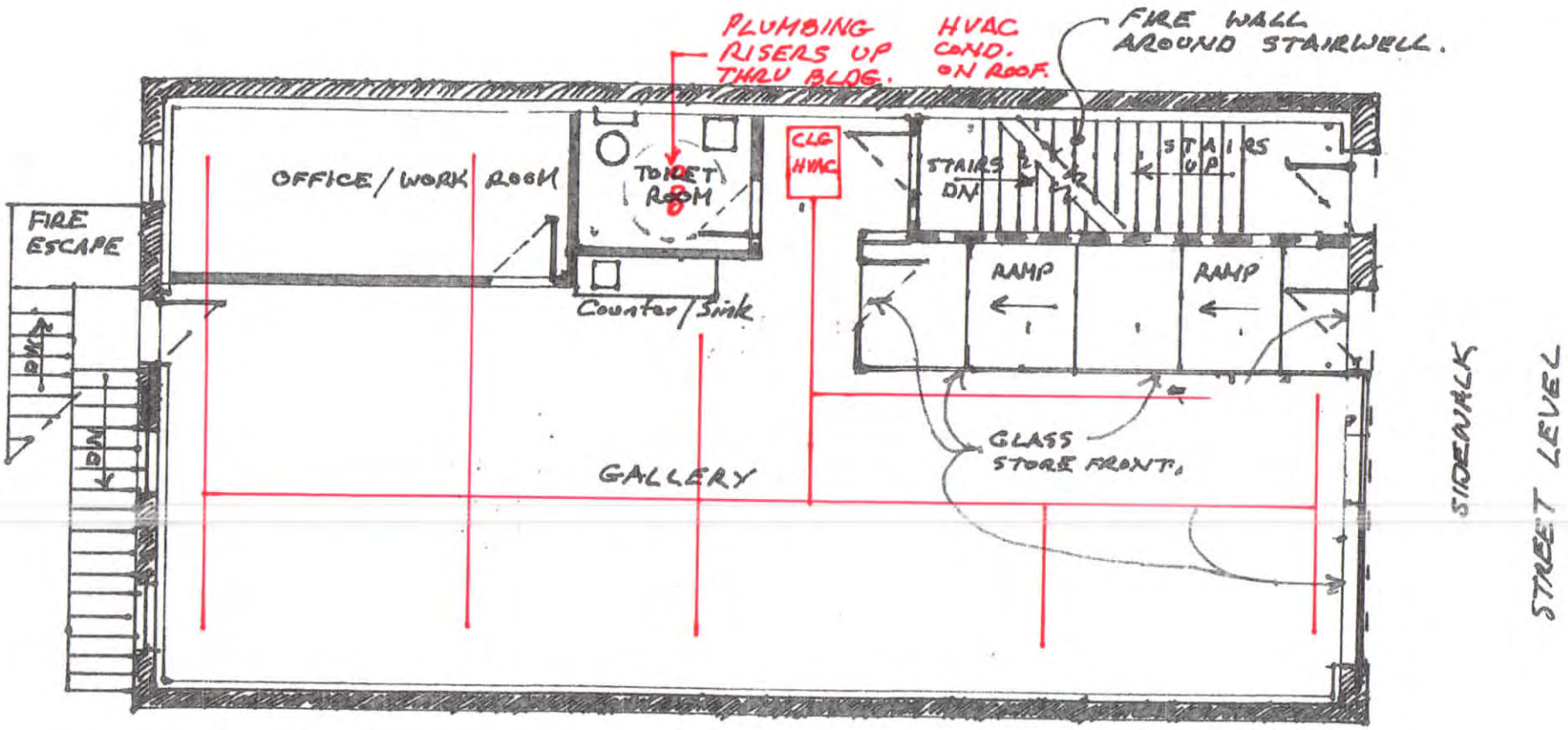
∴ 2ND + 3RD FLOOR
1/8" = 1'-0" 3-7-22

N

MATŌCHA
ASSOCIATES


HVAC COND. ON ROOF
FIRE WALL AROUND STAIRWELL
GLASS STORE FRONT
LOBBY
ADA LIFT
STAIRS UP
STAIRS DN.
GENERAL OPEN SPACE
HVAC
ELECTRIC ROOM
ELECTRIC PANEL
TOILET ROOM
SPRINKER ROOM
STREET LEVEL
SIDEWALK.
FIRE WALL AROUND ELECTRIC ROOM
OFFICE
OFFICE
COUNTER/ SINK
STORAGE
27.4' INSIDE
55.7' INSIDE
MEP DESIGN
LOWER LEVEL.
1/8" = 1'-0"
2-16-22
N

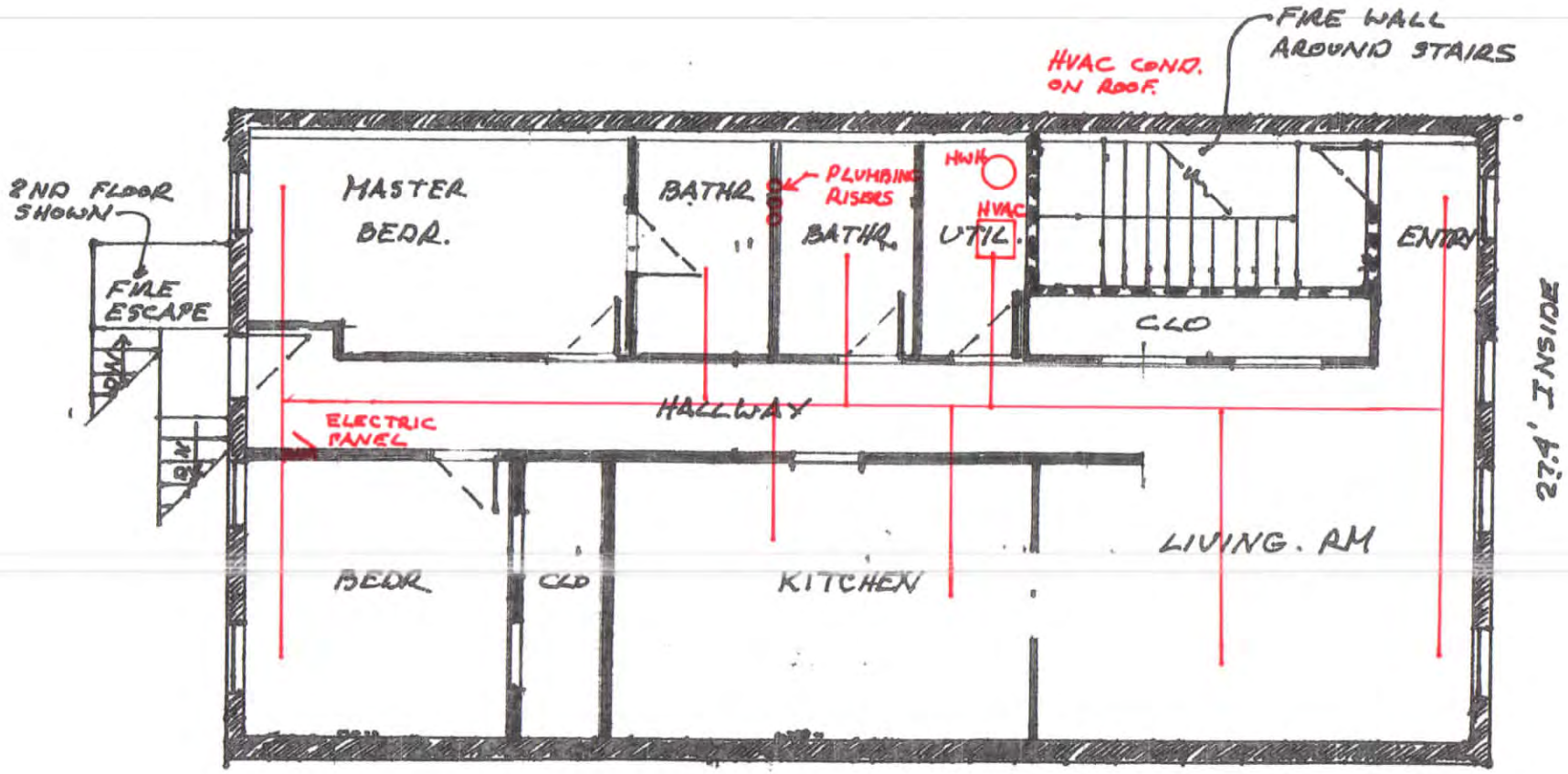
MATOCHA



MEP DESIGN
FIRST FLOOR LEVEL
1/8" = 1'-0" 2-15-22

N

MATOCHA



∴ 55.7' INSIDE → 2ND FLOOR SHOWN
HEP DESIGN

∴ 2ND + 3RD FLOOR
1/8" = 1'-0" 3-7-22

N

MATOCHA ASSOCIATES

OWNER SELECTION OF INTERIOR IMPROVEMENTS
200 MAIN STREET
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 2109.01
DATE: DECEMBER 30, 2021
REVISED DATE: MARCH 4, 2022

BUILDING INTERIOR WORK

OWNER DECISIONS

1 **INTERIOR VERTICAL STAIRS:** (Options provided for both, metal is more fire proof than wood)
2 **INTERIOR PARTITIONS:** Metal studs for Lower Level and First Floor, Wood studs for residential levels.
3 **FINISHES:** Lower Level not selected, First Floor engineered hard wood.
4 **CEILING FINISHES:** Exposed structure selected with spray on sound insulation applied to wood decking.
5 **WINDOWS:** Replace on Lower and First Levels, leave on Residential Floors, will not meet energy code, the developer will address.
6 **LIGHTING:** Gallery/Lower Level - Track lighting.
7 **WHERE MASONRY WALLS ARE EXPOSED IN THE COMMERCIAL SPACE.**
Options provided are: Paint walls, no insulation or studs or stud walls in front of masonry with high value insulation construction.
8 **LOWER LEVEL FLOOR:** New concrete topping with high value insulation under the topping.
9 **FIRST LEVEL FLOOR:** 3/4" thich hardwood flooring with plywood underlayment.
9 **RECOMMEND PRE-ACTION DRY PIPE SPRINKLERS FOR THE BUILDING**

PRE-ACTION SPRINKLER SYSTEM
PROTECTION OF PROPERTY FROM WATER DAMAGE, THINKING OF THE GALLERY AND ACCIDENTAL HEAD ACTIVATION.

THE SYSTEM IS PRE-CHARGED WITH AIR, AFTER ACTIVATION OF A DEVICE, SYSTEM FILLS WITH WATER.. ONLY HEADS IN THE AREA OF THE FIRE ACTIVATE.
EARLIER NOTIFICATION TO THE FIRE DEPARTMENT BEFORE WATER STARTS FLOWING.

CITY OF WEST CHICAGO
200 MAIN MASTER PLANNING SCHEDULE
3-Dec-21
Revised 12/27/2021
Revised 3/4/2022

		2022										2023			
		MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	APR	JUL	
BUILDING IMPROVEMENTS CONSTRUCTION															
STRUCTURAL REPAIRS															
MASONRY REPAIRS															
ROOF REPLACEMENT															
INTERIOR IMPROVEMENTS															
STAIRWELL IMPROVEMENTS					DESIGN			BIDDING	CONSTRUCTION						
INFRASTRUCTURE IMPROVEMENTS															
ELECTRICAL					DESIGN			BIDDING	CONSTRUCTION						
PLUMBING					DESIGN			BIDDING	CONSTRUCTION						
MECHANICAL					DESIGN			BIDDING	CONSTRUCTION						
FIRST FLOOR GALLERY BUILD-OUT					PLAN			BIDDING	CONSTRUCTION						
LOWER LEVEL OFFICES BUILD-OUT					PLAN			BIDDING	CONSTRUCTION						
Approval of Concept Plans by IFC	Apr														
Approve a Detailed Architectural design proposal	May														
Design Construction Documents	Jun-Aug														
Bidding (Award Sept)	Aug-Sept														
Construction	Sept-TBD								TO BE DETERMINED						
BY DEVELOPER (By Preliminary Schedule)															
SECOND & THIRD FLOORS															
MARKETING FOR DEVELOPERS															
DESIGN DOCUMENTS								PLAN							
BIDDING										BIDDING					
CONSTRUCTION															

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PRELIMINARY OPINION OF PROBABLE COST
200 MAIN STREET
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 21.10.01
DATE: DECEMBER 31, 2021
REVISED DATE: 2-18-2022

BUILDING + SITE WORK

		BUILDING SQ. FT.	BLDG. COST SQ. FT.
TOTAL COST (Not Including Residential)	**$1,675,190.66**	**6,384**	**$262.40**
BUILDING COST	**$536,888.31**	1,596	**$336.40**
LOWER LEVEL COST	**$572,367.87**	1,596	**$358.63**
1ST LEVEL COST	**$565,934.48**	1,596	**$354.60**
RESIDENTIAL COST (2nd & 3rd Levels) Cost per Level	$369,390.87	1,596	$231.45

NOTE:

These Square Foot Unit Prices are skew because of the small square footage of the construction area.

PRELIMINARY OPINION OF PROBABLE COST
200 MAIN STREET
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 2109.01
DATE: DECEMBER 30, 2021
REVISED DATE: FEBRUARY 15, 2022

BUILDING INTERIOR INFRASTRUCTURE WORK **CHICAGO Location Factor: 1.25**
STAIRWELL, MEP
TRADE ITEMS

DIVISION 1 - GENERAL REQUIREMENTS		**$47,420.00**	
Permits (1%) Exempt			0.00
Dumpsters			1,600.00
Construction Clean-up			3,000.00
Final Clean and Floor Waxing			1,000.00
Temporary Construction Fencing/Erosion Control			0.00
Utility Company Fees Electric			2,500.00
Utility Company Fees Water			0.00
Supervision			13,120.00
Insurance (.75%)			4,200.00
General Conditions (2%)			22,000.00
DIVISION 2 - EXISTING CONDITIONS		**$11,520.00**	
Remove existing stairs			3,200.00
Relocate stair well wall enclosures 1st Floor			0.00
Demo for Roof Ladder framing			5,120.00
Entrance at First Floor demo			3,200.00
DIVISION 3 - CONCRETE		**$21,520.00**	
In-fill for metal pan stairs	***See alternate deduct below***		6,040.00
Landings pour	***See alternate deduct below***		1,800.00
Metal Railings			13,680.00
DIVISION 4 - MASONRY		**$12,096.00**	
Fire Sprinkler Room Enclosure (Masonry)			12,096.00
DIVISION 5 - METALS		**$53,100.00**	
Steel Framed Stairs	***See alternate deduct below***		33,600.00
Fire Escape Replacement			19,500.00

BUILDING WORK - PHASE 1

TRADE ITEMS

DIVISION 6 - WOOD, PLASTICS & COMPOSITES		**$0.00**	
DIVISION 7 - THERMAL & MOISTURE PROT.		**$12,000.00**	
Stairwell Area			
Interior sound proofing/insulation	Included in Drywall Partitions		
Exterior Wall Insulation R-30			9,600.00
Ceiling Insulation R-50 (1 Layer R38 + 1 Layer of R13)			2,400.00
DIVISION 8 - OPENINGS		**$11,700.00**	
Exterior Steel Doors (Includes Door, Frame, Hardware Included in steel building package)			2,700.00
Interior Steel Doors (Includes Door, Frame, Hardware)			4,000.00
Stairwell window replacement			5,000.00
DIVISION 9 - FINISHES		**$73,600.00**	
Drywall Partitions 1 hr wall	***See alternate deduct below***		
Drywall Partitions 2 hr wall			56,000.00
Gypsum Board Ceiling System			800.00
Wall Painting			16,800.00
DIVISION 10 - SPECIALTIES		**$10,380.00**	
Fire Extinguishers			750.00
Interior Signage			250.00
Emerge Call System (Maybe Required by Fire Department)			5,000.00
Mail Box System			3,000.00
Exterior Signage (by Owner)			
Fire Extinguisher Cabinets			1,380.00

200 MAIN STREET
DATE: DECEMBER 30, 2021
REVISED DATE: FEBRUARY 15, 2022

BUILDING WORK - PHASE 1

TRADE ITEMS

DIVISION 11 - EQUIPMENT	**$0.00**	
none		
DIVISION 12 - FURNISHINGS	**$0.00**	
None		
DIVISION 14 - CONVEYING EQUIPMENT	**$0.00**	
None		
DIVISION 21 - FIRE SUPPRESSION	**$39,900.00**	
Sprinkler extensions for stairwells		6,400.00
Main water supply for fire system and domestic (Assumes existing is adequate		
Pre-Action System		30,000.00
Fire Department Connection (Main Street Only)		3,500.00
DIVISION 23 - HEATING VENTILATION AIR CONDITIONING	**$7,500.00**	
Electric Wall Heaters		7,500.00
DIVISION 26 - ELECTRICAL	**$51,900.00**	
Electrical Service (Exterior) 800 Amp Service Distribution 120.208 3 Phase		20,400.00
200 Amps per Floor (In Floor Estimate)		
Electric Distribution for Stairwell and Fire Sprinkler Room		7,500.00
Interior Lighting Fixtures		5,000.00
Exterior Lighting Fixtures (None)		500.00
Security Lighting Fixtures		
Telephone / Data *(see note #13)*		
Fire Alarm System (Junction box on each floor for Tenant Tie in)		15,000.00
Remote Annunciator at 1st Floor Stairwell		3,500.00
DIVISION 27 - COMMUNICATIONS		

200 MAIN STREET
DATE: DECEMBER 30, 2021
REVISED DATE: FEBRUARY 15, 2022

SUB-TOTAL		**$352,636.00**
GENERAL CONTRACTOR FEES (6%)		**$21,158.16**
ARCHITECT'S FEE (10%)		**$ 35,263.60**
TOTAL CONSTRUCTION COST		**$409,057.76**
CONSTRUCTION COST/SF	**$256.30**	
CHICAGO Location Factor: 1.25		**$ 511,322.20**
CONTINGENCY (5%)		**$25,566.11**
BUILDING TOTAL		**$536,888.31**
CONSTRUCTION COST PER SQ. FT. WITH CONTINGENCY & FEES	**$336.40**	

ALTERNATE DEDUCTS		
Wood Stairs instead of steel and Concrete		($18,800.00)
Wood Framed Stairs		$ (55,960.00)
One Hour Fire Protection of Stairwell		($16,800.00)
Sub Total Deducts	**($57.37)**	**($91,560.00)**
REVISED TOTAL	**$279.03**	**$445,328.31**

These Square Foot Unit Prices are skew because of the small square footage of the construction area.

BUILDING WORK

NOTES:

1. This cost summation is based on a Design Development plans by Matocha Associates dated 02/15/22.
2. Reusing existing water service.
3. No meter fees have been included.
4. Window units are assumed to be casement, clad exterior, aluminum exterior, standard size. Price includes: frame, hardware.

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PRELIMINARY OPINION OF PROBABLE COST
200 MAIN STREET
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 2109.01
DATE: DECEMBER 30, 2021
REVISED DATE: FEBRUARY 15, 2022

FIRST LEVEL **CHICAGO Location Factor: 1.25**

TRADE ITEMS		
DIVISION 1 - GENERAL REQUIREMENTS	**$43,440.00**	
Permits (1%) Assumed Exempt		0.00
Dumpsters		1,600.00
Construction Clean-up		3,000.00
Final Clean and Floor Waxing		1,000.00
Temporary Construction Fencing/Erosion Control		
Utility Company Fees (BY OWNER IF REQUIRED)		0.00
Supervision		9,840.00
Insurance (.75%)		5,000.00
General Conditions (4%)		23,000.00
DIVISION 2 - EXISTING CONDITIONS	**$3,420.00**	
Remove entrance front wall		1,280.00
Remove windows and frame		640.00
Temporary Entrance Enclosure		1,500.00
Remove Sidewalk and Curb (Non)		0.00
DIVISION 3 - CONCRETE	**$23,910.20**	
Patch floor demo		20,000.00
Exterior sidewalk modifications (Slope and Curb) None		
Gypsum Cement Underlayment 1" Thick		3,910.20
DIVISION 4 - MASONRY	**$20,000.00**	
Repair interior masonry		20,000.00
DIVISION 5 - METALS	**$13,250.00**	
New Store Front Metal		13,250.00

FIRST LEVEL

TRADE ITEMS		
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**$1,600.00**	
Coffee Counter		1,600.00
DIVISION 7 - THERMAL & MOISTURE PROT.	**$60,768.00**	
Exterior Wall Insulation R-12		48,000.00
Ceiling Acoustical Insulation		
Exposed timber Construction		12,768.00
DIVISION 8 - OPENINGS	**$4,150.00**	
Interior Steel Doors (Includes Door, Frame, Hardware)		1,600.00
Store Front Entrance		2,550.00
Exterior Windows Premium Grade		
DIVISION 9 - FINISHES	**$79,572.00**	
Drywall Interior Partition Standard 10' ht.		4,800.00
Drywall Exterior Partition Standard 15' ht. ***See alternate deduct below***		40,000.00
Acoustical Ceiling System		
Gypsum Board Ceiling System		
Wall Painting		11,040.00
Ceiling Painting		2,792.00
Wood Planking Overlay		20,940.00
DIVISION 10 - SPECIALTIES	**$1,100.00**	
Fire Extinguishers		250.00
Interior Signage (by Owner)		
Toilet Accessories		850.00
Exterior Signage (by Owner) *(see note #12)*		
Fire Extinguisher Cabinets		

FIRST LEVEL

TRADE ITEMS		
DIVISION 11 - EQUIPMENT	**$750.00**	
Under Counter Refrigerator		750.00
DIVISION 12 - FURNISHINGS	**$2,650.00**	
Window Treatments (Allowance)		2,650.00
DIVISION 14 - CONVEYING EQUIPMENT	**$0.00**	
None		
DIVISION 21 - FIRE SUPPRESSION	**$9,352.56**	
Dry Pipe Sprinkler Distribution from Main Riser		9,352.56
DIVISION 23 - HEATING VENTILATION AIR CONDITIONING	**$40,071.00**	
H.V.A.C. - 4 Ton Heating/ Cooling System		18,000.00
H.V.A.C. - Ductwork & Trim		11,571.00
Ceiling Fans		10,500.00
DIVISION 22 - PLUMBING	**$14,975.00**	
On Demand Water Heater		8,975.00
Plumbing Fixtures (1sink & 1 toilet,		4,500.00
Plumbing Fixture (Stainless Steel, Single. Bowl Sink, w/ Trim & Rough-In)(Coffee Counter)		1,500.00
DIVISION 26 - ELECTRICAL	**$64,545.62**	
Electrical Panels ((1) 200 Amp panel at floor		8,500.00
Interior Receptacles 15/1000sf		9,557.15
Light Switches 10/1000sf		7,259.57
T8 and Track Interior Lighting Fixtures 20/1000sf		30,744.90
Exterior Lighting Fixtures??		1,800.00
Telephone / Data *(see note #13)*		300.00
Fire Alarm System Tenant space only (Tie into Bldg. System)		6,384.00
DIVISION 27 - COMMUNICATIONS		
ABOVE		

DATE: DECEMBER 30, 2021
REVISED DATE: FEBRUARY 15, 2022

FIRST LEVEL

SUB-TOTAL			**$383,554.38**
GENERAL CONTRACTOR FEES (6%)			**$23,013.26**
ARCHITECT'S FEE (10%)		**$**	**28,766.58**
TOTAL CONSTRUCTION COST			**$435,334.22**
CONSTRUCTION COST/SF	**$272.77**		
CHICAGO Location Factor: 1.25		**$**	**544,167.77**
CONTINGENCY (5%)			**$21,766.71**
BUILDING TOTAL			**$565,934.48**
CONSTRUCTION COST PER SQ. FT. WITH CONTINGENCY & FEES	**$354.60**		
ALTERNATE DEDUCTS			
Remove Exterior wall Insulation and Drywall		$	(40,000.00)
Sub Total Deducts	**$ (25.06)**	**$**	**(40,000.00)**
REVISED TOTAL	**$329.53**	**$**	**525,934.48**

These Square Foot Unit Prices are skew because of the small square footage of the construction area.

NOTES:
1. This cost summation is based on a Design Development plans by Matocha Associates dated 02/15/22.
2. Window units are assumed to be casement, clad exterior, aluminum exterior, standard size.
   Price includes: frame, hardware.

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PRELIMINARY OPINION OF PROBABLE COST
200 MAIN STREET
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 2109.01
DATE: DECEMBER 30, 2021
REVISED DATE: FEBRUARY 15, 2022

LOWER LEVEL **CHICAGO Location Factor: 1.25**

TRADE ITEMS		
DIVISION 1 - GENERAL REQUIREMENTS	**$44,440.00**	
Permits (1%) Assumed Exempt		0.00
Dumpsters		1,600.00
Construction Clean-up		3,000.00
Final Clean and Floor Waxing		1,000.00
Temporary Construction Fencing/Erosion Control		
Utility Company Fees (BY OWNER IF REQUIRED)		
Supervision		9,840.00
Insurance (.75%)		5,000.00
General Conditions (4%)		24,000.00
DIVISION 2 - EXISTING CONDITIONS	**$9,420.00**	
Remove entrance front wall		1,280.00
Remove windows and frame		640.00
Temporary Entrance Enclosure		1,500.00
Remove Sidewalk and Curb		6,000.00
DIVISION 3 - CONCRETE	**$16,150.96**	
Light Wt. Concrete Overlayment 2" Thick		3,910.20
Patch floor demo		3,000.00
Add 2" rigid poly insulation under slab		4,085.76
Exterior sidewalk modifications (Slope and Curb)		4,000.00
Curb and Gutter Replacement		1,155.00
DIVISION 4 - MASONRY	**$30,500.00**	
Repair interior masonry		20,000.00
New 8" Masonry Utility Sprinkler Rm		10,500.00
DIVISION 5 - METALS	**$0.00**	
New Store Front Metal (See Division 8)		

LOWER LEVEL

TRADE ITEMS		
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**$6,675.00**	
Kitchen Cabinets		5,625.00
Kitchen Counter		1,050.00
DIVISION 7 - THERMAL & MOISTURE PROT.	**$8,905.20**	
Exterior Foundation Wall Insulation R-12		4,915.20
Spray on Ceiling Insulation 2"		3,990.00
DIVISION 8 - OPENINGS	**$21,175.00**	
Interior Steel Doors (Includes Door, Frame, Hardware)		2,400.00
Store Front Glass 1" Insulated Wall		7,500.00
Store Front Entrance 6 x 7		1,275.00
		0.00
Exterior Windows Premium Grade		10,000.00
DIVISION 9 - FINISHES	**$59,353.33**	
Drywall Interior Partition Standard 10' ht.		5,100.00
Drywall Exterior Partition Standard 10' ht. ***See alternate deduct below***		40,000.00
Exposed Ceiling (Clean Up)		3,192.00
Masonry Wall Painting		
Wall Painting		4,536.00
Ceiling Painting		3,192.00
Carpeting		3,333.33
DIVISION 10 - SPECIALTIES	**$2,410.00**	
Fire Extinguishers		250.00
Interior Signage (by Owner)		
Toilet Accessories		1,700.00
Exterior Signage (by Owner) *(see note #12)*		
Fire Extinguisher Cabinets		460.00

LOWER LEVEL

TRADE ITEMS		
DIVISION 11 - EQUIPMENT	**$3,850.00**	
Toilet Accessories		1,000.00
Dishwasher, Energy-Star Qualified, w/ Rough-In		850.00
Refrigerator		2,000.00
DIVISION 12 - FURNISHINGS	**$300.00**	
Window Treatments (Allowance)		300.00
DIVISION 14 - CONVEYING EQUIPMENT	**$40,000.00**	
ADA Handicap Lift		40,000.00
DIVISION 21 - FIRE SUPPRESSION	**$21,162.96**	
Dry Pipe Sprinkler Distribution from Main Riser		21,162.96
DIVISION 23 - HEATING VENTILATION AIR CONDITIONING	**$35,525.76**	
H.V.A.C. - 4 Ton Split Heating/ Cooling System High Effic.		16,454.76
H.V.A.C. - Ductwork & Trim		11,571.00
Ceiling Fans		7,500.00
DIVISION 22 - PLUMBING	**$20,500.00**	
On Demand Water Heater		8,975.00
Plumbing Fixtures (1sink & 1 toilet,		9,000.00
Plumbing Fixture (Stainless Steel, Dbl. Bowl Sink, w/ Trim & Rough-In)(Kitchen)		2,525.00
DIVISION 26 - ELECTRICAL	**$63,851.88**	
Electrical Panels ((1) 200 Amp panel at floor		5,850.00
Interior Receptacles 20/1000sf		11,513.42
Light Switches 10/1000sf		7,259.57
T8 Interior Lighting Fixtures 20/1000sf		30,744.90
Exterior Lighting Fixtures??		1,800.00
Telephone / Data *(see note #13)*		300.00
Fire Alarm System Tenant space only (Tie into Bldg. System)		6,384.00
DIVISION 27 - COMMUNICATIONS		
ABOVE		

DATE: DECEMBER 30, 2021
REVISED DATE: FEBRUARY 15, 2022

LOWER LEVEL		**$384,220.09**
GENERAL CONTRACTOR FEES (6%)		**$23,053.21**
ARCHITECT'S FEE (7.5%)		**$ 28,816.51**
TOTAL CONSTRUCTION COST		**$436,089.80**
CONSTRUCTION COST/SF	**$273.24**	
CHICAGO Location Factor: 1.25		**$ 545,112.26**
CONTINGENCY (5%)		**$27,255.61**
BUILDING TOTAL		**$ 572,367.87**
CONSTRUCTION COST PER SQ. FT. WITH CONTINGENCY & FEES	**$358.63**	

ALTERNATE DEDUCTS

Remove Exterior wall Insulation and Drywall		($40,000.00)
Sub Total Deducts	**($25.06)**	**($40,000.00)**
REVISED TOTAL	**$333.56**	**$ 532,367.87**

These Square Foot Unit Prices are skew because of the small square footage of the construction area.

NOTES:

1. This cost summation is based on a Design Development plans by Matocha Associates dated 02/15/22.

4. Window units are assumed to be casement, clad exterior, aluminum exterior, standard size. Price includes: frame,

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PRELIMINARY OPINION OF PROBABLE COST
200 MAIN STREET
WEST CHICAGO, ILLINOIS
MATOCHA PROJECT NO.: 2109.01
DATE: DECEMBER 30, 2021
REVISED DATE: 2-18-2022

RESIDENTIAL **CHICAGO Location Factor: 1.20**

	Per Floor		
Apartment (square foot method)	**$217,769.12**		
Interiors			58,988.16
Exterior Walls			40,000.00
Windows			15,960.00
Plumbing			24,450.72
HVAC			23,940.00
Fire Protection			6,208.44
Electrical			15,241.80
Appliances			4,788.00
ADDITIONAL ITEMS			
Structural Modifications			15,000.00
Gypcrete Topping			3,192.00
Masonry Repairs			10,000.00
SUB-TOTAL			**$217,769.12**
GENERAL CONTRACTOR FEES (25%)			**$54,442.28**
ARCHITECT'S FEE (10%)		**$**	**23,301.30**
TOTAL CONSTRUCTION COST			**$295,512.70**
CONSTRUCTION COST/SF	**$222.19**		
CHICAGO Location Factor: 1.20		**$**	**354,615.24**
CONTINGENCY (5%)			**$14,775.63**
BUILDING TOTAL		**$**	**369,390.87**
CONSTRUCTION COST PER SQ. FT. WITH CONTINGENCY & FEES	**$231.45**		

These Square Foot Unit Prices are skew because of the small square footage of the construction area.

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