



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
March 9, 2021
7:00 PM
Electronic Conference Call

Board or Commission: Capital Improvements

Date: March 9, 2021

Meeting: Regular

Called to Order: 7:00 p.m.

Quorum: Yes

Adjourned: 8:47 p.m.

Member Attendance:

Steve Szymanski	Chairman	Present
Joel Baldin	Commissioner	Present
Adam B. Biggam	Commissioner	Present
Joshua J. Cattero	Commissioner	Present
Arthur F. Foerster	Commissioner	Present
Michael M. Lindquist	Commissioner	Absent
Steve Neurauder	Commissioner	Present
Rocco J. Zuccherro	Commissioner	Present
Steve Thompson	Trustee Liaison	Present
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Julius Hansen	Public Works Director
Elisa Pollina	Recording Secretary
Tom Topor	Senior Civil Engineer
Phil Hutchinson	Civiltech Engineering
Kristin Kalitowski	Civiltech Engineering
Mike Folkening	Civiltech Engineering
Dan Anderson	Historical Society

A. CALL TO ORDER

The March 9, 2021 Meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at 7:01 PM via Electronic Conference Call.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES FROM FEBRUARY 9, 2021 CAPITAL IMPROVEMENTS COMMISSION MEETING

MOTION TO APPROVE MINUTES FROM FEBRUARY 9, 2021 CAPITAL IMPROVEMENTS COMMISSION MEETING

MOTION BY: Commissioner Neurauter

SECOND BY: Commissioner Foerster

RESULT: UNANIMOUS APPROVAL

D. CURRENT BUSINESS

March 2021 CIC Meeting on CBD Streetscape Design Elements:

Engineer Daubert reports tonight we want to recap the design elements of the CBD streetscape that the Village Board will ultimately review and approve via Ordinance. Engineer Topor and Phil Hutchinson from Civiltech Engineering will lead the presentation with a follow up discussion on next steps.

Hutchinson reports the following objectives will be covered at tonight's meeting:

Approved Streetscape Elements
Draft 3D Model
Schedule Update
Draft Cost Estimate & Budget
Pennsylvania Avenue Improvements
Next Steps & Draft Ordinance

Hutchinson reports on the approved streetscape elements. The proposed decorative pavement will be Fire Clay Brick pavers 4"x12" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal, 4"x8" Soldier Course Border: 63 Charcoal. Expanded pavers - narrow band with a 16" wide running bond course of 4'x12' brick. Hutchinson shows map rendering (see attached).

Decorative Crosswalks – The Village Board has decided to move forward with the decorative pavers. The decorative brick colors will be in the same north shore blend colors with 4"x 8" herringbone and a charcoal band around the edge. The crosswalk in front of the movie theater will also be raised.

Hutchinson shows a map of the crosswalks including the 3 Prairie Path crosswalks that will also be upgrade to pavers as part of the project (see attached presentation).

Planter Curbs – There will be 2 sizes - 5'x15' and 5'x7'. There will be a combination of granite and precast concrete. If we get favorable pricing, we could offer more granite planters. Hutchinson shows a map of where the granite and precast concrete planters will be located (see attached presentation).

Historic Plaques – The Village Board decided on the 16'x16' granite plaques centered in the decorative pavement field and positioned at a 45 degree angle. The color will match the planter curb material (Mesabi Black, Diamond 10 finish).

Planter Seat Walls – Planter Seat walls will be included in high profile locations. The design will have a clay brick face and will provide additional seating.

Tree Plan – We will plant approximately 230 new trees and utilize soil cells everywhere we can. We will offer a diverse mix of trees. We will also install an irrigation system. This tree plan will be a much improved plan from what is currently there now.

We will also have new bike racks, trash/recycling receptacles and big belly compactors.

Hutchinson shows the CIC a video of the CBD Streetscape rendering. He adds we hope to upload this video rendering to the project website once we get final approval from the Village Board. This will help people visualize what the CBD will look like. The CIC thanks Hutchinson for the all his work.

Engineer Topor reports on the construction timeline. Last month we introduced the idea of pushing the project back to 2022. The proposed schedule is as follows: 2022 - South of the downtown will be done first. 2023 – Main & Pennsylvania, 2024 – Western side of downtown, 2025-2027 – Train station (see attached schedule). We are still reviewing the Phase 1 Schedule. We are looking to bid the project out in late fall of 2021. There will be 8 weeks of utility work on Main Street and 13 weeks of streetscape work on Main Street; then we will focus on Duane Street. Once a schedule is nailed down, our plan is to come back to the CIC to go over the details of the schedule.

Engineer Daubert adds, one thing we noticed with our review of the schedule is that the complete closure of Main Street should be considered during both the utility work and during the streetscape work. If we do that, we can compress the construction schedule. We plan on coming back to the CIC with more details on this.

Commissioner Zucchero asks if the sidewalks on Main Street will remain open during the utility work. Engineer Topor replies yes, the goal is to be open when the utility work is being done where possible, but we are still reviewing this.

Trustee Thompson asks why the schedule timeline on Duane Street is longer than Main Street. Kalitowski replies, on Duane Street we are not proposing a full closure, so it will take longer.

Cost Estimates & Budget – Engineer Topor reports, we put together a cost estimate back in December for the overall project costs. Back then we had a 20% contingency built in on all construction items. We have since asked Civiltech to update the cost estimates. They are as follows:

ALL PHASES SUMMARY		
CONSTRUCTION SUBTOTAL		\$20,381,000
CONTINGENCY	VAR	\$2,808,000
CONSTRUCTION ENGINEERING	11%	\$2,551,000
ALL PHASES TOTAL		\$25,740,000

2022 PHASE 1 SUMMARY		
CONSTRUCTION SUBTOTAL		\$4,965,000
CONTINGENCY	10%	\$496,000
CONSTRUCTION ENGINEERING	11%	\$601,000
PHASE 1 TOTAL		\$6,062,000

2023 PHASE 2 SUMMARY		
CONSTRUCTION SUBTOTAL		\$8,714,000
CONTINGENCY	13%	\$1,133,000
CONSTRUCTION ENGINEERING	11%	\$1,083,000
PHASE 2 TOTAL		\$10,930,000

2024 PHASE 3 SUMMARY		
CONSTRUCTION SUBTOTAL		\$3,168,000
CONTINGENCY	16%	\$507,000
CONSTRUCTION ENGINEERING	11%	\$404,000
PHASE 3 TOTAL		\$4,080,000

2025-2027 PHASE 4 SUMMARY		
CONSTRUCTION SUBTOTAL		\$3,534,000
CONTINGENCY	19%	\$672,000
CONSTRUCTION ENGINEERING	11%	\$463,000
PHASE 4 TOTAL		\$4,669,000

Chairman Szymanski asks based on what you are seeing with bids, have you seen any delta on changes of bids. Engineer Topor replies, the Pennsylvania Avenue Improvements bid opening is on Friday and this will give us an indication. Earlier in the year prices are always a bit better. Kalitowski adds, we saw some bids last week and bids are coming in lower. But it is hard to pin point what is driving the bids lower. But we are feeling like bids are coming in lower.

Engineer Daubert adds, once the design is finalized for Phase 1, we will complete a formal engineer's estimate that will omit the contingency. Based on our thoroughness in design, our projects typically include many pay items for potential work which is not necessarily always used on projects. He notes that our projects regularly close out in under the award amount.

Commissioner Zuccherro asks do you need anything from the CIC with respect to the closure of Main Street. Engineer Daubert replies yes, when we come back to discuss the schedule we would ask the CIC then to weigh in on the closure.

Trustee Thompson adds we could potentially have 3 new trustees and a new appointee after the election as well as a new philosophy going forward. This could be a challenge. Commissioner Zuccherro asks, is that the purpose of the ordinance. Engineer Daubert adds, the ordinance commemorates all the design decisions made to date. So it will help the new trustees understand what was done to arrive at the design of the project.

Trustee Thompson adds Finance Director Coyle has been meeting with the Trustees to explain the financial piece of the project. This is also an infrastructure need.

Chairman Szymanski adds we should also do presentations with the businesses to help move the project along. Engineer Daubert replies, yes we will meet with the businesses to discuss the project in detail.

Pennsylvania Avenue Improvements – Engineer Topor reports we are gearing up for improvements on Pennsylvania and the goal is to replace 3 storm sewers and widen sidewalks on the south side of the street to accommodate an outdoor dining patio for A Toda Madre. We are scheduled to open bids on Friday March 12th. We have about 13 contractors that picked up bids. We are hoping to get the work done in about 45 days. The cost of this is included in the Phase 2 cost estimate for the project.

Next Steps – Topor reports that our next steps would be:

1. Commemorate project decisions in a Village approved ordinance
2. Present to the Village Board on March 22nd at the Village Board meeting
3. Follow-up meeting in April if needed

Chairman Szymanski asks Topor if he can give the write up to the CIC so we know what will be presented to the board. Engineer Topor replies yes.

Topor adds he would also like to include Historic Plaque criteria in the ordinance. Dan Anderson from the Historic Society reports on the Historic Plaque criteria. The criteria being used to identify these sites are as follows: building on the site, history of site, noteworthy site due to an event that took place and finally how much information we have on a given site. This is a complicated routine. The research is largely being done by volunteers. We hope to have a list of sites by April and we hope to have all noteworthy sites wrapped up by the end of the year. Topor adds, Phase 1 is the most important to have the historic locations finalized by spring 2022. Chairman Szymanski thanks Dan Anderson for all his work.

Topor states he will update the ordinance and have a final ordinance for the March 22 Village Board Meeting.

- E. TRUSTEE’S REPORT** – Trustee Thompson reports last night the Board approved the easement between the Civic Center and Fire & Wine for the Ped-way. Work is moving along on the parking garage with a completion date of May 1st. The Board is debating a height variance for the Apex project. There are pros and cons for putting mechanical equipment on the roof and it does add more height to the building. Commissioner Zuccherro asks if there are any discussions to bring the tent back. Trustee Thompson replies there will not be a tent on south Main Street due to Apex construction. The compromise would be expanded sidewalk dining.

- F. OTHER BUSINESS** – None

- G. PUBLIC WORKS REPORT** – None.

- H. PROJECT REPORT** – (See attached report) Engineer Daubert reports there will be a preconstruction meeting on Thursday March 11th for Village Green Storm Sewer project.

We are preparing the street resurfacing and street reconstruction projects to go out to bid.

There is another FHWA meeting next Tuesday on the train station. We are making a lot of progress on the historic issue.

We applied to participate in CMAP's pavement management program and will be getting a PCI survey and five-year pavement management plan at no cost to the Village.

Chairman Szymanski asks when the train station will come before the CIC. Engineer Daubert replies, in May we will get everyone up to speed. The Phase II design won't start until next year at the soonest.

Engineer Daubert reports Bob Minix will be officially retiring at the end of this year and we will be looking to hire a new Civil Engineer with at least 5 years of experience. We will be advertising this position. If you know of anyone interested, please let them know about it.

- I. **ADJOURNMENT** – Commissioner Zuccherro motions and Commissioner Baldin seconds to adjourn the meeting. The meeting was adjourned at 8:47 p.m.

The next meeting is scheduled for April 13, 2021

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert, Professional Engineer