



Agenda
Village of Glen Ellyn
Special Workshop Meeting
Monday, December 1, 2014
7:00 PM
Glen Ellyn Civic Center, Room 301

Village Board Workshop Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact Harold Kolze, Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Audience Participation

1. Open: Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

E. Use of In-House Engineering Personnel and Consultant Procurement Process. (Professional Engineer Minix)

1. Professional Engineer Bob Minix will present information on how an expanded Public Works Engineering Division can offset costs of outside consultants and recommend a process for procuring outside engineering services to supplement in-house staff.

F. Roosevelt Road Streetlight Retrofit and LED Conversion Project. (Public Works Director Hansen)

1. Public Works Director Julius Hansen will present information on the Roosevelt Road (Illinois Route 38) Streetlight Retrofit and LED Conversion Project.

G. Proposed Salt Storage Facility Project. (Public Works Director Hansen)

1. Public Works Director Julius Hansen will present information regarding the proposed Salt Storage Facility Project.

H. Other Items

I. Adjournment



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/01/14 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Discussion Item
Prepared By: Bob Minix

SCHEDULED

RESOLUTION (ID # 1505)

DOC ID: 1505

Professional Engineer Bob Minix will present information on how an expanded Public Works Engineering Division can offset costs of outside consultants and recommend a process for procuring outside engineering services to supplement in-house staff.

The purpose of this memorandum is to describe how an expanded Public Works Engineering Division can offset costs of outside consultants and to present a recommended process for procuring outside engineering services to supplement in-house staff. These items are a follow-up to the Village Board discussions in July 2014 regarding current engineering practices used by the Village. Both in-house and outside engineering services are currently utilized, with the bulk of design and construction oversight on larger capital projects performed by consultants, while the Public Works engineering staff - consisting of the Professional Engineer and Civil Engineer - coordinates and manages all projects and provides needed engineering for maintenance-related efforts.

EXPANDED PUBLIC WORKS ENGINEERING DIVISION

Currently, the Public Works engineering staff provides design services primarily in the form of specifications and contract document preparation for maintenance-related or very small-scale repair or enhancement work, with construction management oversight provided in conjunction with other PW operating staff. Some larger-scale projects - such as sewer pipe lining - have been handled in-house in the last few years by the Civil Engineer. The total construction value of in-house projects has been on the order of \$500,000 to \$700,000 in the past two years.

It is feasible for Engineering Division staff to assume a greater role in the production and field management of projects and offset outside consultant expenses. Estimated annual cost for a new staff engineer would be approximately \$100,000 in salary, \$40,000 in benefits and \$10,000 in operating expenses (total of \$150,000). Estimated one-time costs would be \$50,000 - \$75,000 for a new vehicle, software and equipment. Depending on the services provided by staff, the value of annual projects would have to be about \$1 million dollars in order to at least match consultant expenses with the cost of another in-house engineer.

There are upcoming opportunities where the scope of required infrastructure improvements is likely well-within the capabilities of a moderately experienced design / construction engineer. The future long-term plan features a large percentage of roadways with relatively straightforward resurfacing. These are the types of projects that staff performed in the 1996 - 2005 timeframe with success. For the next three years, these opportunities include:

Likely Projects / Assignments for Additional Public Works Staff Engineer			
Fiscal Year	Project	Estimated Construction Cost	Estimated Offset of Consultant Fees
2015	Construction Management (partial) - Crescent Boulevard	\$2,400,000	\$125,000
	Design and Construction Oversight of 2015 Street Resurfacing	\$300,000	\$30,000
2016	Design of Elm / Oak Improvements	\$1,000,000	\$50,000
	Design and Construction Oversight of 2016 Street Resurfacing	\$1,100,000	\$110,000
2017	Design and Construction Oversight of 2017 Street Resurfacing	\$2,000,000	\$200,000

It should be noted that the assumption of additional project responsibilities will be a group effort, but will be a particular focus of the new engineering position. The precise mix of projects and responsibilities of the new engineer will also be predicated on the experience, skills and interests of the individual.

VILLAGE OF GLEN ELLYN QUALITY AND COST BASED SELECTION (QCBS) PROCESS FOR PROFESSIONAL ENGINEERING SERVICES

The Village Board has requested that Public Works develop a selection process for engineering consultant services that expands the pool of qualified firms, broadens the evaluation process and provides a more consistent basis for fee comparisons. Public Works staff has reviewed the policies and procedures of a number of communities, finding that most use some form of a Qualifications Based System (QBS) tailored to meet their particular circumstances and requirements. While the current Glen Ellyn practice of mixing qualifications and dollar proposals into a single submittal has not met with overt resistance by the consulting community, our system could be improved in terms of consistency, accountability and clarity.

To satisfy the Village Board's request to compare consulting services with a price component and to maintain a high quality of performance and products, the method of Quality & Cost Based Selection (QCBS) is proposed for use. This qualifications plus price approach will become the default model utilized in the selection process. However, by law, we cannot select engineer services on cost alone. This method will provide the best way to determine value and quality work to meet both the Village Board and Public Works objectives.

The following process will be utilized to develop recommendations for new professional service agreements with consulting engineers for approval by the Village Manager or Village Board. The process has two significant components, including development of short lists of qualified firms to be used for at least a two year period and consultant selection from the appropriate short list for a specific assignment. Each major component has a number of steps.

DEVELOPMENT OF SHORT LISTS OF CONSULTANTS

1. Village staff to develop a Request for Qualifications (RFQ) and distribute the RFQ to interested consultants (15 to 20 firms) for engineering design and construction services.
 - ❑ General Statement of Qualifications (SOQ) including basic company financial and insurance information
 - ❑ Project-specific information on an actual, pending assignment to better assess Project Understanding, Project Approach, Project Experience and Project Team aspects
2. Village staff to host a question and answer session with interested firms.
3. Interested firms to submit qualifications.
4. Submittal evaluations:
 - ❑ Evaluation team to be made up of Public Works Director, Engineering division personnel, representatives from Village Administration and other departments (likely Assistant Village Manager and Stormwater Engineer), Village Attorney and (if feasible) an elected official.
 - ❑ Overall scoring matrix will be based on the following criteria and weighting, with each criteria scored on a 0 - 100 ranking:

Criteria	Weight
Statement of Qualifications (SOQ)	4.0
Project Understanding	1.5
Project Approach / Scope	1.5
Project Experience	1.5
Project Team	1.5
Total Maximum Points	1,000

In addition to general corporate and team qualifications contained in the SOQ, each firm must demonstrate that they have recent and successful experience in executing projects similar in substance, complexity, value, duration, and volume of services sought by the Village. The firms must demonstrate familiarity with issues, grasp key elements and propose a comprehensive and successful work plan. Project-specific evaluation criteria will include relevant information on recent projects focusing on the proposed team to be assigned to this project and demonstrating successfully outcomes. Such criteria include:

- ❑ Narrative description of previous projects and their similarity to the proposed project
- ❑ Description of actual services provided by the engineering staff
- ❑ Duration of the assignment and success in achieving on-time completion
- ❑ Significant problems encountered and solutions provided

- ☐ Client contact information (references)
 - ☐ Estimated amount the firm saved the client on the project and how cost savings were achieved
 - ☐ Name of lead staff professional involved in this project and the functions performed
 - ☐ Number of contract amendments and reasons for the change
 - ☐ Initial and final construction project costs
 - ☐ Number of construction related change orders, reason for the changes and dollar amount of the changes
5. Based on the scoring by the evaluation team and team consensus, selection of five to eight consultants for engineering design and construction multi-year short lists.
6. Debriefing of unsuccessful consultants as requested

CONSULTANT SELECTION FOR A SPECIFIC ASSIGNMENT

1. The initial step in any particular project will be to evaluate whether it is appropriate for Village staff to handle it partially or entirely in-house, or if it should be outsourced. The following considerations will be evaluated when making this determination:
- ☐ Does staff have the expertise necessary for the proposed project?
 - ☐ Will staff's current workload allow them to take on the responsibilities to complete this project effectively and in a timely manner?
 - ☐ If staff does not have the expertise or availability to perform the entire project, how much, if any, of the project can be handled in-house? Can staff efficiently coordinate with the consultant without hindering the progress of the project?
2. Village staff to develop a Request for Proposal (RFP) and distribute the RFP to all or part (at least three firms) of the consultant short list.
- ☐ Proposals to include: Project Understanding; Project Approach; Project Experience; and Project Team
 - ☐ Proposals to include detailed scope of work, schedule and fees
 - ☐ Consultant to justify proposed form of contract
3. Proposal Evaluations:
- ☐ Evaluation team to be made up of Public Works Director and Engineering division personnel with input from Administration and Village Attorney
 - ☐ Scoring matrix will be similar to that used for non-SOQ portion of short-list process
4. Selection of firm based on best combination of qualifications and value.
5. Contract negotiations with selected consultant:

- ☐ Public Works will facilitate the clear definition of the scope of work and seek agreement to a fee proposal based upon the understood scope of work
 - ☐ The Village and firm can negotiate fees and scope as necessary for the project and robust communication is encouraged during this time
 - ☐ The negotiations will include discussions about the owner's goals and concepts of the project, the firm's approach to the project, alternatives to be considered, creative money saving solutions and the specific scope of work
 - ☐ After a detailed scope of services is agreed upon, the engineering firm's fee is negotiated to a final cost
6. Contract development - As part of the negotiations, the two parties should develop and agree upon a schedule of payments and deliverables based on one of the following types of contract.
- ☐ **Lump Sum** - When the project scope is generally limited, well-defined and not likely to be modified, a fixed fee contract is appropriate.
 - ☐ **Cost Plus Fixed Fee** - When the project scope cannot necessarily be closely defined and greater contracting flexibility is desired, the Village and the engineering firm agree upon a fee based on estimated personnel and direct costs. Compensation paid to the firm will be based on actual personnel hours of work.
7. Review by Village Attorney.
8. Written recommendation to Village Manager (total fee less than \$20,000) or Village Board including the appropriate contingency and funding sources.
9. Contract Approval.
10. Debriefing of unsuccessful short list consultants, as requested.

SPECIAL CIRCUMSTANCES

There may be special circumstances where a modified process is appropriate. Examples of such circumstances include, but are not limited to:

- ☐ ***Emergencies:*** Professional assistance may be required on short notice to deal with bona fide emergency or time sensitive situations.
- ☐ ***Expansion of Existing Scope of Work:*** If a project has evolved, it may be in the best interests of the Village to expand the scope of work of an existing contract.
- ☐ ***Continuation of a Project:*** Examples would be moving from preliminary to final design of a project or an additional phase or segment of a project where the consultant

performing the earlier phase of the project performed well and is best positioned to provide efficient and quality services for the Village.

- ❑ ***Outside Funding of Engineering Services:*** In certain circumstances, the selection process for engineering consultants may be dictated or controlled by a particular agency providing adjunct project funding. The Village process would be followed in the normal fashion as much as possible, modified to conform to specific outside agency requirements.
- ❑ ***Specialized Projects:*** A specific assignment may require unusual or very specialized services that only a limited number of consultants can provide or may be unavailable through the short list companies.

In any situation where staff determines it is not in the Village's best interest to follow the standard Professional Services Selection process, staff will prepare a memorandum to explain and justify why the standard process was not followed.

Resolution (ID # 1505)

Meeting of December 1, 2014



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/01/14 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Discussion Item
Prepared By: Julius Hansen

SCHEDULED

AGENDA ITEM (ID # 1525)

DOC ID: 1525

Public Works Director Julius Hansen will present information on the Roosevelt Road (Illinois Route 38) Streetlight Retrofit and LED Conversion Project.

Background:

This item was removed from a previous Village Board agenda to allow staff some additional time to research this matter. We have conferred with Board members, discussed with vendors, and are more confident that this is the way to proceed. We would like to move ahead with this project to provide a solution for the failed fixtures, to determine potential grant funding and potential savings in transitioning to LED lighting. We also have included funding for the CBD street lighting to be changed to LED in the 4th quarter of CY15.

If the Village would like to have LED lighting on Roosevelt Road (Illinois Route 38) the services of a qualified professional engineering consulting firm would be needed. The LED modification of the existing decorative street lights requires IDOT approval. The decorative lighting system consists of Valmont street light poles and Lumec fixtures. The installation commenced in March of 2002 and was completed in October 2002. It extends approximately 7,500 feet starting 800 feet west of Lambert Road to 300 feet east of Baker Hill Drive and consists of approximately 130 decorative units made up of an upper main lighting element and a lower sidewalk-side fixture. The existing lighting system is illuminated using high pressure sodium bulbs within IDOT right-of-way and on Village-controlled approach streets. The selected firm will be required to submit grant applications with all associated supporting documents to fund the conversion to LED. The grant contributes less than \$100.00 per \$1300 fixture to purchase not counting installation or engineering.

The energy consumption associated with high pressure sodium fixtures is significantly higher than that of an LED lamp fixture (during the photometric analysis this cost savings will be determined by the selected firm). Additionally, the Village has recently experienced multiple structural-based failures in the fixtures at the top of the street light pole. The assembly that secures the fixture to the street light arm has demonstrated intermittent failure. One fixture disconnected from the mast arm, but since that occurrence all fixtures have been inspected and secured for now. The integrity of the light fixture connection and the desire to reduce energy consumption is the impetus for the Village to consider this project.

A total number of five intersections are controlled by traffic signals along this corridor, with the intersecting roadways equipped with units to provide the appropriate transition lighting levels. The State will require each signalized intersection that is retrofitted with LED lighting to meet the lighting standards associated with IDOT intersection lighting criteria as well as meeting mainline

requirements.

If the Village does not want to convert the street lights to LED a retrofit bracket (drawing attached) could be installed to eliminate the failure of the existing fixtures. The bracket secures the existing fixtures to the street pole arm. This option saves the Village \$1,000 per fixture, since the bracket costs \$300.

The street light poles should be painted from the lower fixture to the top of the pole but that depends on the cost for performing this work. The painting work may be bid as a separate contract to determine cost. The lighting system is located on a State Route; therefore, a permit will be required by IDOT to retrofit the lighting configuration and to perform construction activity within IDOT right-of-way including the painting.

Discussion:

Many engineering firms were sent specifications for the project. Four proposals were received and three letters of appreciation from firms that declined to submit a proposal were also received. The following table shows the results of those firms interested in the project:

ENGINEERING AGREEMENT FOR THE ROOSEVELT ROAD STREETLIGHT RETROFIT PROJECT Friday, September 12 th , 2014 Request for Proposal Results	
Engineer Firm	Proposed Not to Exceed Amount
Baxter & Woodman	\$59,205
Rempe-Sharpe & Associates, Inc.	\$53,668
Hampton, Lenzini and Renwick, Inc. (HLR)	\$50,322
Engineering Resource Associates, Inc.	\$29,876

Project Scope of Work to Convert to LED

The following tasks outlined below are anticipated for this project:

1. Photometric analysis
 - 1.1 Mainline analysis includes up to three roadway fixtures and three post mounted lower fixtures including the option of an LED replacement unit for the existing high pressure sodium lamps. The lower fixtures at a minimum need lens replacement and LED.
 - 1.2 Intersection lighting for the five traffic signalized locations at Baker Hill Drive, Nicoll Way, Park Blvd, Main Street and Lambert Road.
 - 1.3 Roadway lighting for typical spacing for the existing arterial roadway width.

- 1.4 Determine the actual cost to the Village for the amount of electricity actually being used as compared to LED cost and electrical consumption at completion.
2. IDOT Permit Submittals
 - 2.1 Preparation of application forms, lighting performance tables, miscellaneous exhibits and calculations
 - 2.2 Address IDOT comments and respond with a comment/response letter
3. Grant Application
 - 3.1 Assist the Village in the preparation of up to two grant applications for the purpose of obtaining additional funding sources for the project
 - 3.2 Prepare associated exhibits and support documentation for application
4. Construction Documents and Bidding Assistance
 - 4.1 Prepare plans, specifications and project manuals for the lighting portion and the painting portion of the project
 - 4.2 Prepare an Engineer's Opinion of Probable Construction Costs
 - 4.3 Assist the Village with providing a list of experienced contractors
 - 4.4 Address bidding questions and review bids
5. Construction Observation
 - 5.1 Attend pre-construction meeting
 - 5.2 Review catalog cuts, drawings and product material to ensure compliance with contract requirements and to provide record documentation for the Village
 - 5.3 Observe construction installation and testing procedures
 - 5.4 Coordinate with businesses, Village staff, IDOT and private utilities
 - 5.5 Review pay requests and change orders
 - 5.6 Assist the Village with substantial and final completion phases of the project

Vendors that Supply Fixtures for LED Conversion to Fit Existing Street Light Arms:

The following three fixtures currently on the market are LED and match the existing decorative

design with a robust connection to the existing street light pole arm (the point of failure) without needing modifications. However, each on the three fixtures needs to be evaluated by an engineer and the analysis must be formally submitted to IDOT for approval to be installed over the IDOT Right of Way. These are the companies that will be bidding to provide the light fixtures for the project to be purchased by the village. The Village will also need to bid the installation of these fixtures at the same time to complete the project in the most cost effective manner.

1. Lighting Solutions offers a street light fixture called Cyclone with LED to replace the upper fixture that is compatible with the existing arm.
2. KSA LIGHTING LLC offers a street light fixture from Sternberg Lighting (made in USA) with LED to replace the upper fixture that is compatible with the existing arm.
3. Phillips Lighting is the local distributor from Lumec and they offer a new and improved version (they changed the failed connection) of the existing fixture with LED.

Method to Secure Existing Fixtures Without Conversion to LED

Phillips Lighting has a Lumec retrofit bracket (drawing attached) that cost \$300 to purchase (plus installation) with the additional expense to install the bracket. The bracket provides a robust connection that will secure the existing non LED fixture. This is the most cost effective solution but does not allow the fixture to become LED. With this solution an engineer is not required.

Public Works is recommending the firm of Engineering Resource Associates, Inc., of Warrenville for this project if the Village would like to convert the existing street lights on Roosevelt Road (Illinois Route 38) to LED. The firm has high qualifications, familiarity with the street lighting on Roosevelt Road in Glen Ellyn, and their cost effective proposal for an amount not-to-exceed \$29,876 was much lower than other proposals. This project would be expensed to the Capital Fund (40000-580100). This engineering has tight specifications with a lump sum not-to-exceed amount, and has no contingency fund associated with it.

Attachments:

Engineering Resource Associates, Inc. proposal.

Letter from Lumec via Phillips Lighting (original provider of the failed fixtures).

ATTACHMENTS:

- 20428534 VILLAGE OF GLEN ELLYN - DOMUS RETROFIT (REVISED) (PDF)
- Engineering Agreement bid for Rt 38 Street Lights (PDF)

Philips Lighting Company

200 Franklin Square Drive, Somerset, NJ 08875

REVISED**1:51 pm, Nov 20, 2014****PHILIPS**

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Account Numer: 10027334

PHILIPS AUTHORIZED DISTRIBUTOR # CHICAGO

10275 HIGGINS RD

ROSEMONT IL 60018

Date:

Project name:

Project Number:

Quote Desk:

Email:

The Quotation is valid until:

20. November 2014

Village of Glen Ellyn - Rt. 38 LED

0210046261

THOMAS TEEL

Thomas.Teel@philips.com

15. February 2015

Quotation 20428534

Thank you for your inquiry.

PRICING CONTAINED IN THIS QUOTATION IS FOR THIS PROJECT, AND THIS PROJECT ONLY. PRICING FROM THIS QUOTE CANNOT BE USED FOR FUTURE QUOTES, NOR CAN PRICING FROM OTHER QUOTES BE COMBINED WITH THIS ONE. THE PRICES CONTAINED ON THIS QUOTE ARE VALID FOR THE QUANTITIES LISTED, AND AFTER ALL PRODUCT HAS BEEN RELEASED, THIS QUOTE IS NULL AND VOID.

Line #	Quantity	Type	Product and description	Net Price per	Net Value USD	Indication Leadtime
10	1 PCE		SEE CATALOG NUMBER BELOW - 912300009333 Brand:Lumec Preliminary Philips Lumec product Line DMS50-35W32LED4K-R-LE3S-240-SMB-FN3-BKTX	1,177.00	1,177.00	
20	1 PCE		SEE CATALOG NUMBER BELOW - 912300009333 Brand:Lumec Preliminary Philips Lumec product Line DMS50-135W80LED4K-R-LE3S-240-SMB-FN3-BKTX	1,285.00	1,285.00	
30	1 PCE		SEE CATALOG NUMBER BELOW - 912300009333 Brand:Lumec Preliminary Philips Lumec product Line [RETRO-474]-71483-70-BKTX-LMS14632A	301.00	301.00	
			Total Amount USD		2,763.00	
THE QUOTATIONS TEAM DOES NOT HAVE VISIBILITY TO LEAD TIMES, AVAILABILITY OR SHIPPING COSTS OR STATUS. PLEASE CONTACT YOUR PROJECT MANAGEMENT TEAM FOR THIS INFORMATION.						
Philips Lighting Solutions THOMAS TEEL 10275 HIGGINS RD ROSEMONT 60018 UNITED STATES			Standard Terms of Payment: 1% 10, NET 30 Standard Terms of Delivery: CIP Carriage and insurance paid to Prepaid Minimum Order Charge of \$100.00 will apply to orders less than \$1000.00			

Number of releases available based on total PO Value as follows:

\$10,000 1 Release

\$100,000 4 Releases

\$20,000 2 Releases

>\$100,000 # of Releases TBD

\$50,000 3 Releases

STANDARD TERMS AND CONDITIONS OF SALE

These standard terms and conditions of sale ("Terms and Conditions") apply to any and all orders placed by purchaser ("Purchaser") for purchases of products or services (together, "Products") from and after August 19, 2013 from Philips Lighting Company and its Affiliates (Excluding Philips Advance Ballasts & Philips Consumer Luminaires (including Forecast and Thomas)) ("Manufacturer"), whether or not such purchase is subject to a signed purchase order, distribution or other agreement between Manufacturer and Purchaser. Ordering Products from Manufacturer constitutes acceptance of the terms set forth herein, as such terms may have been updated through the date of such order. Any different, or additional terms in any purchase order, blanket instructions or other writing from Purchaser shall be deemed a material alteration hereof and are hereby expressly objected to and rejected and shall be of no force or effect. Commencement of performance or shipment shall not be construed as acceptance of any of Purchaser's terms and conditions which are different from or in addition to those contained in the Agreement. Course of performance or usage of trade shall not be applied to modify these Terms and Conditions.

ORDERS; CHANGES AND CANCELLATIONS

All orders must be placed in writing and delivered directly to Manufacturer from the entity that will be liable for the payment of the order. Verbal orders or orders through a third party will not be accepted. No order is final as to Manufacturer until accepted by Manufacturer by written acknowledgement. All orders that are accepted by Manufacturer are subject to these Terms and Conditions. After acceptance, requests to cancel or change orders must be submitted in writing to Manufacturer. All requests are reviewed for approval before processing and are subject to any and all cost or expense incurred by Manufacturer from such cancellation or change including, without limitation, costs for work performed and/or materials purchased by Manufacturer for Products. Hold orders may be accepted for informational purposes only. Procurement and production process will not be initiated and delivery commitments will not be provided without firm release dates.

PRICES

All prices represent those in effect at the time of quotation and are subject to change without notice. All prices are as stated in Manufacturer's quote and specifically override any prices referenced in Purchaser's purchase order.

Unless prices are quoted as "firm" by an officer of Manufacturer, Manufacturer reserves the right to invoice prices in effect at the date of shipment, regardless of any prior quote and regardless of whether notice was received by Purchaser. All prices and other terms are subject to correction for typographical or clerical errors.

SALES MATERIALS; SPECIFICATIONS

Any catalog, specification or price sheet or other similar documentation prepared by Manufacturer is strictly for the convenience of the user and shall not be deemed as an offer to sell. Manufacturer believes such documentation is complete and accurate at time of printing, but does not warrant that such documentation is error free. Manufacturer will not accept responsibility for any damages including labor charge backs in connection with errors of measurements, descriptions, application recommendations, etc. Products will be shipped in accordance with the standard styles and sizes as described in Manufacturer's catalogs or, for special or made-to-order Products, in accordance with Manufacturer's drawings and specifications sheets. In the event of a conflict between a customer's written order and a Manufacturer drawing or specification sheet marked "approved" or the like, the Manufacturer drawing or specification sheet shall prevail. Manufacturer reserves the right to change details of design, materials and finish at any time without written notice.

TERMS OF PAYMENT

Unless otherwise stated in Manufacturer's invoice or agreed to in writing by Manufacturer, terms of payment for orders shipped to destinations in the United States will be (i) for orders into stock, 1% 10th Prox 2nd, Net 25th Prox 2nd for Stock orders from date of invoice and (ii) for drop ship orders, 1% 10th Prox, Net 25th Prox from date of invoice. The terms of payment are subject to review of Purchaser's credit by Manufacturer. Manufacturer shall have the right, at any time and from time to time, to require cash payments in advance or a letter of credit or other assurance of payment satisfactory to Manufacturer as a condition to acceptance of any order or shipment of any Product. Unless otherwise agreed to by Manufacturer, payment shall be by check to be drawn on Purchaser's corporate account, by wire transfer to Manufacturer's account at a commercial bank designated by Manufacturer, or by Manufacturer's draw upon a letter of credit satisfactory in form and substance to Manufacturer. The requirement of a letter of credit is standard for shipments outside the United States for special products, and for F.O.B. factory orders. All payments by Purchaser shall be made in United States Dollars and shall be paid in full, without set-off, deduction or counterclaim.

TAXES AND GOVERNMENTAL CHARGES

Prices do not include any taxes or other governmental fees, charges or assessments, including, without limitation, value-added, sales, use or privileges taxes, required governmental withholdings or excise or similar taxes levied by any government, now or hereafter enacted. In Manufacturer's discretion, any such taxes, charges or withholdings may be added to the price for any Products or may be billed separately. Purchaser will pay all such taxes and charges, on or before their due dates. In the event Manufacturer is required at any time to pay any such tax or charge, Purchaser will reimburse Manufacturer promptly on demand.

LATE CHARGES; COSTS

If Purchaser fails to pay in full without any set off or deduction any amount due to Manufacturer promptly when due, Manufacturer may recover, in addition to the payment due, interest thereon at a rate equal to the lesser of 1-1/2% per month and the maximum rate of interest allowable under applicable law and Purchaser shall be liable for all costs and expenses, including reasonable attorneys' fees, incurred by Manufacturer in collecting or attempting to collect any and all overdue accounts.

PACKAGING AND HANDLING

Manufacturer shall determine the method of packaging for all Products. If Purchaser requires special packaging or handling, such request must be made in writing and charges for special packaging, handling, and delivery shall be added to the price of the Products. Unless specifically agreed to in writing, Manufacturer will not be responsible for the payment of any penalties or special handling charges relating to Manufacturer's failure to comply with a customer's special requirement for order processing, handling, packaging, shipping or invoicing.

SHIPMENT, DELIVERY AND TITLE

Products will be tendered and shipped FOB (Incoterms 2010) Manufacturer's plant or warehouse. Manufacturer will select the carrier and routing and ship Products freight prepaid and added to the price of the Products. Manufacturer may, at its discretion, choose to make partial shipments and shall bill each shipment as it is made, but on terms applicable to the complete order. Upon request, Manufacturer will drop-ship individual orders of \$1,000 or more to any one destination within the continental United States. Manufacturer may refuse to make direct shipments outside of Purchaser's regular service area. Orders that are for less than \$1,000 in total are subject to a \$100 shipping and handling fee. Manufacturer may, at its discretion, offer freight allowances for orders in excess of certain set prices and/or for orders shipped outside the continental United States. Purchaser shall contact Manufacturer for the applicable terms and conditions of any freight allowances offered by Manufacturer. Where Manufacturer provides such an allowance to Purchaser, Manufacturer will use its own discretion in routing the shipment. If a more expensive means of transportation or other special delivery requirements are requested by Purchaser, Purchaser assumes and shall pay all additional costs. Delivery dates of all shipments are estimated and are not guaranteed. The shipment date mentioned on Manufacturer's quote or order acknowledgement, if any, is Manufacturer's approximation of a shipment date, and is not a fixed or guaranteed shipment date. Manufacturer assumes no liability in connection with any delay in delivery. Postponement of deliveries at Purchaser's request, if for a period of more than ten (10) days, will not be permitted unless prior approval is given by an authorized officer of Manufacturer. Any claims for shortages, losses, or damages sustained in transit shall be made by Purchaser with the carrier and must be documented on delivery receipt. Upon request, Manufacturer will provide evidence of delivery of Products to the carrier, but reserves the right to charge a reasonable fee for all proof of delivery requests.

STORAGE

Purchaser shall pay any detention, storage, handling or auxiliary charges assessed by carriers or warehousemen resulting from Purchaser's requirements for special service or Purchaser's failure to accept delivery in a timely manner.

PRODUCT ACCEPTANCE

All Products delivered hereunder shall be deemed accepted by Purchaser as conforming to this Agreement, and Purchaser shall have no right to revoke any acceptance, unless written notice of the claimed nonconformity is received by Manufacturer within sixty (60) days of delivery thereof. Notwithstanding the foregoing, any use of a product by Purchaser, its agents, employees, contractors or licensees, for any purpose, after delivery thereof, shall constitute acceptance of that product by Purchaser.

FORCE MAJEURE

Manufacturer shall have no liability or obligation in connection with any failure to manufacture or deliver due to causes beyond Manufacturer's reasonable control including but not limited to strikes, lockouts, fires, riots, wars, acts of God, inability to obtain materials, components or supplies, failure or breakdown of machinery, production scheduling delays, government regulations or other conditions.

In the event it is necessary to return Products to Manufacturer, Purchaser must follow the procedure outlined in these Terms and Conditions. For Purchaser's who received their Products from an authorized distributor of Manufacturer, the procedure outlined below should be directed to, and the term "Manufacturer" shall mean, such distributor. To obtain approval to return Products to Manufacturer, Purchasers must contact Manufacturer's Customer Service staff at (800) 215-1068 (Fall River); (800) 234-1890 (Tupelo); (800) 334-2212 (Somerset) during normal business hours. If a return is approved, a packet will be prepared and mailed to the Purchaser within two standard business days containing (i) a Return Authorization ("RA") number; and (ii) two copies of the authorized RA form (one for the Purchaser's records and one to be included with the return shipment).

NO PRODUCT RETURNS WILL BE ACCEPTED BY MANUFACTURER IF NOT ACCOMPANIED BY A VALID RA NUMBER.

Product returned without a RA number will either be refused or returned to Purchaser at Purchaser's expense. Manufacturer is not liable for loss or damage to unauthorized product returns. Once issued, RA numbers are valid for 30 days. Any returns received after 30 days of the issuance of an RA will be refused. Purchaser is responsible for all return freight charges, including taxes, customs and duties if applicable. All product returned for credit must be new, undamaged, and in factory sealed packaging. Product may not be returned if it is non-standard, made-to-order, or manufactured to Purchaser's specific design or specification (including units with non-standard components or accessories), or is outdated or phase-out stock product. Any product returned with marked box, damaged box, missing components, (e.g. cables, manuals, etc.), or other damage not caused by Manufacturer will be assessed a higher restocking fee to cover the cost of replacements.

All Products returned are subject to inspection. Un-saleable and damaged merchandise may be credited at salvage value or less costs of repairs. Credit can be issued only on Products re-saleable as new. Manufacturer may at its option issue credit at prices prevailing at time of shipment, or time of return, whichever is lower, less the any applicable restocking or other charges.

Returns authorized by Manufacturer, other than return of Defective Products which are subject to the terms of Manufacturer's applicable Limited Warranty, will be subject to a restocking fee and Purchaser will pay all transportation costs associated with the return, including taxes, customs and duties, if applicable. Product returned in original condition will be assessed up to a 20% restocking fee. Requests to return non-defective stocking merchandise can be made once per calendar year without a re-stocking fee. This once per calendar year return cannot exceed 3% of prior 12 month purchases and must be accompanied by an offsetting order of equal or greater value.

LIMITED WARRANTY

Manufacturer's limited warranty for the Products is posted on Manufacturer's website at www.philips.com/warranties

EXPORT CONTROL

Purchaser understands that certain transactions of Manufacturer are subject to export control laws and regulations, such as but not limited to the UN, EU and the USA export control laws and regulations ("Export Regulations"), which prohibit export or diversion of certain products and technology to certain countries. Any and all obligations of Manufacturer to export, re-export or transfer Products as well as any technical assistance, training, investments, financial assistance, financing and brokering will be subject in all respects to such Export Regulations and will from time to time govern the license and delivery of Products and technology abroad by persons subject to the jurisdiction of the relevant authorities responsible for such Export Regulations. If the delivery of products, services and/or documentation is subject to the granting of an export or import license by certain governmental authorities or otherwise restricted or prohibited due to export/import control regulations, Manufacturer may suspend its obligations and the Purchaser's end-user's rights until such license is granted or for the duration of such restrictions or prohibitions. Furthermore, Manufacturer may at its option terminate the relevant order in all cases without incurring any liability towards the Purchaser or end-user. Purchaser warrants that it will comply in all respects with the export, re-export and transfer restrictions set forth in such Export Regulations or in export licenses (if any) for every Product supplied to Purchaser. Purchaser accepts the responsibility to impose all export control restrictions to any third party if the items are transferred or re-exported to third parties. Purchaser shall take all actions that may be reasonably necessary to ensure that no customer/purchaser or end-user contravenes such Export Regulations. Purchaser shall indemnify Manufacturer against any and all direct, indirect and punitive damages, loss, costs (including attorney's fees and costs) and other liability arising from claims resulting from Purchaser's or its customers' breach or non-compliance with this section.

ANTI - BRIBERY

Purchaser and its owners, officers, directors, employees, or agents have not and will not engage in any activities that violate the United States Foreign Corrupt Practices Act, the UK Bribery Act, or any other anti-corruption laws or laws prohibiting the payment of commercial or private bribes. In particular, and not in limitation of the foregoing, Purchaser and its owners, officers, directors, employees, or agents will not pay, offer, or promise to pay, or authorize the payment directly or indirectly, of any money, gift, or anything of value to any Government Official, as defined below, for the purpose of influencing any act or decision of such official or of the government to obtain or retain business, or direct business to any person. As used in this Section, "Government Official" means any minister, officer, director or employee of a government or of any department, agency, or instrumentality thereof, or of a public international organization (such as the World Bank, International Monetary Fund or United Nations), or any person acting in an official capacity for or on behalf of any such government or department, agency, or instrumentality, or for or on behalf of any such public international organization.

INDEMNIFICATION

Purchaser shall indemnify, defend and hold harmless Manufacturer and its officers, directors, agents, employees, affiliates, successors, and assigns from and against all losses, liabilities, costs and expenses arising out of or in connection with any claim by third parties for any loss, damage or injury or death caused or alleged to be caused by: (a) the negligent use, application, or installation of Product by Purchaser or its employees, partners to whom Purchaser sold Product, contractors, agents or affiliates, (collectively, "Purchaser Parties"); or (b) the modification of Product or integration of Product into other products by any of the Purchaser Parties unless authorized in writing by Manufacturer. Purchaser shall not join, settle or otherwise attempt to affect or dispose of any such claim without Manufacturer's written consent.

PROPRIETARY RIGHTS

Manufacturer shall defend any suit or legal proceeding brought against Purchaser by a third party based on a claim that the manufacture and sale of a Product, or any part thereof, constitutes infringement of any patent of the United States, if notified promptly in writing and given authority, information and assistance (at Manufacturer's expense) for defense of same, and Manufacturer shall pay damages or costs finally awarded against Purchaser therein to the extent that such damages and costs are directly and solely attributable to such infringement. The use of such Products by Purchaser is beyond the control of Manufacturer and Manufacturer has no obligation or liability whatsoever in connection with any suit claiming infringement by reason of the use of the Products. Notwithstanding the foregoing, with respect to all Products manufactured by Manufacturer, either in whole or in part, to Purchaser's designs, specifications or instructions, Purchaser shall defend and hold harmless Manufacturer from all liability, loss, cost and expense (including attorney's fees) resulting from claims of alleged infringement of patents, designs, copyrights, trademarks, and other proprietary rights. If any Product is, or in Manufacturer's opinion is likely to become, the subject of a claim of infringement under this Section or if Manufacturer receives from a claim of infringement from a third party in relation to any of the Products, Manufacturer shall have the right, without obligation or liability and at sole option, to: (i) procure for Purchaser the right to continue to use or sell the Product; (ii) replace the Product with a non-infringing product, or (iii) modify the Product in such a way as to make the modified Product non-infringing; or (iv) repurchase such Product from the Purchaser for the initial price paid by Purchaser less reasonable depreciation; or (v) suspend or discontinue supplies to Purchaser of the Products or parts to which such notice relates or (vi) terminate any agreement to the extent related to such Product.

SOFTWARE LICENSE

Any software included with a Product, is licensed and not sold. The license is nonexclusive and is limited to use with the Product. No other use is permitted and Manufacturer retains for itself (or, if applicable, its suppliers) all title and ownership to any software delivered hereunder, all of which contains confidential and proprietary information and which ownership includes, without limitation, all rights in patents, copyrights, trademarks and trade secrets. Purchaser shall not sell, transfer, sublicense, reverse engineer or disassemble or redistribute the software. Purchaser shall not copy, disclose, or display any such software or otherwise make it available to others.

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement of the parties and supersedes all prior negotiations, proposals, agreements and understandings, whether oral or written, relating to the products to be purchased hereunder or otherwise related to the subject matter of this Agreement. Any representation, warranty, course of dealing or trade usage not expressly contained or referenced herein shall not be binding on Manufacturer. If the products purchased from Manufacturer are to be used in the performance of a government contract or subcontract, no government requirements or regulations shall be binding upon Manufacturer unless specifically agreed to by Manufacturer in writing.

APPLICABLE LAW; LIABILITY

The law applicable to sales in the United States under these Terms and Conditions shall be Article 2 of the Uniform Commercial Code as applicable to the state of destination. The United Nations Convention on Contracts for the International Sales of Goods is hereby excluded and shall not apply.

UNDER NO CIRCUMSTANCES SHALL MANUFACTURER'S AGGREGATE LIABILITY ARISING OUT OF OR IN CONNECTION WITH THE SALE OF PRODUCTS, IN CONTRACT, TORT OR OTHERWISE, EXCEED THE PURCHASE PRICE OF THE PRODUCT TO WHICH SUCH LIABILITY RELATES. IN NO EVENT SHALL MANUFACTURER BE LIABLE FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, INDIRECT OR COMPENSATORY DAMAGES, INCLUDING, WITHOUT LIMITATION, DAMAGES RESULTING FROM LOSS OF USE, PROFITS, BUSINESS OR GOODWILL EVEN IF MANUFACTURER HAS BEEN ADVISED OR IS AWARE OF THE POSSIBILITY OF SUCH DAMAGES.

PRODUCT SAFETY

Purchaser shall comply fully with all industry safety standards applicable to the manufacture, distribution or sale of items incorporating the products supplied by Manufacturer, including but not limited to American National Standards Institute (ANSI)/Illuminating Engineering Society of North America (IESNA) RP-27 (or equivalent eye safety labeling standards) and International Standard IEC 62471:2006, published by the International Electrotechnical Commission, including all marking, labeling, and supplemental user and service information (if any) required by the standards, where applicable. Purchaser shall comply fully with all applicable safety-related laws, rules and regulations of any governmental body having jurisdiction to regulate the manufacture, distribution or sale of items incorporating the products supplied by Manufacturer. Purchaser shall obligate all persons and entities buying such products from Purchaser (other than end users) to comply with such industry standards, laws, rules or regulations applicable to such person or entity. Purchaser shall defend and hold Manufacturer harmless against any expense, loss, costs or damages relating to any claimed failure by Purchaser to comply with such industry standards, laws, rules or regulations or from any bodily injury, illness or property damage resulting from products manufactured by Purchaser which incorporate the products supplied by Manufacturer.

Hour and Fee Summary

Village of Glen Ellyn
Roosevelt Road Streetlight Retrofit Project

Prepared By:
 Engineering Resource Associates, Inc.
 12-Sep-14

Multiplier Rate: **2.80**

PD = Project Director
 PM = Project Manager
 PE = Project Engineer
 CE = Construction Engineer
 RI = Resident Inspector
 LS = Land Surveyor
 CC = Survey Crew Chief
 FT = Survey Field Technician
 CT = Cadd Technician
 CL = Clerical

Task	Staff Title: Pay Rate: Charge Rate:	PD \$70.00 \$196.00	PM \$66.00 \$184.80	PE3 \$42.00 \$117.60	PE1 \$27.00 \$75.60	CE \$28.50 \$79.80	CC \$27.00 \$75.60	CT \$36.00 \$100.80	CL \$22.10 \$61.88	Total Hours	Total Fees
1. Meetings and Coordination		0	2	8	12	0	0	0	0	22	\$2,218
2. Photometric Analysis		1	4	12	32	0	2	0	0	51	\$4,917
3. Grant Application		0	2	4	8	0	0	4	4	22	\$2,096
4. Construction Documents and Bidding Assistance		1	4	8	24	4	0	32	6	95	\$8,637
5. IDOT Permit Submittals		0	2	4	12	0	0	2	4	40	\$3,227
6. Construction Observation		1	2	4	4	76	0	0	2	105	\$8,557
Engineering Subtotal		3	16	40	92	80	2	38	16	335	\$29,651
Direct Costs											
Mileage											\$150
Shipping											\$75
Subtotal, Direct Costs											\$225
Project Totals											\$29,876



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 12/01/14 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Discussion Item
Prepared By: Julius Hansen

SCHEDULED

AGENDA ITEM (ID # 1526)

DOC ID: 1526

Public Works Director Julius Hansen will present information regarding the proposed Salt Storage Facility Project.

Background:

In July of this year the Village rejected all bids for the proposed Salt Storage Facility. The following table shows the results of that bid opening for the original PPK designed structure. Phase 1 was for the construction of the salt storage structure and Phase 2 was for the conversion of the existing salt storage area into much needed heated vehicle storage.

SALT STORAGE FACILITY July 2, 2014 Bid Opening Results		
Contractor	Bid for Salt Storage Facility (Phase 1)	Alternate Bid Items (Phase 2)
RL Sohol	\$1,060,000	\$150,000
Bear Construction	\$1,240,000	\$123,637
Northern Builders	\$1,334,000	\$88,400

Phase 2 is a significant component of the salt storage project that includes plans to convert the 25' x 100' existing salt storage into a heated vehicle storage area, which is an identified operational need for the Public Works Department. Currently the vehicle storage area is inadequate, packed full of vehicles and equipment, with many trucks still being stored outside. The cost of the vehicle storage component of the project is very cost effective considering the amount of square feet that can easily be converted to vehicle storage for an estimated \$50 per sq. ft.

Alternatives:

After these bids were rejected for being over budget two "Design Build" companies were contacted to value engineer the project. However, both companies were not interested in the project.

Steel Building:

General Steel was contacted to give a proposal for a steel building to store salt, and the firm submitted a proposal to perform an assessment which they felt would be their first step at becoming involved in the project. The proposal for the assessment was \$5,900, but staff had concerns that the design was already complete and we were more interested in determining if they could oversee the entire process. Therefore, the initial proposal was rejected by Public Works. Staff asked General Steel to give a proposal that would show the total cost to build a salt storage structure from start to finish.

General Steel's proposal was received on November 19, 2014, and is attached to this memo. The firm proposes to construct one of their steel buildings on top of the concrete perimeter walls. The proposed estimated costs seem inaccurate, especially in regard to the concrete line item and the conversion of the existing old salt storage bays to vehicle storage. It seems to underestimate the cost of building the concrete walls, which, as we learned from July's initial bid, is the most costly item. In fact, General Steel's proposal does not seem to reflect concrete cost trends in the market place, which are projected to increase by 25% in 2015. General Steel is verifying the proposal to make sure the estimates are accurate. At this point, it seems that the cost estimate for this option is going to be as costly as the original design that was bid in July.

Fabric Building:

Another option is to build a fabric type building. This building could be built on top of the proposed 16 foot concrete wall, which has become a common method for storing salt. The structural integrity of this type of construction would need further analysis, should the Village wish to pursue this option further. However, the fabric building does not need to be built on the wall. It could be built with the concrete walls *within* the fabric building with the building being attached to the ground (see MDOT attachment). This alternative, however, requires more room to build---which would require the need for a Code variation that further reduces the set back from 10 feet to 3 feet at the north property line. Many fabric buildings are built up on walls, and that is generally the more standard practice versus bringing the structure to the ground, and constructing walls within the structure. The life expectancy of a fabric building is 1/2 the lifespan of conventional construction. Be that as it may, a fabric building is the least expensive option for a salt storage structure, and the reason it has become a popular alternative to store salt.

This fabric style option would require the additional cost of an architect and the construction of the walls by a firm other than the fabric building contractor. To compare both methods (walls within the fabric building /vs/ building on top of the walls) of construction for the fabric building a proposal for just the fabric building purchased and installed on prepared concrete has been received and both cost options are attached.

Value Engineer Original Design:

Another option is to have the original design value engineered by PPK (original architect), or another architect of choice. A company would need to be hired to continue where PPK left off for this option. A proposal was received by PPK showing the cost of their services for value engineering the original design, re-bidding the project, and seeing the project through to completion. The PPK proposal is significantly less than the General Steel proposal for the same services (see attached proposals). The cost of this original design, with value engineering, would be the same as the steel building proposed by General Steel. In addition, a proposal for working with a fabric building contractor to build that structure to meet MFT funding criteria was also received by PPK, and is attached. The fabric building contractor would need this assistance.

Summary:

These are the three options for building a salt storage structure. Each option would need to be formally bid as required by IDOT when using MFT funds. IDOT has many requirements for projects that use MFT funding.

In summary, Public Works staff has actively researched 3 options: The General Steel value engineered steel building on top of the concrete walls, the Fabric Building constructed on or off the concrete walls, and the value engineered current design.

Attachments:

Fabric Building Proposals from Legacy

General Steel Proposals

PPK Proposals

All Previous Salt Storage Memos

Minnesota Department of Transportation Fabric Salt Storage Structure

ATTACHMENTS:

- 460x100 Lean to 16' leg Village of Glenn Ellyn Drawings and Proposal (PDF)
- 46x100 Lean To Village of Glenn Ellyn Drawings and Propsal (PDF)
- vlge- salt storage fac- ppk arch 11 17-revised (PDF)
- Salt Storage Facility-Glen Ellyn IL 11 19 14 Builtech Conceptual Budget (PDF)
- General Steel Proposal (PDF)
- Bd Memo Salt Storage cost estimates (DOC)
- MN DOT (PDF)
- bd memo salt storage project final (DOC)
- bd memo salt storage architects (DOC)



by e-mail: jhansen@glenellyn.org

Initial Proposal:

**Village of Glen Ellyn Tensioned Fabric Structure
30 South Lambert Rd, Village of Glen Ellyn IL 60137
331-220-6678**

**Legacy Building Solutions
46' w x 100' L Lean To Additional Leg
Legacy Building System**

Reference: Tension Fabric Salt Building

Monday, October 13, 2014

Julius Hansen



Legacy Building Solutions is pleased to present this proposal based on the scope of work discussed on 10/1/14. This proposal is based on IBC 2009 criteria with the dimensions given from Julius Hanson that will meet: 25 # snow load and 90 MPH wind and seismic loads. **S2 Low Hazard Construction. We also have 'add alternates'.**

The design criteria used is accurate to the best of our knowledge. All criteria will need to be verified by local official, and, or customer prior to final design and issuance of sealed drawings.

As proposed below exterior fabric carries a 20 year pro-rated warranty.

As proposed below rigid steel frames carry a 15 year pro-rated warranty.

STRUCTURE SYSTEM:

46' w x 100' l (4600) Legacy Building Solutions structure complete with:

- Hot Dipped Galvanized Rigid Steel Frame System **Mounted on ground level foundation.** See drawings for details, System to be weather tight connected to existing steel structure.
- Nova-Shield 15oz polyethylene Fire Rated fabric (2) – Engineered flat gable end-walls
- (1) 22x18 framed and wrapped doorways – end-wall
- (2) - Vents Openings size TBD– 1 each end wall
- State of Illinois stamped engineered Building drawings
- ****INSTALLATION SERVICES: Prevailing Wage estimate for main scope above:**
Legacy Building Solutions project management will provide installation services which includes: supervision, non-union labor, equipment and all specialty hand tools necessary to install the above structure and scope of work on an approved foundation. (*Foundation by others*). Buyer is responsible for obtaining all necessary permits and/or licenses at buyer's cost. Labor is estimated based on 20' clearance on all sides, and interior free from obstructions, any deviations could be additional charge.
- *Lighting by others – to be determined*
- *Doors by others*
- *Foundation Installation provided by others*
- *Tax not included*

**Legacy Building and Components Proposal:
(Freight Included)**

\$ 155,000.00



Terms: 40% of Contract upon order, 40% of Contract upon Delivery of Material, 20% upon substantial completion

Delivery: Delivery of Legacy Building Solutions product to your site will vary subject to product availability and client's needs. Estimated now at 8 to 10 weeks from order.

***Foundations/Anchorage:** Legacy Building Solutions will provide all reaction data necessary for connection of the Legacy base-plate to the footing/foundation design. The footing/foundation design and type of anchorage of the base-plate is the responsibility of the client.

Not included in Legacy's scope of work, supply or pricing:

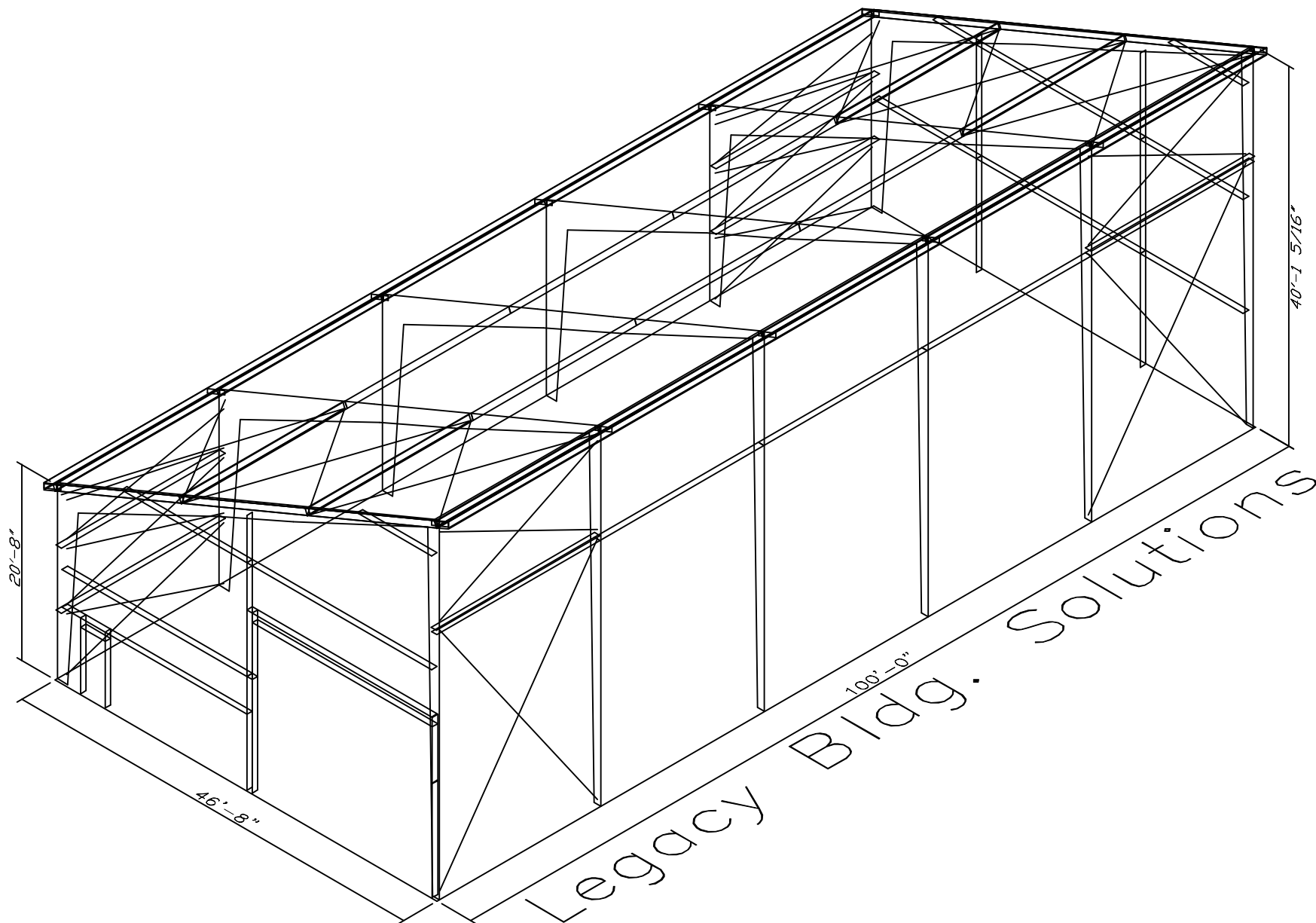
- Any costs for permits.
- Bonding
- Any foundation or footings. Legacy providing sealed drawings on our building system does not make us the engineer of record.
- Legacy takes no responsibility for life safety issues or codes, these are solely the responsibility of the owner or architect of record
- Any additional costs related by personnel and/or traffic to access site/security clearance.
- Any penetrations by other sub-trades.
- Any site security or site fire protection
- Any safety items not specifically related to OSHA manpower protection issues.
- Site survey, engineering inspections & "As Built" drawings
- Any other items or issues not specifically listed in this scope of work

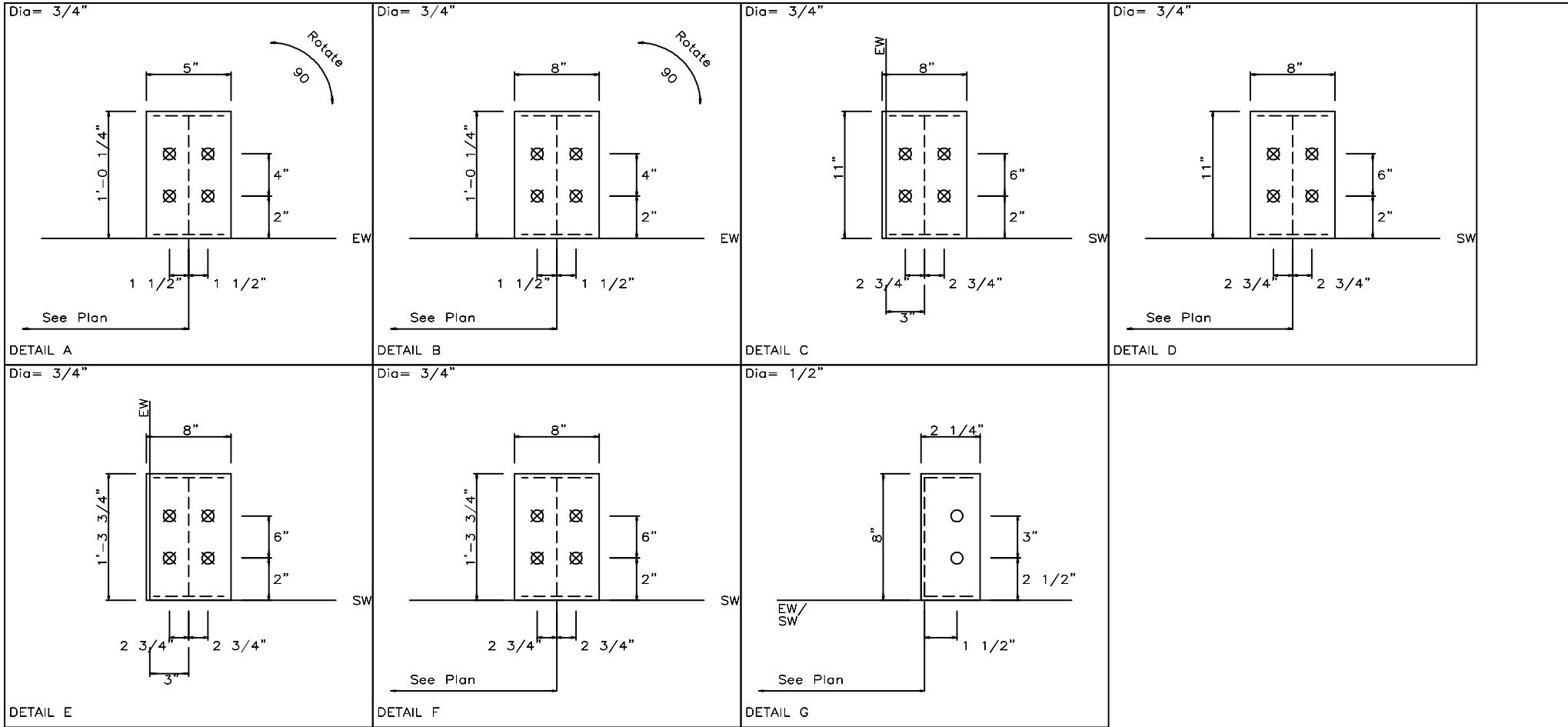
All budget prices shown are in US dollars. All pricing based on attached Drawings.

Please do not hesitate to contact us with comments or questions.

Regards,

Paul Smith
Sales Manager
319-530-6139 cell
319-434-6226 Office
psmith@legacybuildingsolutions.com

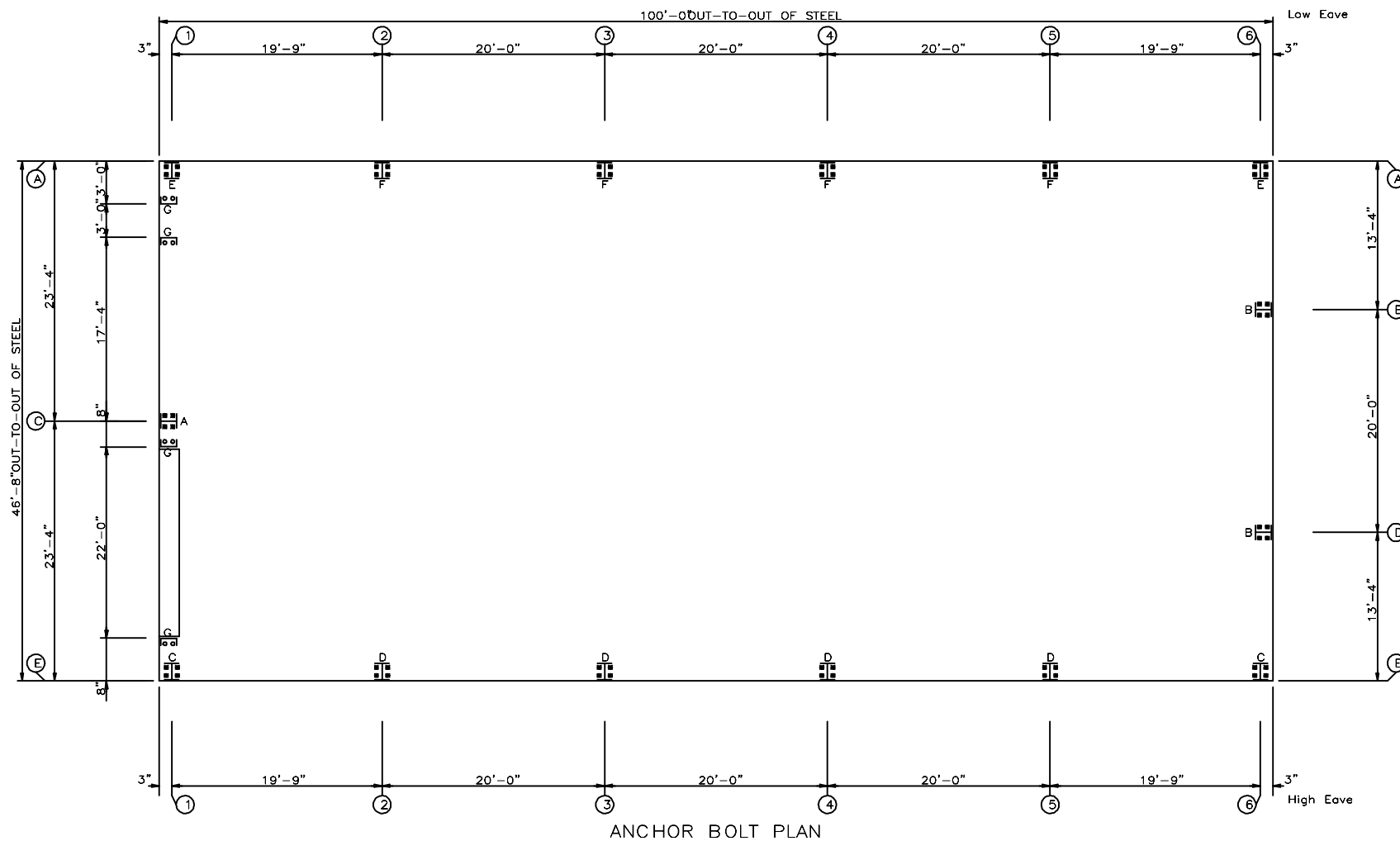




!! NOT FOR CONSTRUCTION !!
 This document is preliminary and for bidding purposes only.

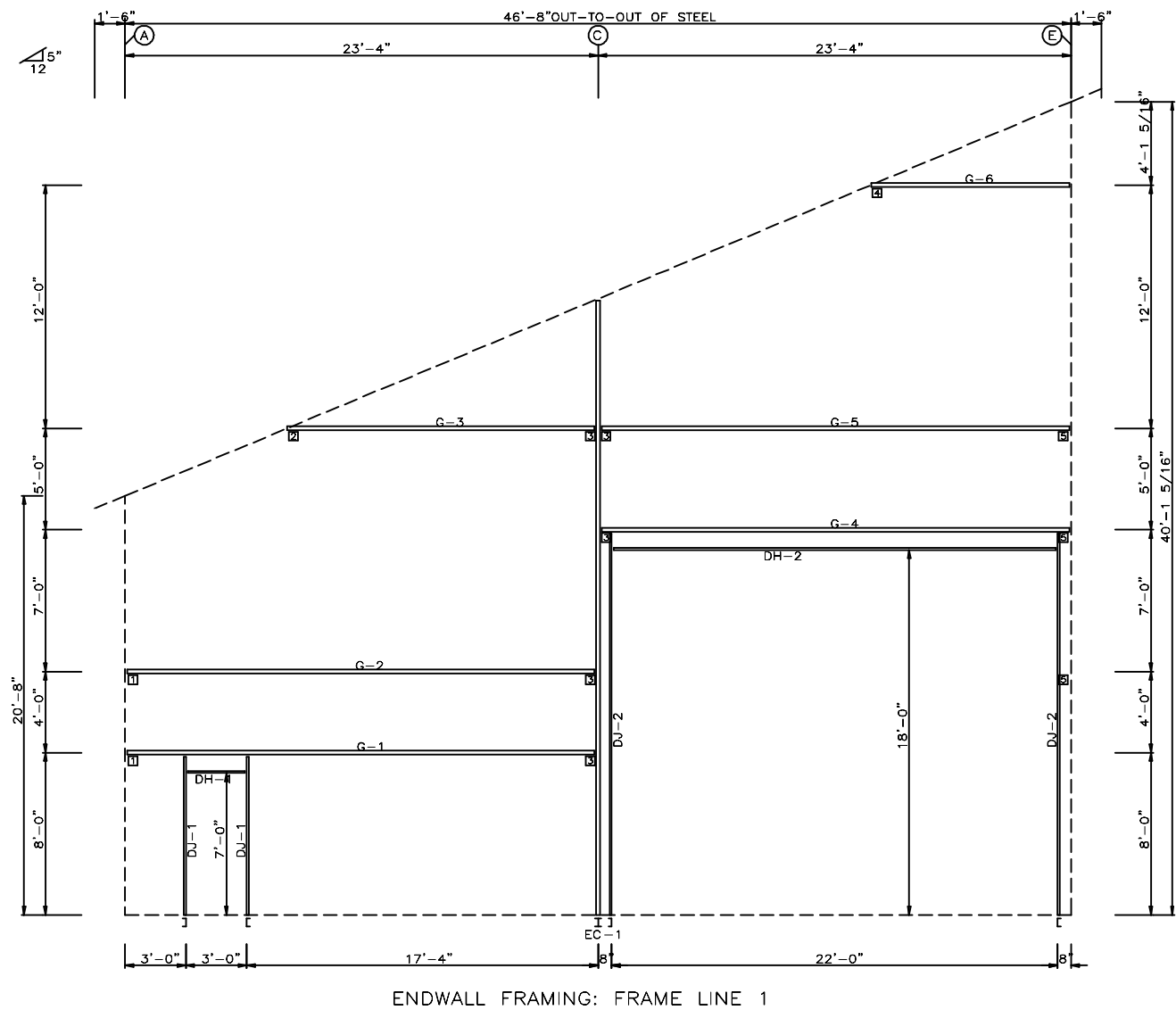
○ Dia= 1/2"

⊗ Dia= 3/4"



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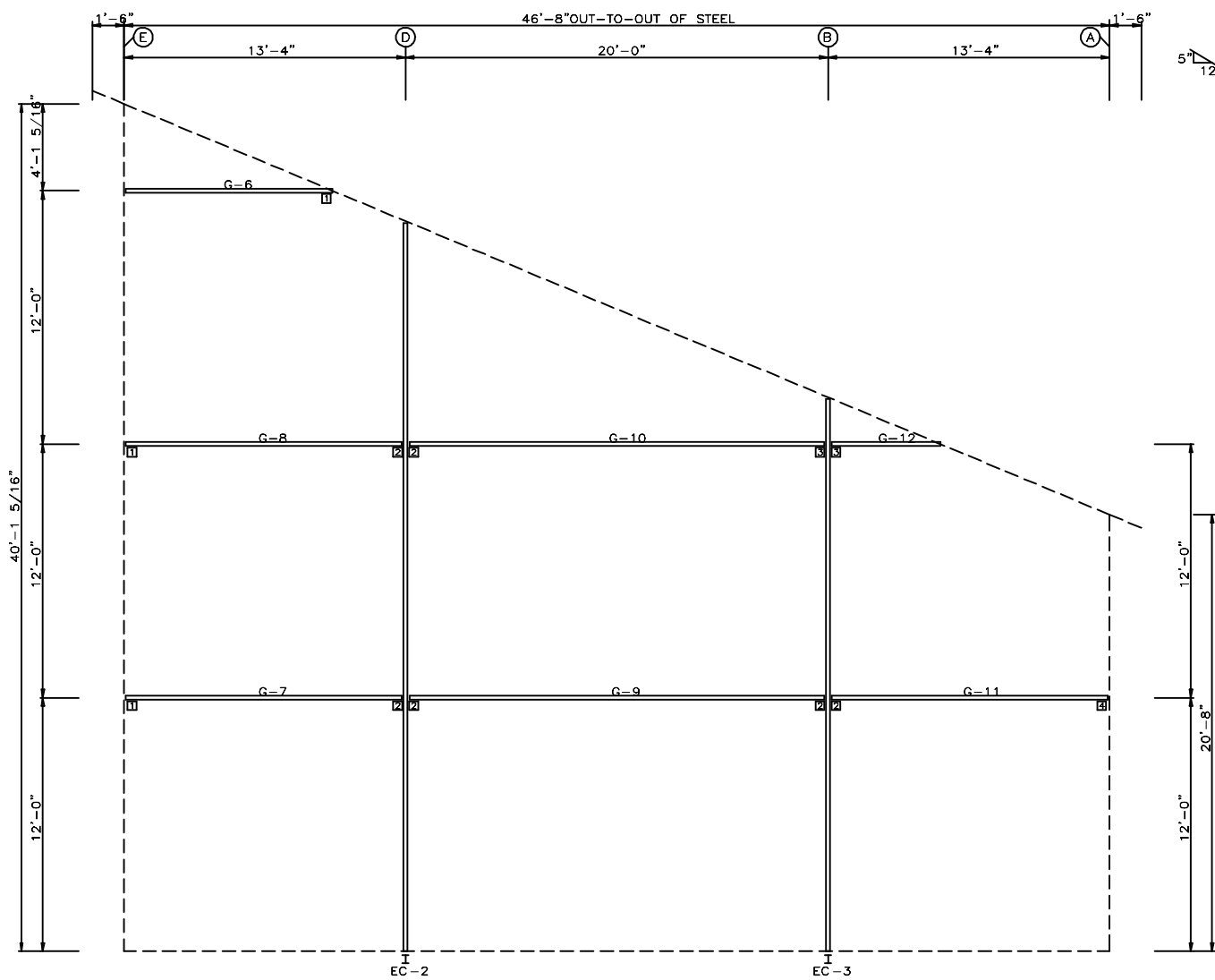
This document is preliminary and for bidding purposes only.



BOLT TABLE			
FRAME LINE 1			
LOCATION	QUAN	TYPE	DIA
Columns/Raf	4	A325	3/4" 2"

CONNECTION PLATES	
FRAME LINE 1	
ID	MARK/PART
1	b1
2	b2
3	b3
4	b4
5	b5

!! NOT FOR CONSTRUCTION !!
This document is preliminary and for bidding purposes only.

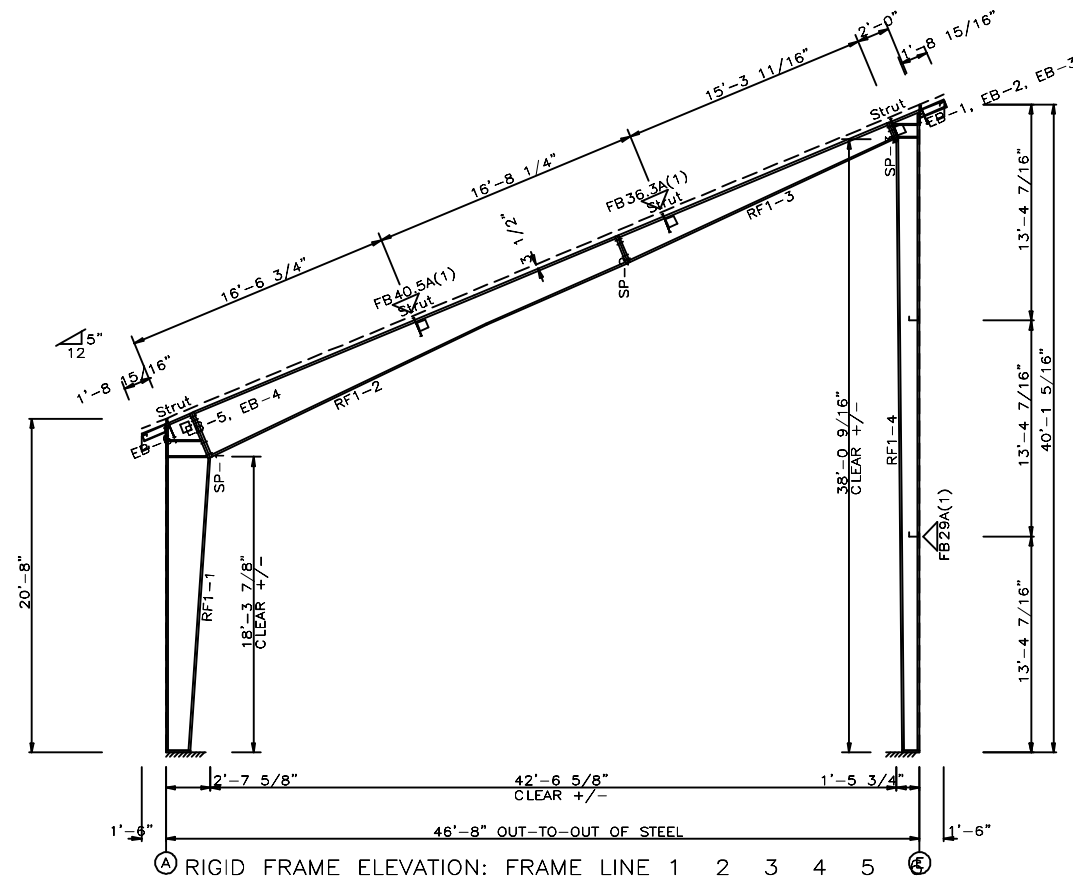


BOLT TABLE			
FRAME LINE 6			
LOCATION	QUAN	TYPE	DIA
Columns/Raf	4	A325	3/4" 2"

CONNECTION PLATES	
FRAME LINE 6	
ID	MARK/PART
1	b6
2	b3
3	b2
4	b1

ENDWALL FRAMING: FRAME LINE 6

!! NOT FOR CONSTRUCTION !!
This document is preliminary and for bidding purposes only.



!! NOT FOR CONSTRUCTION !!

This document is preliminary and for bidding purposes only.

NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width (ft)	=	46.7
Length (ft)	=	100.0
Eave Height (ft)	=	20.7/ 40.1
Roof Slope (rise/12)	=	5.0
Dead Load (psf)	=	2.0
Collateral Load (psf)	=	1.0
Roof Live Load (psf)	=	20.0
Frame Live Load (psf)	=	12.0
Snow Load (psf)	=	16.3
Wind Speed (mph)	=	90.0
Wind Code	=	IBC 09
Exposure	=	C
Closed/Open	=	C
Importance Wind	=	1.00
Importance Seismic	=	1.00
Seismic Design Category	=	B
Seismic Coeff (Fa*Sa)	=	0.24

ID Description

- 1 Dead+Collateral+Snow+Slide_Snow
- 2 Dead+Collateral+0.75Snow+0.75Wind_Right2+0.15Slide_Snow
- 3 0.6Dead+Wind_Left1
- 4 0.6Dead+Wind_Right1
- 5 0.6Dead+Wind_Left2
- 6 0.6Dead+Wind_Right2
- 7 0.6Dead+Wind_Long1+LWIND1_L2E
- 8 0.6Dead+Wind_Long1+LWIND1_R2E
- 9 1.02Dead+1.02Collateral+0.52Seismic_Right
- 10 0.6Dead+Wind_Right2+Wind_Suction
- 11 0.6Dead+Wind_Pressure+Wind_Long2

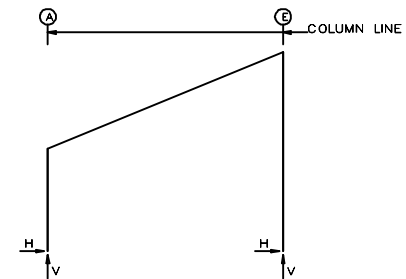
ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Total Len (in)	Bend Len (in)	Proj (in)
8	Jamb	1/2"	A307	3.75		1.50
12	Endwall	3/4"	A307			2.50
48	Frame	3/4"	A307		3.00	2.50

BUILDING BRACING REACTIONS

—Wall—		± Reactions (k)				Panel Shear (lb/ft)		
Loc	Line	Col Line	Wind		Seismic		Wind	Seis
			Horz	Vert	Horz	Vert		
L_EW	1	Rigid	Frame	At	Endwall			
F_SW	E	1.2	2.9	5.7	0.5	0.9		
		5.6	2.9	5.7	0.5	0.9		
R_EW	6	Rigid	Frame	At	Endwall			
B_SW	A	6.5	2.2	2.1	0.4	0.4		
		2.1	2.2	2.1	0.4	0.4		

FRAME LINES: 1 2 3 4 5 6



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

		Column Reactions (k)									
		Load		V		Load		Anc. Bolt Qty	Dia	Base Plate (in)	
Frn Line	Col Line	ID	Hmax	Vmax	ID	Hmin	Vmin			Width	Length
1*	A	4	11.0	1.9	5	-5.3	-3.0	4	0.750	8.000	15.75
		2	7.8	12.0	7	4.7	-7.3				
1*	E	6	5.3	-8.2	3	-3.7	-3.1	4	0.750	8.000	11.00
		1	-1.1	12.5	8	-2.6	-13.1				

1* Frame lines: 1 2 3 4 5 6

RIGID FRAME: BASIC COLUMN REACTIONS (k)

		Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
Line	Column	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	0.2	2.8	0.1	0.5	0.6	5.9	0.8	8.5	-3.4	-7.7	10.8	0.3
1*	E	-0.2	3.3	-0.1	0.5	-0.6	6.0	-0.8	8.7	-3.6	-5.1	3.8	-13.1

		Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
Line	Column	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	-5.4	-4.7	9.1	3.2	4.2	-8.1	2.5	-5.2	-0.4	-0.3	0.4	0.3
1*	E	-1.7	-2.3	5.5	-10.2	-2.6	-13.7	-0.9	-10.8	0.0	0.3	0.0	-0.3

		Seismic_Long		LWIND1_L2E		LWIND1_R2E		LWIND2_L2E		LWIND2_R2E	
Line	Column	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	0.0	-1.2	0.4	-0.8	0.4	0.3	0.4	-0.8	0.4	0.3
1*	E	0.0	-2.8	0.1	-0.3	0.1	-1.4	0.1	-0.3	0.1	-1.4

1* Frame lines: 1 2 3 4 5 6

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

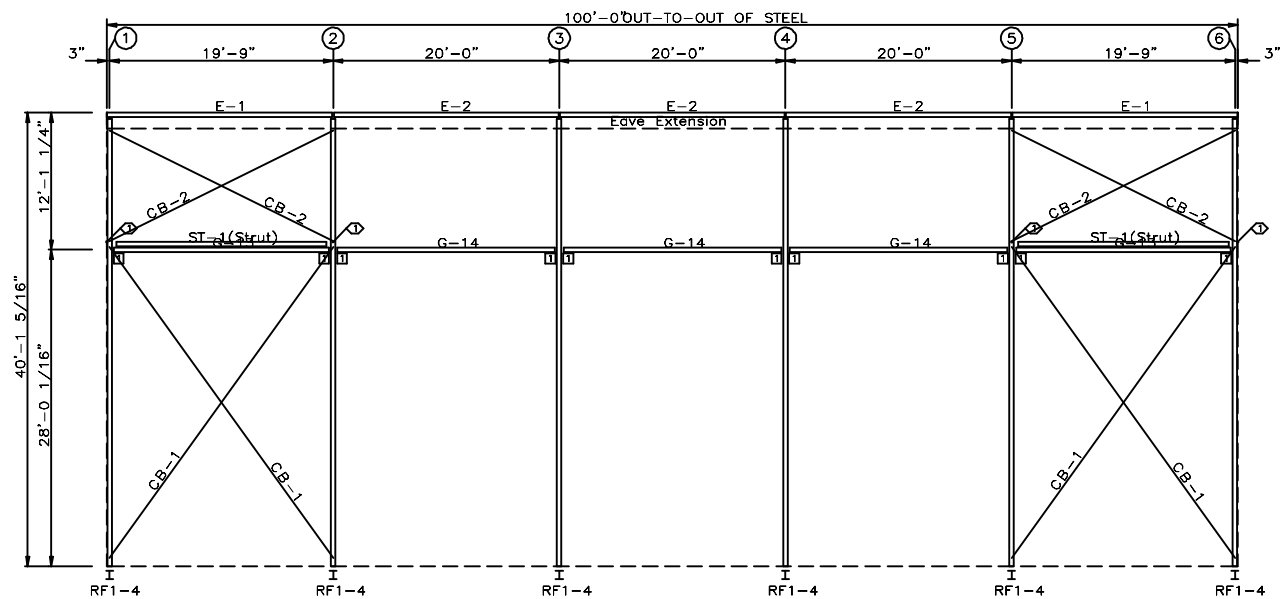
		Dead		Wind Press		Wind Suct	
Line	Col	Line	Vert	Horz	Horz	Horz	Horz
1	C	0.6	0.6	-5.8	6.1		
6	D	0.9	0.9	-4.6	5.0		
6	B	0.7	0.7	-3.4	3.8		

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

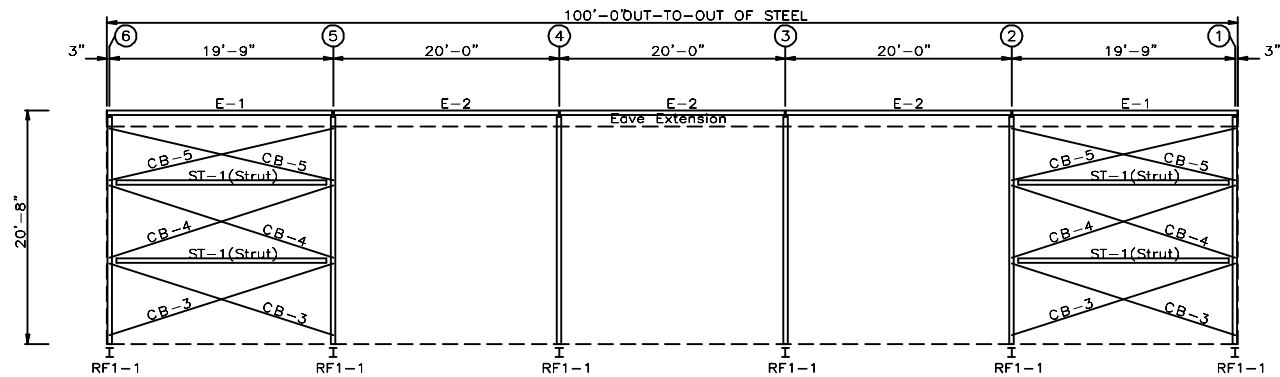
		Column Reactions (k)									
		Load		V		Load		Anc. Bolt Qty	Dia	Base Plate (in)	
Frn Line	Col Line	ID	Hmax	Vmax	ID	Hmin	Vmin			Width	Length
1	C	10	6.1	0.3	11	-5.6	0.3	4	0.750	5.000	12.25
		9	0.0	0.6							
6	D	10	5.0	0.5	11	-4.6	0.5	4	0.750	8.000	12.25
		9	0.0	0.9							
6	B	10	3.8	0.4	11	-3.4	0.4	4	0.750	8.000	12.25
		9	0.0	0.7							

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SIDEWALL FRAMING: FRAME LINE E



SIDEWALL FRAMING: FRAME LINE A

SPECIAL BOLTS				
○ ID	QUAN	TYPE	DIA	LENGTH WASH
1	1	A325	1/2"	1 1/4" 1

CONNECTION PLATES	
FRAME LINE E & A	
□ ID	MARK/PART
1	d1

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by e-mail: jhansen@glenellyn.org

Initial Proposal:

**Village of Glen Ellyn Tensioned Fabric Structure
30 South Lambert Rd, Village of Glen Ellyn IL 60137
331-220-6678**

**Legacy Building Solutions
46' w x 100' L Lean To
Legacy Building System**

Reference: Tension Fabric Salt Building

Wednesday, October 01, 2014

Julius Hansen



Legacy Building Solutions is pleased to present this proposal based on the scope of work discussed on 10/1/14. This proposal is based on IBC 2009 criteria with the dimensions given from Julius Hanson that will meet: 25 # snow load and 90 MPH wind and seismic loads. **S2 Low Hazard Construction. We also have 'add alternates'.**

The design criteria used is accurate to the best of our knowledge. All criteria will need to be verified by local official, and, or customer prior to final design and issuance of sealed drawings.

As proposed below exterior fabric carries a 20 year pro-rated warranty.

As proposed below rigid steel frames carry a 15 year pro-rated warranty.

STRUCTURE SYSTEM:

46' w x 100' l (4600) Legacy Building Solutions structure complete with:

- Hot Dipped Galvanized Rigid Steel Frame System Mounted on 16' CIP wall See drawings for details, System to be weather tight connected to existing steel structure.
- Nova-Shield 15oz polyethylene Fire Rated fabric (2) – Engineered flat gable end-walls
- (1) 22x18 framed and wrapped doorways – end-wall
- (2) - Vents Openings size TBD– 1 each end wall
- State of Illinois stamped engineered Building drawings
- ****INSTALLATION SERVICES: Prevailing Wage estimate for main scope above:**
Legacy Building Solutions project management will provide installation services which includes: supervision, non-union labor, equipment and all specialty hand tools necessary to install the above structure and scope of work on an approved foundation. (*Foundation by others*). Buyer is responsible for obtaining all necessary permits and/or licenses at buyer's cost. Labor is estimated based on 20' clearance on all sides, and interior free from obstructions, any deviations could be additional charge.
- *Lighting by others – to be determined*
- *Doors by others*
- *Foundation Installation provided by others*
- *Tax not included*

**Legacy Building and Components Proposal:
(Freight Included)**

\$ 109,076.00



Terms: 40% of Contract upon order, 40% of Contract upon Delivery of Material, 20% upon substantial completion

Delivery: Delivery of Legacy Building Solutions product to your site will vary subject to product availability and client's needs. Estimated now at 8 to 10 weeks from order.

***Foundations/Anchorage:** Legacy Building Solutions will provide all reaction data necessary for connection of the Legacy base-plate to the footing/foundation design. The footing/foundation design and type of anchorage of the base-plate is the responsibility of the client.

Not included in Legacy's scope of work, supply or pricing:

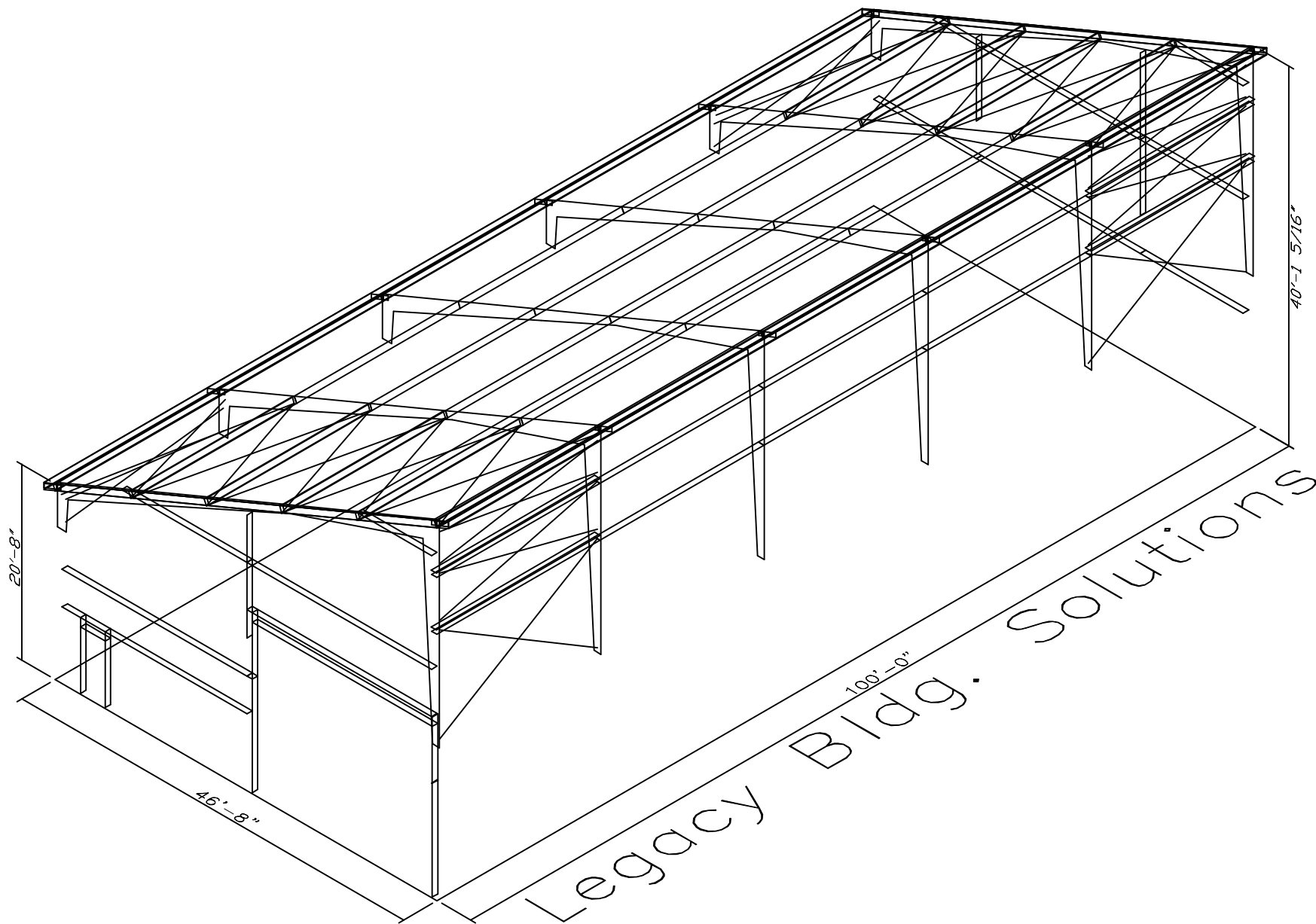
- Any costs for permits.
- Bonding
- Any foundation or footings. Legacy providing sealed drawings on our building system does not make us the engineer of record.
- Legacy takes no responsibility for life safety issues or codes, these are solely the responsibility of the owner or architect of record
- Any additional costs related by personnel and/or traffic to access site/security clearance.
- Any penetrations by other sub-trades.
- Any site security or site fire protection
- Any safety items not specifically related to OSHA manpower protection issues.
- Site survey, engineering inspections & "As Built" drawings
- Any other items or issues not specifically listed in this scope of work

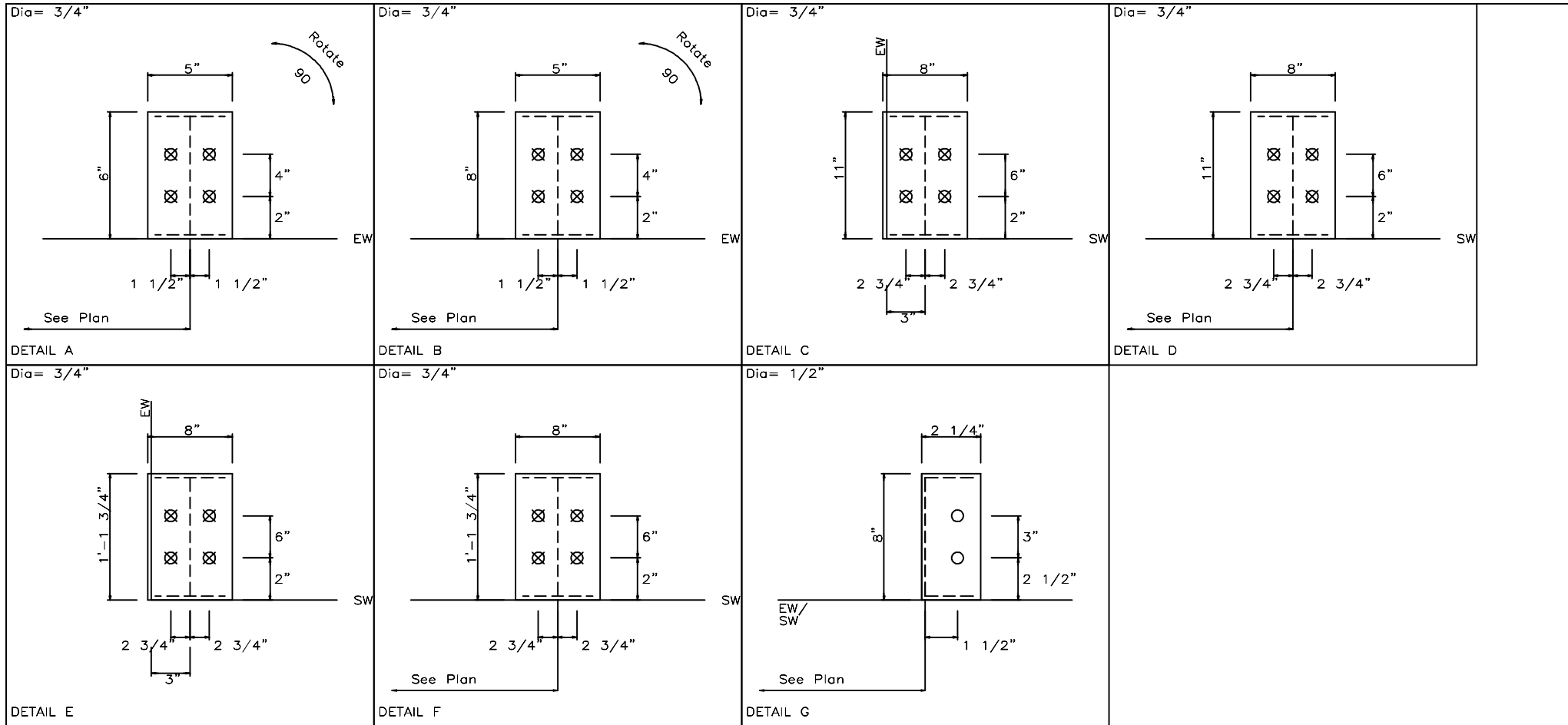
All budget prices shown are in US dollars. All pricing based on attached Drawings.

Please do not hesitate to contact us with comments or questions.

Regards,

Paul Smith
Sales Manager
319-530-6139 cell
319-434-6226 Office
psmith@legacybuildingsolutions.com

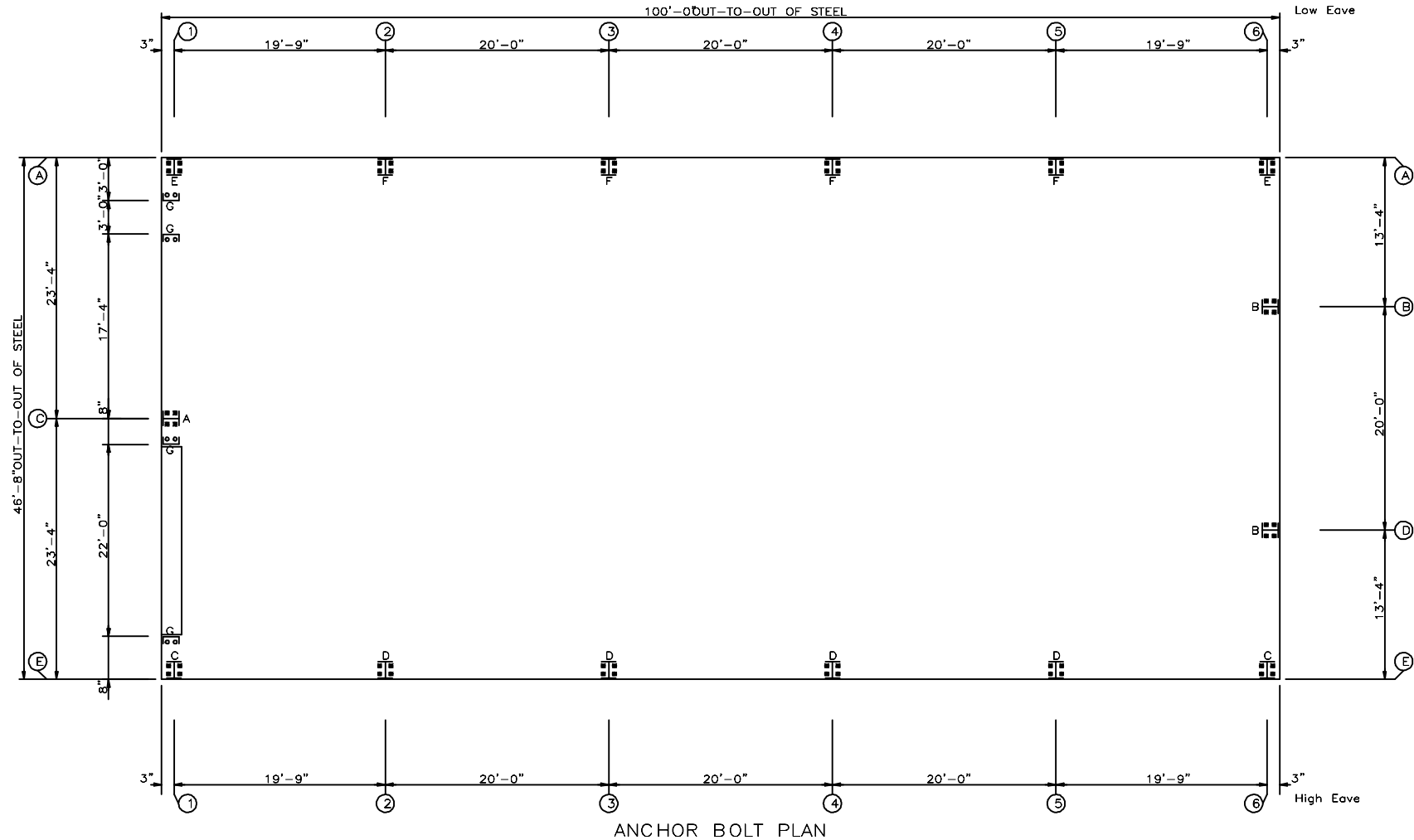




!! NOT FOR CONSTRUCTION !!

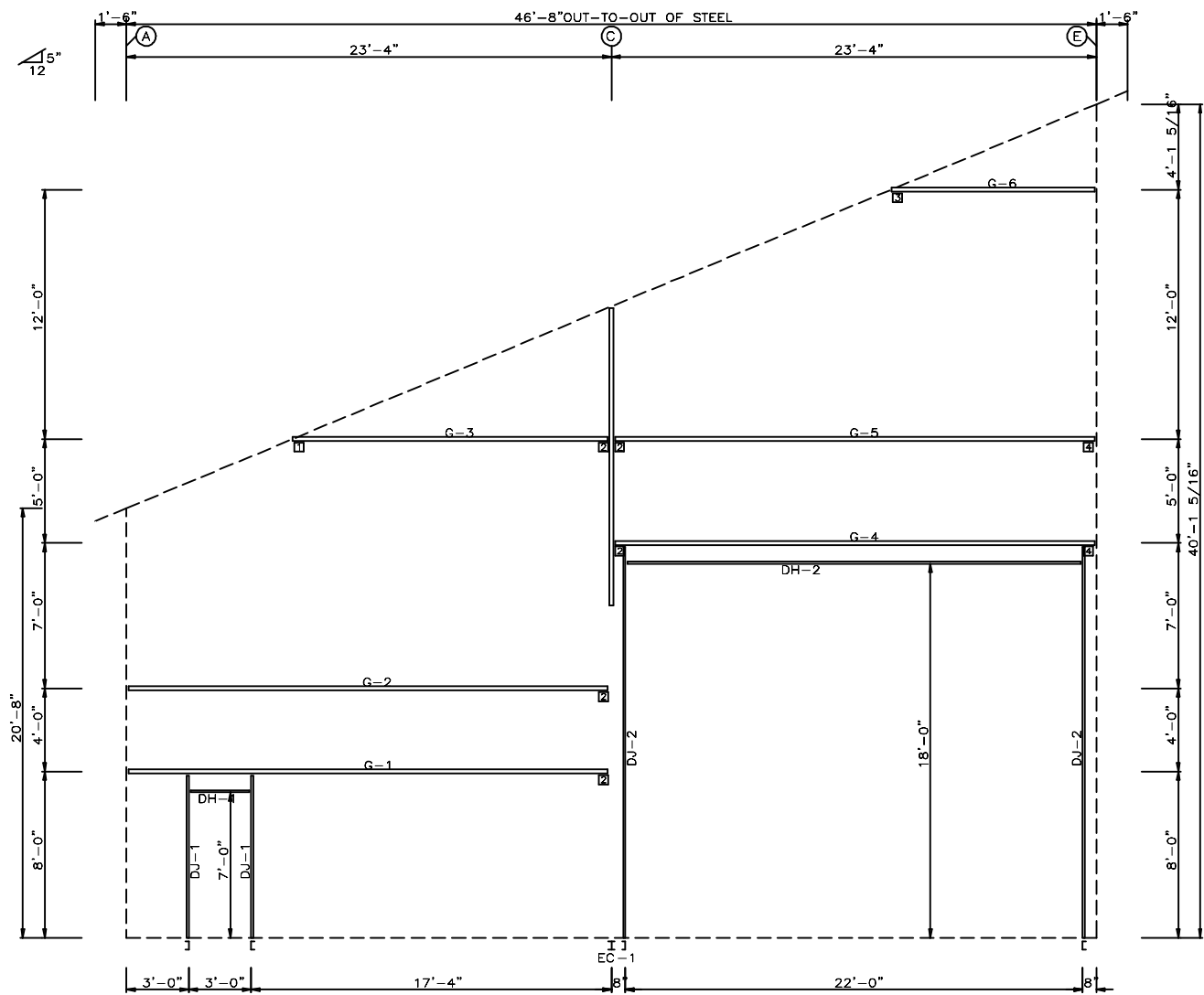
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○ Dia= 1/2"
 ⊠ Dia= 3/4"



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BOLT TABLE			
FRAME LINE 1			
LOCATION	QUAN	TYPE	DIA
Columns/Raf	4	A325	3/4" 2"

CONNECTION PLATES	
FRAME LINE 1	
ID	MARK/PART
1	b1
2	b2
3	b3
4	b4

ENDWALL FRAMING: FRAME LINE 1

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NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width (ft)	=	46.7
Length (ft)	=	100.0
Eave Height (ft)	=	20.7/ 40.1
Roof Slope (rise/12)	=	5.0
Dead Load (psf)	=	2.0
Collateral Load (psf)	=	1.0
Roof Live Load (psf)	=	20.0
Frame Live Load (psf)	=	12.0
Snow Load (psf)	=	16.3
Wind Speed (mph)	=	90.0
Wind Code	=	IBC 09
Exposure	=	C
Closed/Open	=	C
Importance Wind	=	1.00
Importance Seismic	=	1.00
Seismic Design Category	=	B
Seismic Coeff (Fa*Ss)	=	0.24

ID Description

- 1 Dead+Collateral+Snow+Slide_Snow
- 2 Dead+Collateral+0.75Snow+0.75Wind_Right
- 3 0.6Dead+Wind_Left1
- 4 0.6Dead+Wind_Right1
- 5 0.6Dead+Wind_Long1+LWIND1_L2E
- 6 0.6Dead+Wind_Long1+LWIND1_R2E
- 7 1.02Dead+1.02Collateral+0.62Seismic_Right
- 8 0.6Dead+Wind_Right2+Wind_Suction
- 9 0.6Dead+Wind_Pressure+Wind_Long2

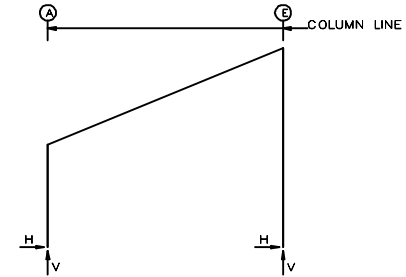
ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Total Len (in)	Bend Len (in)	Proj (in)
8	Jamb	1/2"	A307	3.75		1.50
12	Endwall	3/4"	A307			2.50
48	Frame	3/4"	A307	3.00		2.50

BUILDING BRACING REACTIONS

Wall Loc	Line	Col Line	Rigid Frame	Reactions (k)				Panel Shear (lb/ft)
				Wind	Seismic	Wind	Seis	
L_EW	1	Rigid	Frame At Endwall					
F_SW	E	1,2	2.9	3.3	0.5	0.5		
		5,6	2.9	3.3	0.5	0.5		
R_EW	6	Rigid	Frame At Endwall					
B_SW	A	6,5	2.2	0.3	0.4	0.1		
		2,1	2.2	0.3	0.4	0.1		

FRAME LINES: 1 2 3 4 5 6



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Bolt Dia	Base Plate (in)			
		Load ID	Hmax	V	Hmin	Vmin				Width	Length	Thick	Grout (in)
1*	A	2	7.3	7.6	3	-1.3	-5.4	4	0.750	8.000	13.75	0.375	192
		4	4.8	10.5	5	0.1	-7.0						
1*	E	4	4.7	-7.9	1	-4.8	11.0	4	0.750	8.000	11.00	0.375	192
		1	-4.8	11.0	6	2.0	-11.0						

1* Frame lines: 1 2 3 4 5 6

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	0.7	1.5	0.3	0.5	2.8	5.9	3.8	8.5	-1.7	-6.3	4.2	-3.9
1*	E	-0.7	1.7	-0.3	0.5	-2.8	6.0	-3.8	8.7	0.7	-6.5	5.1	-8.9

Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	-1.1	-3.3	4.7	-1.0	-0.6	-6.9	-0.1	-4.0	-0.4	-0.1	0.4	0.1
1*	E	0.3	-3.7	4.6	-6.0	2.2	-10.8	1.7	-7.9	0.0	0.1	0.0	-0.1

Frame Line	Column Line	Seismic_Long		LWIND1_L2E		LWIND1_R2E		LWIND2_L2E		LWIND2_R2E	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	0.0	-0.2	0.3	-1.0	0.3	0.1	0.3	-1.0	0.3	0.1
1*	E	0.0	-1.6	0.2	-0.2	0.2	-1.3	0.2	-0.2	0.2	-1.3

1* Frame lines: 1 2 3 4 5 6

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Wind		Wind Suct
			Horz	Press	
1	C	0.1	-2.5	2.8	
6	D	0.2	-2.4	2.6	
6	B	0.1	-1.2	1.4	

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column Reactions (k)						Anc. Bolt Qty	Bolt Dia	Base Plate (in)			
		Load ID	Hmax	V	Hmin	Vmin				Width	Length	Thick	Grout (in)
1	C	8	2.8	0.1	9	-2.5	0.1	4	0.750	5.000	6.000	0.250	192
		7	0.0	0.1									
6	D	8	2.6	0.1	9	-2.4	0.1	4	0.750	5.000	8.000	0.250	192
		7	0.0	0.2									
6	B	8	1.4	0.1	9	-1.2	0.1	4	0.750	5.000	8.000	0.250	192
		7	0.0	0.1									

!! NOT FOR CONSTRUCTION !!

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CONNECTION PLATES	
FRAME LINE E & A	
☐ ID	MARK/PART
1	d1



November 14, 2014

Mr. Julius Hansen
Public Works Director
Village of Glen Ellyn
35 S. Lambert Rd.
Glen Ellyn, IL 60137

Re: Salt Storage Facility
A/E Fee Proposal

Julius,

In preparing a response and proposals for you to evaluate with regard to the Salt Storage project I have a couple of items I think need clarification, consideration and/or determination.

I would foresee two distinct options for revising the project design in order to reduce the building costs;

1. Revise the current design to reduce the cost of the roof structure and other un-necessary portions of the Salt Storage Facility in order to reduce the construction cost.
2. Revise the design to incorporate a "pre-engineered" building component to the project that could be competitively bid, using a design/ build process for the building enclosure portion of the Salt Storage Facility.

Both options to be considered would also incorporate the removal of the existing storage bay walls and incorporation of this existing space into the existing vehicle maintenance area. All other aspects of the previous project would be reviewed with staff to reduce costs.

A recent development in our geographic area has caused concrete pricing to escalate by approximately 25%. Consolidation of 3 major suppliers of concrete into 2 suppliers, along with a shortage of Portland cement and high demand by roadway construction has dramatically impacted the cost of concrete. It is unknown if this condition will continue into the next building season and impact this project during the bidding process but should be considered in the re-design process and evaluation of project cost estimation.

Phase I - Value Engineering

Option 1

PPK Architects would look at all aspects of the current design for cost reduction opportunities. We feel that the roof structure and materials can be studied to reduce costs while retaining the current storage capacity of salt. Visual impacts of the proposed modifications will also be studied.

Option 2

PPK Architects will study the possible design options for a pre-engineered building. We will review "stacking" a pre-engineered structure on top of the salt storage wall system and a "standard" pre-engineered building configuration with a storage wall design inside the structure. Based on the previous review of this option we feel the most cost effective solution would be to construct a standard building with as storage structure inside. This would allow the pre-engineered building supplier to function in its most efficient capacity.

The pre-engineered building option can be further specified as a:

Mr. Julius Hansen
Public Works Director
Salt Storage Facility – Fee Proposal
November 14, 2014
Page 2

- A. Fabric Building – lighter in overall structural weight but short life expectancy and taller than steel buildings. Taller building height is required as steeper roof slopes are required to reduce snow loads on the fabric roof covering.
- B. Steel Building – heavier overall weight, longer life expectancy and shorter in overall height than fabric buildings. Look of a steel building can be very similar to the existing.

Based on previous comments by IDOT, all products must be generically specified on the bid documents or at least 3 sources of materials listed. Therefore, sole sourcing a pre-engineered building supplier may not be possible. The documents must be design so as to accommodate potential impacts to the design based on the finals design documents provided by the pre-engineered subcontractor selected by the successful General Contractor. The design documents will indicate the required “performance” and “visual” requirements of the pre-engineered element which must be met.

The building exterior can have 3 very different exterior appearances depending on the option selected, including an increase in overall building height from the current design. Pre-engineered building designs usually have minimum slope requirements for roof elements that may be higher than a custom designed project. Fabric roof structures also have steeper slope requirements than steel roof buildings due to the ability of the fabric to sustain snow loads. Therefore, the potential building heights for each structure type would be as follows:

<u>Building Type</u>	<u>Overall Height Impact</u>
Custom designed structure	Estimated height (approx. 30 ft)
Pre-engineered Steel Building	Estimate height (approx.. 35- 40 ft)
Pre-engineering Fabric Building	Estimated height (Approx. 40 ft)

Cost estimates shall be prepared for each option so they can be reviewed by staff and Village Board if necessary.

Phase II - Zoning Approval Process

The process for project approval is the same, regardless of the design option or construction method selected by the Village Board. As a result of the Value Engineering phase results we would estimate that the project design will require re-review of the Architectural Review Committee and possibly the Plan Commission. Since the building size may change in order to accommodate a pre-engineered structure, the Plan Commission would probably require review and approval of the revised building setbacks from the property lines.

Final approval of building design and estimate of construction cost would be presented to the Village Board prior to the completion of the Construction Documents and bidding process.

Phase III - Construction Documents

PPK Architects will be required to modify the existing project documents based on the final selection of the Village of Glen Ellyn. The amount of work required to revise the contract documents depends on the results and selections made in the Value Engineering phase.

We have prepared two separate fee proposals based on the 2 Value Engineering options outlined above. Each option has different impacts on the work that has already been completed and how it may be altered to address the same type of information required for bidding. PPK would also work with the Public Works staff to determine what parts of the project they may wish to complete under separate contracts or by department staff in order to reduce the overall project budget.

After completing revisions to the construction documents and specifications, PPK Architects will submit the project to IDOT for review / approval and make any changes requested by IDOT during the review process. Having previously completed this process we feel confident that our documents will be approved for bidding without substantial revisions.

Mr. Julius Hansen
Public Works Director
Salt Storage Facility – Fee Proposal
November 14, 2014
Page 3

Phase IV - Bid / Permit / Bid Review

PPK Architects will work with the Village staff to advertise the bids and invite local contractors to bid the project. PPK will make drawings and specifications available via a distribution website as well as thru bid services.

PPK Architects will also submit the project for permit review and respond to any comments made in this process.

Should it be necessary, PPK Architects will issue project Addendums during this phase to bidding contractors and respond to any questions within the specified time frame.

PPK Architects will be present at the public bid opening for the project, review the submitted bids and prepare a bid result summary. PPK will identify the lowest qualified bid and verify that the bidder has complied with all of the bid requirements. Consideration and approval of the bid results will be the responsibility of the Village Board.

Phase V - Construction Administration

PPK Architects will provide project observation at appropriate intervals during the construction process to verify the project is consistent with the project documents and scope of work. PPK shall also review shop drawing submittals for compliance with project requirements and review project payment applications.

PPK Architects shall attend regularly schedule project meetings with the Owner and Contractor throughout the project process. PPK shall prepare a punch list of items for completion or modification at the end of the project.

Schedule

The project schedule is estimated to be the following:	
Design Option Review/ selection/ cost estimate update	2-4 weeks
Modification of design documents/ preparation of application submittals	2-3 weeks
Application review/ meeting schedule determined	4 weeks
Plan Commission/ Architectural Review Commission	2 weeks
Village Board Meeting (time from PC/ ARC meetings)	2 weeks
Construction Document Revisions	3 weeks
IDOT review	2 weeks
Bid/ Permit	4 weeks
Construction	4 months

Mr. Julius Hansen
Public Works Director
Salt Storage Facility – Fee Proposal
November 14, 2014
Page 4

Compensation

PPK Architects is proposing a phased fee as outlined below. The first phase will cover the cost of review both design options.

After the completion of Phase 1, the costs for each consultant are identified as follows:

Current Design Option

Phase I – Value Engineering	\$ 6,500
Concept sketches	
Computer Renderings	
Meetings	
Phase II – Zoning Approval	\$ 1,500
Phase III – Construction Doc.	\$12,500
PPK Arch	\$ 6,750
MEP Eng	\$ 1,500
Struct. Eng	\$ 2,000
Civil Eng	\$ 2,000
Landsc.	\$ 250
Phase IV - Bid/ Permit	\$ 1,500
Phase V - Construction Admin	\$ 5,000
PPK Arch	\$ 4,000
MEP Eng	\$ 500
Struct. Eng	\$ 500
Total Fee	\$27,000

Pre-Engineered Option

Phase I – Value Engineering	\$ 6,500
Concept sketches	
Computer Renderings	
Meetings	
Phase II – Zoning Approval	\$ 1,500
Phase III – Construction Doc.	\$10,500
PPK Arch	\$ 3,750
MEP Eng	\$ 1,500
Struct. Eng	\$ 3,000
Civil Eng	\$ 2,000
Landsc.	\$ 250
Phase IV - Bid/ Permit	\$ 1,500
Phase V - Construction Admin	\$ 5,000
PPK Arch	\$ 4,000
MEP Eng	\$ 500
Struct. Eng	\$ 500
Total Fee	\$25,000

In addition to the phased fees above, PPK Architects shall invoice the Owner for project related expenses incurred in the completion of the scope of work. These items shall include reproduction costs, mileage reimbursement, fees paid on behalf of the project, mail and delivery expenses, additional insurance requirements, or other similar expenses.

PPK shall invoice the Owner monthly based on the completed percentage of the scope of work, plus reimbursable project expenses incurred.

Should additional services be required or requested, PPK shall present the Owner with a change order or separate fee proposal for such services unless time is of the essence and the Owner directs PPK to complete such services. PPK shall then charge the Owner based on the hourly rates included in this proposal and at the hourly rates of our consulting engineers or consultants at the time of service.

2014 Hourly Rates – PPK Architects

Principal	\$185/ hr
Architect/ Proj Mgr.	\$135/ hr
Intern Architect	\$100/ hr
Clerical	\$60/hr

Rates subject to change in each calendar year.

Mr. Julius Hansen
Public Works Director
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Page 5

Clarifications

1. PPK Architects currently carries the following insurances/ limits and such limits are acceptable to the owner. Additional coverage or increased limits of insurance shall be provided at an additional expense to the owner.
 - a. Business Insurance/ General Liab \$2M per occur/ \$M aggregate
 - b. Workmen's Comp \$1M per accident/ employee/ ann limit
 - c. Business Auto \$1M comb. Single limit
 - d. Umbrella \$1M
2. PPK Architects carries Professional Liability coverage in the amount of \$2,000,000 per claim and in the aggregate, which is a claims made policy. The Owner agrees to look solely to the amounts available in this policy for any claims arising out of or in connection to work performed under this contract and that the Architect shall have no liability (direct or indirect) for any alleged errors, omissions or other claims except to the extent available for such available proceeds. Owner agrees that the Architect is a Corporation and any such action against any officer, director or employee of the Architect shall be made against the Corporation and not the officer, director or employee.
3. PPK Architects shall update the existing estimate of construction cost based on the published construction cost data and information obtained from trade professionals or contractors. Estimates prepared are not guarantees of construction costs or bid results.

I would like to thank you for the opportunity to prepare this proposal and work with you on this project once again. If you have any questions regarding our proposal I would be glad to provide additional information if requested. I shall make myself available for question regarding this proposal at an upcoming Village Board meeting if requested and look forward to service the Village on this project.

Respectfully Submitted,
Perkins Pryde + Kennedy Architects



Craig R. Pryde, AIA LEED AP
Principal



Conceptual Budget
Salt Storage Facility
30 South Lambert Road
Glen Ellyn, IL

11/19/2014

Proposal is based on plans provided by Acertus Consulting Group, LLC, drawn by PPK Architects.
Drawings dated 06.09.14.

	SITE	BLDG	SUB TOTAL	TOTAL
01 GENERAL CONDITIONS				34,960
Supervision	4,400	13,200	17,600	
Project Manager	1,688	5,064	6,752	
Dumpsters	1,800	2,700	4,500	
Temporary fencing	-	928	928	
Surveying	-	3,500	3,500	
Final cleaning	-	1,680	1,680	
02 EXISTING CONDITIONS				12,500
Demolition	-	12,500	12,500	
03 FOUNDATION/CONCRETE				79,020
Foundation concrete	-	25,500	25,500	
Slab	-	21,600	21,600	
Concrete walls	-	31,920	31,920	
04 MASONRY				4,080
Face brick - Calcium chloride tank enclosure	-	4,080	4,080	
05 STEEL				-
Structural	-	NIC	-	
Pre-fab structure	-	NIC	-	
06 CARPENTRY				28,075
Framing	-	14,425	14,425	
Drywall & tape	-	13,650	13,650	
Insulation	-	INCL	-	
Install doors, frames & hardware	-	INCL	-	
07 THERMAL & MOISTURE PROTECTION				-
Roofing	-	NIC	-	
08 DOORS & WINDOWS				8,000
Overhead Door	-	6,500	6,500	
Doors/frames/hardware	-	1,500	1,500	
21 FIRE PROTECTION - SPRINKLERS				15,500
Fire Sprinkler	-	15,500	15,500	
Engineering and design		INCL		
Sprinkler permit fees		INCL		
Branch work		INCL		
System modification/head relocate		INCL		
22 PLUMBING				8,500
Plumbing	-	8,500	8,500	
Relocation of existing calcium chloride tank		INCL		
23 MECHANICAL				-
HVAC		NIC	-	
26 ELECTRICAL				12,500
Electrical	-	12,500	12,500	
New lighting fixtures		INCL		
28 ELECTRONIC MONITORING / CONTROLS				-
Fire alarm	-	INCL		
Relocation of devices	-	INCL		
30 SITE WORK				61,750
Site demolition	3,500	-	3,500	
Excavation & haul-off	1,500	-	1,500	
Building excavation	-	18,250	18,250	
Paving	8,500	-	8,500	
Landscape/decorative fencing	26,500	-	26,500	
Silt fence	3,500	-	3,500	
FEE	3,125	9,375		12,500
TOTALS	54,513	222,872	TOTAL:	277,385
Cost Per SF	15.87	46.43		

Chicago Office
1834 Walden Office Square
Schaumburg, IL 60173
847.895.3700

Mid-Atlantic Office
8000 Towers Crescent
Vienna, VA 22182
703.760.7847

www.builtechconstruction.com

Notes and Clarifications:

01 GENERAL CONDITIONS

1. All work to be performed during normal business hours utilizing open shop labor.
2. No utility fees/utility work of any kind are included. Assumes (unless specifically identified on plan documents) all services to the space are sufficient.
3. Permit fees by owner.
4. All sales tax is included.
5. Project is based on an (8) eight week schedule. (6) six weeks for preparing the building for steel install. (2) weeks for final building scope and site work.
6. Site superintendent not figured during General Steel's scope of work.

05 STEEL

1. Furnish and installing of structural steel not included. Work to be performed by General Steel
2. Pre engineered structure elements not included. Work to be performed by General Steel.

06 CARPENTRY

1. Framing and drywall for South wall included.

23 MECHANICAL

1. No HVAC work included for addition, no design shown on the drawings.

Conceptual budget does not include:

- 1 Low voltage wiring
- 2 Floor prep or floor leveling.
- 3 Moving utility service locations except where specifically shown on the plan.
- 4 Unsuitable soils, special waste, hazardous materials, mold and/or asbestos abatement.
- 5 Winter Conditions.
- 6 X-ray / ground penetrating radar.
- 7 Testing and all engineering services.
- 8 Concrete moisture conditions (sealers, additives, surface applied moisture barriers)



Preconstruction Services

November 19, 2014

City of Glen Ellyn
Salt Facility
Attn: Mr. Julius Hansen

Subject: Proposal for Preconstruction Services

Dear Mr. Hansen,

Thank you very much for the opportunity to be a part of your building project. We recognize what an exciting time this is for you, and we look forward to making it an experience that will give you much satisfaction from inception to realization.

We understand the project to consist of: new construction approximately: 5,000 Sq. Ft. salt storage facility for the Public Works facility for the City of Glen Ellyn, Illinois. The purpose for this proposal is to provide necessary documentation to permit and construct this project.

Attached you will find materials outlining the services we propose to provide as well as a Services Agreement. Please sign & initial where indicated and fax back to 720-962-5498.

Thank you again, and we look forward to working with you.

Sincerely,

Michael Gold

Michael Gold
Preconstruction Services Manager

STATEMENT OF SERVICES TO BE PERFORMED

Scope Of services:

1. Provide architectural, mechanical, plumbing and electrical drawings suitable for permitting and bidding. These drawings will utilize the existing CAD drawings that were done for the original design. If CAD drawings are not available additional design fees will be required.
2. The design drawings will incorporate the General Steel building drawings. General Steel will provide design drawings and structural calculations. The General Steel design drawings will include all structural steel, metal roofing and siding and insulation. Cost saving ideas will be incorporated into the final design drawings including removal of the clearstory windows and 2' overhang.
3. Submitting the design drawings for permit review.
4. Final review of the construction bid from Builtech Construction with the city of Glen Ellyn.
5. Onsite preconstruction meeting.
6. Coordination with the city of Glen Ellyn on final cost savings ideas and incorporation into the construction scope of work.
7. 4 site visits during the course of construction to review general compliance with the approved drawings.
8. Answer RFI's from the contractors regarding the design.
9. Provide one round of permit revisions from the AHJ.
10. Review of contractor change orders, pay applications and close out documents for submission to the city of Glen Ellyn.
11. Conducting a final punchlist (included in the 4 site visits).
12. All travel costs for 5 visits to the project site.
13. Reimbursable costs for printing, plotting and mailing.
14. The architect/engineer that we will be using is Chicago based.

Scope of Services Not Included:

1. All structural design and drawings including roof, walls, footings and foundations.
2. All civil engineering design. Our assumption is the civil documents would be reused and would not be affected.
3. All application and permit fees.
4. Survey and geotechnical report. A geotechnical report will be required in order to complete the structural calculations.

TOTAL COST FOR PROPOSED SERVICES: \$ 42,170.00*

*** An initial deposit in the amount of \$20,170.00 is requested to initiate the above proposed services, with the remainder balance to be invoiced monthly on a “percentage complete” basis.**

Client Signature

Date

Print Name

Upon receipt of payment, Design Services Group, LLC agrees to perform these services in accordance with the following terms and conditions.

SERVICES AGREEMENT

THIS AGREEMENT is made and entered into as of this 19 day of November, 2014, by Design Services Group, LLC a Colorado Corporation, (hereinafter referred to as "DSG") and City of Glen Ellen (hereinafter referred to as "Client"). Hereinafter "DSG" and "Client" shall be collectively referred to as "the Parties" or individually as a "Party." In consideration of the mutual covenants under this Agreement, the services to be rendered by DSG for Client, and in consideration of Client retaining DSG under the terms set forth herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The Agreement. This Agreement establishes the terms and conditions upon which DSG shall furnish certain architectural, engineering, estimating, project management, construction management and/or related services (hereinafter "the Work") to and for Client for the building project adequately described in the attached addendum entitled "Statement of Services to be Performed" attached hereto and incorporated by reference as if fully set forth herein (hereinafter "the Project"). Client agrees that this Agreement, the Work and the Project, including the Statement of Services to be Performed, shall constitute the complete agreement between the Parties, and is subject to change only by an instrument in writing prepared and signed by the Parties. The Work shall be performed in accordance with, and the rights and obligations of the Parties shall be governed by, the terms and conditions set forth herein.

2. Statement of Basic Services. DSG shall furnish the Work to Client. In administering the Work for the Project, DSG shall provide the Client with professional services in some or all of the following areas: architecture; structural and civil engineering; cost estimating; construction contract administration; project management; and construction management. The scope of such services provided and any additional services not already expressly required by this Agreement shall be agreed to through the written addendum "Statement of Services to be Performed" or other written amendment to this Agreement prepared and signed by the Parties.

3. Consideration and Payment. Client shall compensate DSG for the performance of the Work as provided for, and adequately described in the "Statement of Services to be Performed" upon execution of this Agreement. Any payment(s) received by DSG shall be non-refundable and, if necessary and appropriate, applied to any outstanding final balance due. Any additional invoice for services submitted by DSG shall identify the Agreement under which DSG has performed and the Work as to which such invoice is submitted. Payment terms are net 10 days upon submission of proper invoices. In addition to any other liability Client may have to DSG, Client agrees to pay to DSG all legal and other expenses incurred by DSG in collecting any past due amounts from Client relating to this Agreement. Payments due as invoiced and unpaid under this Agreement shall bear interest from the date payment is due and shall accrue interest at the rate of 1 ½ % per month.

4. Commencement and Prosecution of Work. DSG shall be required to: (a) commence work under this Agreement within a reasonable time after the date DSG receives an executed copy of this Agreement with proper payment; (b) prosecute the work diligently; and (c) utilize all reasonable and necessary means to complete the Work ready for use by Client's requested completion date. The completion date is based on the assumption that DSG will have or has received appropriate city and/or county approvals, adequate and accurate information from Client as well as proper payment in accordance with paragraph three (3) above and as stated in the addendum "Statement of Services to be Performed". Time is not of the essence for any matters related to DSG's performance of this Agreement and the completion date may be a date other than Client's requested completion date.

5. Cost Increases. Within the scope of this Agreement and if scheduling allows, Client shall have the right by written application to request reasonable modifications or additions to the drawings, specifications, or instructions for the Work associated with the Project. Client shall be liable for any of DSG's cost increases associated with the requested modifications or additions and understands that adjustments in time of performance may also result thereof.

6. Ownership of Documents. All drawings, specifications, designs, and other materials prepared under this Agreement and in connection with the Work and the Project shall be the property of the Client and at the termination or completion of DSG's services, upon request, the originals of such shall be promptly delivered to the Client. It is understood that DSG does not represent such drawings, specifications, designs, and other materials prepared under this Agreement and in connection with the Work and the Project to be suitable for re-use on any other project or for any other purpose. If Client re-uses the Work data without DSG's written verification, such re-use will be at the sole risk of the Client without risk to DSG. DSG shall have the right to include representations, drawings, specifications, designs, and other materials prepared under this Agreement and in connection with the Work and the Project among DSG's promotional materials.

7. Independent Contractor. No Party is the partner, joint venturer, agent or representative of the other Party. DSG shall act solely as an independent contractor of Client in performing the Work, and nothing herein shall at any time be construed to create the relationship of employer and employee, partnership or joint venture between Client and DSG nor their officers, directors, employees or agents.

8. Liability. DSG may retain third party consultants, not directly affiliated with DSG, to assist in the completion of the Work and/or the managing of the Project. These third party consultants may include, but are not limited to, professionally licensed civil, structural, mechanical and electrical engineers and/or architects. Client agrees that it shall defend, indemnify, save and hold DSG harmless from any and all demands, liabilities, losses, costs and claims, including reasonable attorney's fees, associated with DSG's completion of the Work associated with the Project that was completed, wholly or in part, by such third party consultants upon being notified by DSG that such third party consultants were in fact retained by DSG and directly or indirectly responsible for such demands, liabilities, losses, costs and/or claims. This specifically includes, but is not limited to, liabilities arising out of any injury to person or property asserted against DSG, its agents, officers and employees, that may arise or result from any service provided or performed or agreed to be performed by DSG that is related to any of the Work completed for the Client, its agents, employees affiliates or assigns, caused in whole or in part by the negligent or willful acts or omissions of any third party consultant, and/or its agents, officers and employees, and/or related to any defective, flawed or erroneous products, designs, plans, or schematics relating to the Project, the Work or this Agreement.

9. Project Management. The Project Manager assigned to Client's Project by DSG shall be responsible for the supervision and coordination of the Work, including the means, methods, techniques, sequences and procedures utilized, unless the "Statement of Services to be Performed" gives other specific instructions. The Project Manager assigned to Client's Project agrees to further the interests of the Client by furnishing the Project Manager's skill and judgment in cooperation with, and reliance upon, accurate information provided by Client, third party consultants and others assigned by DSG to complete the Work associated with the Client's Project. The Project Manager shall perform the Work only within the terms,



conditions and locations allowed by this Agreement, the "Statement of Services to be Performed", applicable law, and according to the accuracy of the information provided by the Client.

10. Basis of Data and Information. Client understands that all data and information provided to Client by DSG in connection with the Work, the Project and this Agreement shall be based, developed and prepared by DSG according to the accuracy of the information supplied to and compiled or otherwise assembled by DSG from the Client in combination with using up-to-date information from third party consultants and other public and private sources. Client expressly understands and agrees that due to changes in economic conditions such data and information shall be provided strictly on the condition and understanding that it represents only data and information based upon currently available information, existing market rates and market conditions at the precise time DSG provides Client with the Work. Client understands that changes concerning the data and information that may occur after DSG provides Client with the Work that may be the result of changing market rates and conditions, inflation adjustments, changes in design during the construction process, or over optimism may have substantial impacts on the accuracy of the data and information, including construction costs and relative prices.

11. Force Majeure. No Party shall be liable to the other Party for non-performance of or delay in performing its obligations hereunder to the extent that performance is rendered impossible by strike, riot, war, acts of God, earthquake, hurricane, fire, flood, governmental acts or orders or restrictions, failure of subcontractors or suppliers or any other reason to the extent that the failure to perform is beyond the reasonable control of the non-performing Party. The non-performing Party shall give notice in writing of the existence of such cause within five (5) days after the commencement of the delay, giving all pertinent information concerning such cause. Within seven (7) days of the cessation of the event causing delay, the non-performing Party shall provide the other Party with written notice of the actual delay incurred, upon receipt of which the date of delivery shall be extended for the time actually lost by reason of an excusable delay. If such events continue for a period of ninety (90) days any Party may terminate this Agreement by providing written notice to the other Party.

12. Arbitration and Governing Law. Upon any breach or any threat of breach of the terms of this Agreement, the breaching Party shall be liable to the prevailing Party for any damages, attorneys' fees, costs, and expenses arising out of or relating to the breach of this Agreement and any/all litigation or arbitration concerning this Agreement. All of DSG's remedies for breach of this Agreement shall be cumulative and the pursuit of one remedy shall not be deemed to exclude any other remedies. Any controversy or claim arising out of or relating to this Agreement shall be settled by arbitration administered by the Judicial Arbitrator Group in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The place of arbitration shall be exclusively in the City and County of Denver, State of Colorado. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. If the Client is located in a State other than Colorado, the Parties acknowledge that this Agreement between the Parties evidences a transaction involving interstate commerce. The United States Arbitration Act shall govern the interpretation, enforcement, and proceedings pursuant to the arbitration clause in this Agreement. The arbitrator will have no authority to award punitive, consequential or other damages, except as may be required by statute. Except as may be otherwise provided for in this Agreement, neither Party shall be liable to the other for loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods or services; cost of capital; or for any special, consequential, indirect, punitive or exemplary damages. Nothing contained in this subparagraph shall be deemed to preclude an award of liquidated direct damages, when applicable. Except as may be required by law, neither a Party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Parties.

13. Effect and Extent of Agreement. This Agreement represents and contains the entire, complete and integrated agreement between the Parties and supersedes all prior negotiations, representations or agreements, whether written, oral, implied, or otherwise between the Parties. Accordingly, Client waives any/all claims against DSG for any negligent misrepresentation(s), known or unknown, made by any agent, employee or representative of DSG prior to the formation of this Agreement, concerning terms that are not set forth herein or conflict from the express terms of this Agreement. This Agreement may not be amended or modified except by written and executed agreement by the Parties.

14. Miscellaneous. The Parties have negotiated this Agreement and agree that it is fair and equitable, the product of informed negotiations, joint draftsmanship, and involves compromises. If any provision of this Agreement is held to be illegal, invalid, or unenforceable, such provision shall be fully severable and the remainder of this Agreement shall remain in full force and effect. The headings of the particular paragraphs of this Agreement are intended for guidance only, and shall not be relied upon in the construction or interpretation of this Agreement, nor shall they restrict the scope of the particular paragraphs to which they refer. The persons executing this Agreement on behalf of the Parties represent and warrant that they have the necessary authority to do so and to bind their respective Party to the terms hereof. This Agreement may be executed in several counterparts, each of which shall be construed together as one original. Facsimile signatures on this Agreement shall be considered as original signatures, valid and binding.

EXECUTED by the following Parties, each of whom confirms by their signature below that they have read and understand this Agreement.

DESIGN SERVICES GROUP, LLC

(CLIENT)

BY: _____

BY: _____

(Signature and Date)

(Signature and Date)

TITLE: _____

TITLE: _____

(Print Name and Title)

(Print Name and Title)

Please sign & initial where indicated for services to be performed and return via fax to 303-979-0084.

**PAYMENT OPTIONS:**

Design Services Group, LLC will accept wire transfer or check.

WIRE TRANSFERS:

COMPASS BANK
Englewood, Colorado
ABA 107005319

FURTHER CREDIT
Design Services Group
2510230623

CHECKS (FAX):

1. Make your check payable to “**DESIGN SERVICES GROUP, LLC**”
2. Tape the check in the space below. Tape along the top edge of the check for smooth feeding in fax.
3. Sign and print your name indicating you are allowing the right to convert your check into an ACH transaction.
Fax to 303-979-0084.
4. Mail original check to the address below.

TO: Preconstruction Services

Attn: **Design Services Group, LLC**
10639 W. Bradford Road
Littleton, CO 80127

Fax: 303-979-0084

Tape Check Here

\$20,170.00

By signing below, you are authorizing Design Services Group, LLC to convert your check into an ACH transaction. By converting your check, the amounts listed on the check will be electronically deducted from your account the same day. Please be sure that funds are available in the account as stated on the check.

Approval Signature

Date

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Public Works Director

DATE: December 3, 2013

SUBJECT: Salt Storage Facility Construction Estimates

**Background:**

It was pointed out during the November 18th Workshop that the 2013/14 fiscal year budget shows the MFT Fund having \$250,000 for constructing a salt storage building. This amount of funding was saved over two fiscal years for the purpose of constructing a salt structure to increase storage capacity. The village cannot construct an adequate salt storage building for this amount of money. The under estimated budget amount was caused for a variety of reasons and I take full responsibility for that error. The cost of construction as proposed has recently been estimated at \$800,000 and would significantly improve the facility. More importantly, the project would ensure a supply of salt for all the village residents, those doing business in the village and other organizations dependant on the village salt supply during winter emergencies.

The MFT fund is a unique fund that is perfectly suited for this project. This is the only village facility improvement that can be funded with MFT funds. The fund is constantly replenished by I.D.O.T. to only fund street "right of way" maintenance project expenditures. A salt storage structure meets the criteria for MFT funding and the intention is to use MFT funds for the majority of this project.

Issues:

Over the last two year, we have looked at multiple locations to construct a storage facility or pay for storage to another government entity. Some of the options we considered are as follows:

- **Public Works Facility:** Four different locations were evaluated and ruled out because of close proximity to Lake Lambert, a water well and flood plain issues. In addition, the land south of Wilson is off-limits because of the covenants associated with the grant that allowed village ownership.
- **Glenbard Wastewater Authority:** Space limitations and not an ideal use with flood plain issues and a river to the east.
- **Village Links:** Not an ideal use with flood plain issues with close proximity to a well and a body of water.
- **Lombard:** In lieu of construction another organizations facility could be used to store village salt. A lease agreement was proposed by Lombard but the cost and terms of leasing have not been disclosed at this time. The cost of a lease agreement would need to be considered for the long term, so it is highly unlikely this is a cost effective option over a 30 or 40 year scenario. The cost of transporting the salt via a contractor would be approximately \$150,000 over a 30 year period.
- **The College of DuPage:** C.O.D. was also considered as a potential location for some type of agreement to store salt in lieu of construction. However, they do not have any additional salt storage capacity. They use up to 500 tons of salt during the year. In fact, we could help them to store an additional 300 tons of salt for emergency use if we had a larger storage capacity. Last year the village supplied (at cost) about 100 tons of salt to the Park District and Glenbard Wastewater Authority.

Over the last few weeks, we revisited some of the other options again. In addition, the architect has value engineered the building proposed at public works to reduce expenses without compromising the longevity of the building. Another option that was considered to reduce costs was building a fabric building at a satellite location. The fabric building is aesthetically challenged and doesn't have the longevity of a conventionally built structure. Three potential satellite locations were identified for a cost comparison to the proposed public works location. One location being at the Village Links Maintenance facility, the other location on Taft about 300 yards east of Lambert, on Village Links property and the final location also on Taft, about 300 Yards west of Fire Station 2, in Panfish Park. The cost of building at any satellite location is not cost effective when compared to the public works site. Please see cost estimates and potential locations that are attached.

These satellite locations have an additional expense when compared to Public Works location. The added cost of hiring a contractor at \$100 per hour to transport salt via semi tractor & trailer at 23 tons per load from the satellite location to the public works site would be incurred periodically to turn-over the 1000 tons of stored salt every two years or during a salt supply interruption that would include an emergency salt shortage. This cost is estimated at \$75,000 over the life of the building if the fabric building lasted 30 years.

Recommendation:

Public Works is recommending the approval of the building design that incorporates more salt storage, increases the vehicle storage area, and provides the Police with a secure evidence storage area. It is also recommended to have the funding to complete the project be split between the MFT fund and the Capital Projects fund for a total of approximately \$800,000. The project would allow the fully protected storage of approximately 2000 tons of salt and double the capacity of salt storage. As proposed the new salt storage area would measure approximately 47' x 100' equaling 4700 square feet. The existing salt storage area that is 25' x 100' or 2500 square feet can be converted to vehicle storage with a secure evidence storage area for the Police included. This recommended project design would be bid with no alternates.

Action Requested:

If this is agreed to by the Village Board, we would proceed ahead and finalize plans for a bid opening to be conducted by the end of February, 2014. The results of that bid opening would be presented to the Village Board for final approval in March, 2014.

Attachments:

- PPK salt storage construction estimates
- Photos of fabric style salt storage structures



**MINNESOTA DEPARTMENT OF TRANSPORTATION
OAKDALE, MN**

- Building Size: 120' x 180' with one enclosed endwall
- Designed with specific sidewall clearances to allow for end dump trucks and front end loaders to safely operate along the sidewall
- Straight sidewalls are 16'6" tall and secured to 4' piers with a building peak height of 55'
- Legacy designed the sealed foundation and building plans
- All building steel, components and hardware are hot dip galvanized
- 4 - 6x6 PVC mesh vents installed in the endwall
- Snow load is 50 lbs; 90 mph wind and Standard Occupancy
- Building was delivered and installed on time



INNOVATIVE BUILDINGS...LEGENDARY SERVICE



877-259-1528

www.LegacyBuildingSolutions.com

Packet Pg. 55

MEMORANDUM

TO: Mark Franz, Village Manager
FROM: Julius Hansen, Public Works Director
DATE: November 12, 2013
SUBJECT: Public Works Salt Storage Project

**Background:**

In July of 2013, architectural services were approved to design a salt storage area at public works that provided more capacity to stockpile salt. The Architect came up with the least expensive way to increase salt storage capacity with an estimated cost of \$600,000 which was significantly higher than our rough estimates due to the location and opportunity to incorporate this into the existing Public Works facility. However, in the creation of the design an idea was developed to convert the old salt storage area into much needed vehicle storage space, and provide the Police with a secure evidence storage area. Taking this opportunity to make these improvements at the same time, in one project, allows the village to receive added value for the additional cost. This design will address several needs of the village for an additional cost of \$200,000 above the basic design of simply increasing salt storage capacity. It is this multi-faceted design that Public Works seeks endorsement by the Village Board with no alternate bid recommended.

Issues:

The main issue to be addressed with this project is to improve the Public Works existing salt storage area that is exposed to the weather and under capacity. It is better for the environment to protect salt stockpiles from the weather according to best management practices. The existing 4 salt bays are not able to contain the amount of salt needed to protect the village from a disruption in the supply of salt. The disruption can take place when the demand for salt is high because of frequent winter storms that exhaust salt inventory at the distribution centers.

Salt prices can increase to \$150.00 per ton quickly and salt can simply become impossible to locate if a shortage occurs. When salt inventories are severely depleted salt expenditures can cost \$100,000 above what is normally paid during the winter season. In the winter of 2007/08 a salt shortage took place with salt prices going from \$40.00 per ton to \$95.00 per ton. The Village paid the additional \$45.00 per ton of salt to acquire 800 tons equaling \$36,000 in additional cost. The village could have run out of salt if it continued to snow causing an emergency. The village should have a stockpile of salt to last the entire winter in storage protected from the weather.

Two other issues could be addressed with this project and this would be an opportune time to make these improvements. Eighteen vehicles are continuously parked outside because of space limitations in the building. If the four existing salt bays were converted to vehicle storage half the vehicles stored outside could be parked in the garage. Furthermore, the Police need a secure evidence storage area that could also be constructed in one of these four existing salt bays strictly for their use, which would provide better access than their temporary location at GWA.

The 2013/14 fiscal year budget shows the MFT fund having \$275,000 budgeted to fund a salt storage building improvement. These funds have been saved over a two year period for this project. An additional \$125,000 in MFT funding is proposed from next year's budget for this project equaling \$400,000. The Capital Projects fund would fund an additional \$400,000 for an estimated total cost of approximately \$800,000 as proposed. Utilizing both funds will lessen the impact on each fund.

Recommendation:

Public Works is recommending the approval of the building design that incorporates more salt storage, increases the vehicle storage area, and provides the Police with a secure evidence storage area. It is also recommended to have the funding to complete the project be split between the MFT fund and the Capital Projects fund for a total of approximately \$800,000. The project would allow the fully protected storage of approximately 1500 tons of salt and double the capacity of salt storage. As proposed the new salt storage area would measure approximately 47' x 100' equaling 4700 square feet. The existing salt storage area that is 25' x 100' or 2500 square feet can be converted to vehicle storage with a secure evidence storage area for the Police included. This recommended project design would be bid with no alternates.

Action Requested:

If this is agreed to by the Village Board, we would proceed ahead and finalize plans for a bid opening to be conducted by the end of February, 2014. The results of that bid opening would be presented to the Village Board for final approval in March, 2014.

Attachments:

- PPK summary of the project
- PPK design with additional vehicle storage
- PPK design without additional vehicle storage

MEMORANDUM

TO: Mark Franz, Village Manager
FROM: Julius Hansen, Public Works Director
DATE: July 17, 2013
SUBJECT: Architectural Services for the Salt Storage Facility

**Background:**

The public works building has two major inadequacies. First, a winter stockpile of salt will not fit into the designated salt storage area. This increases operational costs as we have to order smaller amounts incrementally to replenish the supply more often. This is a problem that can potentially impact the safety of our streets during emergencies. Second, all the vehicles assigned to the department will not fit into the designated vehicle storage area inside the building that could protect them. Both salt and vehicles are exposed to the weather as a result.

The Village has budgeted for a salt storage structure during the last two fiscal years and has evaluated various options during the last five years. The options that have been considered include: renting space from another municipality, COD with their new maintenance facility, the Forest Preserve property on St. Charles rd. and various locations within the village itself. These options are not cost effective for the long term, are a logistical challenge, and lack dependability.

An addition to the public works building is proposed to solve these problems. The addition would allow for a larger stockpile of salt and the existing salt storage area would provide shelter to valuable vehicles. The 2013/14 fiscal year budget shows the MFT Fund having \$250,000 for constructing a salt storage building. Originally the building was budgeted to be a self supported outbuilding on the public works premises. However, IEPA regulations prohibit the construction of a salt storage building near Lambert Lake and the flood plain or near the public water supply point. Therefore, the addition to the building as proposed is the only alternative. Some funding will be needed the next fiscal year to complete the conversion of the existing salt storage area to vehicle storage.

Issues:

The addition would accommodate a minimum quantity of 2000 tons of salt. As proposed it would measure approximately 55' x 100' equaling 5500 square feet. The village can only stockpile 800 tons of salt currently and the stockpile is exposed to the weather because the storage facility has no doors. The ability to stockpile 2000 tons of salt that is fully protected from the weather is required to be adequately prepared for winter.

The Public Works existing salt storage facility is not able to contain the amount of salt needed to protect the village from a disruption in the supply of salt. The disruption can take place when demand for salt is high because of frequent winter storms that exhaust salt inventory at the distribution centers. Salt prices can increase to \$150.00 per ton quickly or simply become

impossible to locate during these extreme conditions. When salt inventories are severely depleted salt expenditures can cost \$100,000 to \$200,000 above what is normally paid. The village should have an inventory of salt that will last the entire winter in a stockpile protected from the weather.

Recommendation:

The professional services of an Architect are required to design and construct an addition to the public works building. The selected firm will design the addition to be constructed and design the conversion of the old salt storage area to vehicle storage.

A request for proposal was sent to five Architecture firms and the following table is a summary of the results (highlighted entry is the recommended contractor):

Architectural Firm	Proposed Cost	Proposed Hours	Significant Experience	Critique
TRIA	\$81,850	705	New Lennox Public Works New Building	More hours to complete work than required.
LEGAT	\$66,800	396	Elmhurst Public Works Building	High hourly rate to complete work.
PPK	\$38,200	392	Glen Ellyn Public Works Building and the Village Links	Highly Recommended.
DEWBERRY	\$37,800	339	Civic Center Space Needs Analysis	Lacking experience.
PRAIRIE FORGE	\$27,500	260	Schaumburg Public Works Facility	Not enough hours proposed to get the job done.

PPK is highly recommended because of the proven experience they have working on many successfully completed village projects, for it is strongly believed their experience will ultimately save the village time and money. The PPK proposal covered more expenses and allowed the proper amount of time for the project with no significant additional charges anticipated (however a 15% contingency fee is being added to the proposal for unforeseen circumstances as would be done for any architect selected to perform work in this scenario). The Prairie Forge proposal was the lowest of all the firms but the firm also had the least amount of time dedicated to the project. The services required but not covered in their proposal would result in additional expenses from increased time spent on the job.

Action Requested:

Motion to approve award of an Architecture contract to PPK of Glen Ellyn for improvements associated with the 2013 Salt Storage Facility Public Works Building Addition, for the not to exceed amount of \$45,000 (including a 15% contingency).

Attachments:

- PPK Proposal
- Prairie Forge Proposal