Village of Glen Ellyn

Minutes
Village of Glen Ellyn
Capital Improvements
Regular Meeting
September 14, 2021
7:00 PM
Glen Ellyn Civic Center Room 301

Board or Commission:	Capital Improvement	**Date:**	September 14, 2021
Meeting:	Regular	**Called to Order:**	7:01 p.m.
Quorum:	Yes	**Adjourned:**	9:40 p.m.

MEMBER ATTENDANCE:

Steve Szymanski	Chairman	Present
Joel Baldin	Commissioner	Present
Adam B. Biggam	Commissioner	Present
Joshua J. Cattero	Commissioner	Present
Arthur F. Foerster	Commissioner	Present
Michael M. Lindquist	Commissioner	Present
Steve Neurauter	Commissioner	Absent
Jill Ziegler	Commissioner	Present
Rocco J. Zucchero	Commissioner	Present
Bill Payne	Trustee Liaison	Present
Richard Daubert	Staff Liaison Professional Engineer	Present

Also Present:

Tom Topor	Senior Civil Engineer
Dave Buckley	Public Works Director
Elisa Pollina	Recording Secretary
Mike Folkening	Civiltech
Kristen Kowitowski	Civiltech

Public:

Dan Anderson	Historical Society

A. CALL TO ORDER

The September 14, 2021 meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at 7:01 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCMENTS – Chairman Szymanski introduces new commissioner Jill Ziegler.

Commissioner Ziegler states she has 15 years of experience in municipal sectors and currently works at the Illinois Tollway. The CIC welcomes Ziegler to the commission.

D. APPROVAL OF MINUTES FROM AUGUST 10, 2021 MEETING

MOTION TO APPROVE MINUTES FROM AUGUST 10, 2021 CAPITAL IMPROVEMENTS COMMISSION MEETING

MOTION BY: Commissioner Lindquist

SECONDED BY: Commissioner Foerster

RESULT: UNANIMOUS APPROVAL

E. CURRENT BUSINESS –

1. *CBD Vehicular and Pedestrian Grade Separation of UP-West Railroad Line* – Engineer Daubert reports tonight we want to give the CIC a recap on the history of the CBD Vehicular and Pedestrian Grade Separation and share where the Village is at with it. Engineer Daubert reviewed the feasibility study completed in 2014. The study initially looked at 3 locations for an underpass (Park Blvd, Main Street & Prospect Avenue); and one location for an overpass (Lorraine to Western). Some of the initial findings of the grade separation were streets would have to be lowered by approximately 20' for the underpass and raised by approximately 20' for the overpass. Retaining walls, ranging in height from 2'-25', would be required in order to accommodate the grade differential. The Illinois Prairie Path would require a bridge at its crossings with the underpass alternatives. The overpass at Lorraine to Western would impact properties that would potentially be redeveloped in the future. The Village board reviewed the study and determined that the underpass at Park Blvd and Main Street were not feasible. They did ask staff to revisit the Prospect Avenue underpass and the Lorraine Street overpass. It was determined with the latest cost estimate of this project, approximately $50M, there is too significant of a funding shortfall, even with $12M in ICC Funding. In order to apply for additional funding we would have to further advance the engineering of this project. In summary, funding the project is a constraint and the project has not advanced beyond the feasibility study.

2. *Construction Materials Unit Price Report* – Chairman Szymanski asks about material costs. Engineer Daubert states steel is on the rise and some materials such as rubber

gaskets are hard to secure. In summary, we anticipate there will be significant construction material cost increases.

3. *CBD SUI Amendment No. 3, Hillside Parking Options, Traffic Study Update* – Engineer Daubert states Civiltech is here tonight to present to the CIC the justification of Amendment No. 3, an increase of $339,897.78 to the contract.

Mike Folkening from Civiltech presents the Amendments and the justifications: Amendment #1. Folkening states at the time of Amendment No. 1 ($134K), the project was a bit of a moving target. There were many factors still unknown when the draft list was provided to staff. The major unknowns were the overall timeline and phasing to accommodate the businesses during the Pandemic, Frida Kahlo, Civic Center, APEX, and the Train Station. The key considerations were the 30 additional scope items. The hours listed were a "snapshot" and not all inclusive.

Amendment No. 2 ($10K) – This amendment was the Construction Animation video that was created to help explain the overall process to stakeholders and show examples on how access would be maintained.

Amendment No. 3 ($339,897.78) Justification: Folkening states the Original Proposal was 1 Utility, 1 Streetscape, and 1 Resurfacing contract. When the pandemic hit that all changed. The scope now had 4 contracts with all elements combined in each. This is a benefit to the village from a project phasing perspective. The decision making process to date required extensive support for the linked meeting approach (Staff – CIC – Board) often required several iterations for each design feature. Final decisions were commonly revisited (examples include streetscape materials, tree selections, parking configurations, geometry /bump outs) resulting in continuous duplicative work. Additional items of justification include: Additional Streetlight System Design (Hillside, Prairie Path, etc.) • Anticipated coordination with CBD developments and Train Station project • Additional CIC, Stakeholder, and Board Meetings • Additional Revisions to Pennsylvania Ave Improvement Project • Additional Utilities Design and Coordination • Revisiting Parking Options /Geometry/ Traffic Studies and Future construction assistance and RFI's.

Folkening reviews the Design Fee Summary Projection and Comparison.

Engineer Topor adds in summary staff has gone back and forth with Civiltech and Civiltech has made several concessions and we were able to trim $102,092.76 from the original request. We believe we came to a reasonable number ($339,897.78). We want to complete the design work for phase 2 & 3. We have provided additional information in the memo. We will go before the Village Board to make the request for the additional funds. Engineer Topor asks the CIC if they have any questions.

Chairman Szymanski asks what we could have done better.
Folkening states in hindsight from the design team we should have given more real time updates. This was the most out of scope items in a project I have ever seen. There was a lot of uncertainty with this project. We were trying to be sensitive to the businesses so

they could function and we weren't thinking about showing a running tab.

Commissioner Baldin asks what the original contract budget was. Topor adds Phase 1,2,3,4 was $26.6 million. Engineer Daubert states initially Civiltech's hours for the assignment were initially low. When we awarded Phase 2 from a high level perspective, we were comfortable with their hours as they had increased them accordingly. But we do think they should have communicated with us better and we do see the value in what they've done. We will need to see where the Board is with this. At the same time, we also don't want to lose momentum on completing the design work.

Trustee Payne asks is this a need for 2021. Engineer Daubert replies it's for 2022. We have enough funds to get through the end of the year. The additional funds would be needed for next year.

Commissioner Foerster asks have we identified anything staff could have tracked better. Engineer Daubert states Tom and I discussed this, but we believe the onus was on Civiltech to provide earlier notice. Having said that, we did spend a lot of time on materials and parking including revisiting decisions. Staff could have done a better job of explaining that if we keep revisiting decisions, additional costs will be incurred.

Trustee Payne states we are not close to the budget. We need to know if changes need to be made, it will cost more. We all need to be more transparent.

Commission Foerster asks what changes to procedures we are doing to make sure this doesn't happen again. Folkening states we have been spending time with staff and we will be tracking it closer.

Trustee Payne adds we still need to have healthy debates, but we need to know what the cost is to the budget to make revisions. Every decision has ramifications and one component is cost. The only other way to work it is to work with Board members prior and individually before bringing items before the board so decisions can be made at the board meetings.

Chairman Szymanski adds we as a commission need to be clear with the board on what the changes will cost. We need to sell this before we bring it to the Village Board.

Folkening adds the number of changes that took place were continuously in flux.

Engineer Daubert adds, there are opportunities to empower staff to make decisions going forward as to minimize changes and additional engineering expenses.

Hillside Parking Options – Engineer Topor reports we've been asked to reinstate parking on the south side of Hillside as part of the project. The design team is looking to see how much parking we can reinstate. However we do have utility poles that are in the way. The options are as follows:
Option 1: Keep utility poles where they are and create 7 parking spaces
Option 2: We could move the poles over and it would allow for 11 spaces

Option 3: Put the utility lines underground and remove the poles and this will provide 11 parking spaces. The cost for ComEd to do the work would be about $300,000. There would be additional costs for the other overhead utilities which we don't know at this time but could be on the same order of magnitude. We would need to get a decision from the Village Board on this.

Engineer Daubert asks the CIC for their input on the parking options.
Commissioners Biggam, Cattero, Foerster, Lindquist, Ziegler, Zucchero and Chairman Szymanski support Option 1.
Commissioner Baldin supports Option 1 but encourages the Village to look at Option 3 as a future project.

Traffic Study Update: Engineer Topor reports we completed the plan of what it will look like on Crescent and Main. Civiltech will be able to analyze the data and present the findings. The study will start on September 27 and will last 4 weeks. The data collected will help us determine what we will do with that intersection.

Trustee Payne adds in doing this study we made the assumption that people would be back to work, but that is not the case. So will this traffic study be accurate?
Engineer Daubert states we did discuss this constraint as well as the constraint that the drop off and pickup improvements associated with the train station project will not be in place. Commissioner Lindquist notes that by doing the study now, perhaps it will demonstrate if there are any issues.

F. TRUSTEE'S REPORT – Trustee Payne reports that the Village Board approved the 2012 and 2015 bond refunding. We voted to amend the voting code to prohibit cannabis; it was a 4-2 vote. There was a discussion at the meeting regarding the District 41 protest and the kids going to Forest Glen. There was a lot of discussion with concerned parents. The question is what can we do legally that doesn't infringe on their freedom of speech. There will be a meeting with the Village attorney and School District attorney to discuss this.

G. OTHER BUSINESS – Engineer Daubert reports that prior to the onset of Covid, CIC attendance had been low, but as of recent, especially with remote participation, we are regularly having a quorum. The commission does not allow for remote participation, but I have asked if we could allow remote participation to continue. We could put together a recommendation if that is something we would like to see happen.

Public Works Director Buckley states it is Village code to allow remote participation, but there must be a quorum present in order to allow it.

Commissioner Foerster states he would like for remote participation to be allowed. Commissioner Biggam agrees and thinks that changing the bylaw would help. He advocates pushing for remote participation due to Covid. Commissioner Lindquist agrees and reports that the school board is full remote. Commissioner Cattero states Covid aside I would also push for remote participation. Chairman Szymanski states based on the feedback tonight, we need to become more flexible with remote participation.

H. PUBLIC WORKS REPORT – Public Works Director Buckley reports that we still have 4 vacant positions. We hope to have 3 out of the 4 positions filled by the end of the month. The Customer Request System is going well. We used to average 75 requests per year; so far with the new system we have already received 50. We are working to get a contractor for snow removal for the Civic Center parking garage.

I. PROJECT REPORT – Engineer Daubert reports that the contractor on the Utility and Roadway Improvements project is close to completing the underground utility work. The reconstruction of Ridgewood Avenue is delayed. We are in constant communication with the residents. We are still working on water main installation west of Lorraine. Regarding the Train Station/Underpass, we are reviewing the ability to pursue early acquisition of the property.

CBD Streetscape - Engineer Topor reports we are reviewing the landscaping plans. We are continuing to push forward on the purchase of trees. Engineer Daubert adds, Nicor came to us wanting to replace the gas main on Main Street and Duane Street this fall. We pushed them back to next year to better coordinate with streetscape construction and minimize business impacts. We are also working with other utilities to do their work next year as well. The Pavement Management Plan will be brought before the CIC and Village Board for a formal presentation in October or November.

J. ADJOURNMENT – Commissioner Baldin motions and Commissioner Biggam seconds to adjourn the meeting. The meeting was adjourned at 9:40 p.m.

The next meeting is scheduled for October 12, 2021

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert