



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
February 8, 2022
7:00 PM
Remote Electronic Meeting via Zoom

Board or Commission: Capital Improvements

Date: February 8, 2022

Meeting: Regular

Called to Order: 7:00 p.m.

Quorum: Yes

Adjourned: 8:19 p.m.

Member Attendance:

Steve Szymanski	Chairman	Present
Joel Baldin	Commissioner	Present
Adam B. Biggam	Commissioner	Absent
Joshua J. Cattero	Commissioner	Present
Arthur F. Foerster	Commissioner	Absent
Michael M. Lindquist	Commissioner	Present
Steve Neurauder	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:

Mark Franz	Village Manager
Tom Topor	Senior Civil Engineer
Elisa Pollina	Recording Secretary

A. CALL TO ORDER

The February 8, 2022 Meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at 7:00 PM.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES – None

D. CURRENT BUSINESS

CBD SUI Phase 1 – Construction Contract Letting – Engineer Daubert reports we received and opened seven bids for the project on Friday, February 4. Tonight, we will review the bids and staff's recommendation. We ask for a recommendation from the CIC so we can bring this before the Village Board on February 14.

Engineer Daubert reviews with the CIC the Construction Contract Bids Received and Funding breakdown. He states, after careful review of the bids, the most favorable bid was received from A Lamp Concrete Contractors of Schaumburg, Illinois in the amount of \$5,704,293. There were 245 pay items in the contract. We identified which items the capital projects fund would pay for and which items water and sewer funds would pay for. Engineer Daubert reviews with the CIC the Construction Contract breakdown by Work Category and the Streetscaping Items Breakdown. He states the landscaping items include soil, soil cells and ground cover plantings. The village is purchasing the trees, and the contractor is transporting and planting them.

Engineer Daubert reviews with the CIC the Professional Services Funding Breakdown – construction engineering, communication and outreach, environmental engineering. He states Muse will be helping with the communication and outreach.

Engineer Daubert reviews with the CIC the Direct Purchase Materials Funding Breakdown. He states we will be purchasing these items. With respect to the trees, we worked with consortium pricing as well as issued a request for proposals. The trees will need to be maintained until they are ready for planting, that cost is included in the \$48,651.

Engineer Daubert reviews with the CIC the Overall Cost and Budget Funding Breakdown. The recommended funding - All CBD SUI Phase 1 Contracts/Purchases Budget. He states the budget prepared was based on a preliminary cost estimation, but there were additional items that we added during detailed design which bring value to the project. The total budget was \$6,367,000; total of all construction, professional services, and direct procurement items is \$6,407,532.37 which results in a funding shortfall of \$40,532.37. However, the construction contract includes a \$200,000 contingency for any unforeseeable items, so we have that to work with which could potentially not be fully utilized.

Engineer Daubert states we are comfortable with A Lamp. They worked on Wheaton, Wilmette and Winnetka's projects and we have our own history with them. We know their strengths and weaknesses. We feel they can responsibly do the project with our close oversight. Staff recommends to the CIC to award the construction contract to A Lamp. He notes that while Public Works Director Buckley is not here this evening, he is comfortable in going with A Lamp. Staff will bring this recommendation to the Village Board on February 14 and would like to bring the CIC's recommendations as well. Engineer Daubert asks the CIC if they have any questions.

Commissioner Foerster asks have you analyzed where the 11% difference is coming from compared to the other bids. Engineer Daubert states it was fairly spread out; A Lamp will self-perform the majority of the work on this project. They have very few subcontractors and they were able to sharpen their pencil accordingly. He notes he has consulted with A Lamp and they have no issues with their pricing and are willing to stand by it. Trustee Payne asks Engineer Daubert to include this information at the Board Meeting.

Chairman Szymanski asks which items are not firm yet in terms of pricing. Engineer Daubert states the Environmental Engineering is a not-to-exceed amount set at \$20,000. In addition, for Communication and Outreach we may want to bolster this up. There is some volatility with the trees in terms of the number of days to be maintained before planting. He notes that we also hope to dial back the signage costs.

Trustee Payne asks what A Lamp's good and bad points are. Engineer Daubert states, starting with their strengths they have a lot of resources, equipment, and manpower. Their ability to self-perform much of the work makes them ideal for a project like this. They are very high tech and very cost effective. They do not ask for many change orders. Their challenges are project management and scheduling, more specifically communicating accurate schedules as well as closing out projects. Staff is aware that we will need to stay on top of them.

The CIC discusses the information presented and is comfortable with staff's recommendation. Several Commissioners express that the \$40,000 shortfall is as close as we could have estimated.

Engineer Daubert asks the CIC for motions relating to the Construction Contract, Professional Services by MUSE Community + Design, and the direct procurement of Street Signs, Litter Receptacles, Benches, Bike Racks, and Trees.

Commissioner Lindquist motions to recommend the award of a construction contract to A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois in the amount of \$5,704,293.37 for the construction of the CBD Streetscape and Utility Improvements Project – Phase 1 to be expensed to the Capital Projects and Water & Sewer Funds; Commissioner Foerster seconds the motion.

MOTION TO RECOMMEND THE AWARD OF A CONSTRUCTION CONTRACT TO A LAMP CONCRETE CONTRACTORS, INC. OF SCHAUMBURG, ILLINOIS IN THE AMOUNT OF \$5,704,293.37 FOR THE CONSTRUCTION OF THE CBD STREETScape AND UTILITY IMPROVEMENTS PROJECT – PHASE 1 TO BE EXPENSED TO THE CAPITAL PROJECTS AND WATER & SEWER FUNDS.

MOTION BY: Commissioner Lindquist

SECOND BY: Commissioner Foerster

RESULT: UNANIMOUS APPROVAL

Commissioner Cattero motions to recommend award of contract with MUSE Community + Design of Chicago, Illinois in the not-to-exceed amount of \$22,575 for project communication and outreach services for the CBD Streetscape and Utility Improvements – Phase 1 to be expensed to the Capital Projects and Water & Sewer Funds; Commissioner Ziegler seconds the motion.

MOTION TO RECOMMEND THE AWARD OF A CONTRACT WITH MUSE COMMUNITY + DESIGN OF CHICAGO, ILLINOIS IN THE NOT-TO-EXCEED AMOUNT OF \$22,575 FOR PROJECT COMMUNICATION AND OUTREACH SERVICES FOR THE CBD STREETScape AND UTILITY IMPROVEMENTS PROJECT – PHASE 1 TO BE EXPENSED TO THE CAPITAL PROJECTS AND WATER & SEWER FUNDS.

MOTION BY: Commissioner Cattero

SECOND BY: Commissioner Ziegler

RESULT: UNANIMOUS APPROVAL

Commissioner Zuccherro motions to recommend the purchase of Signage, Litter Receptacles, Benches, Bike Racks, and Trees in a total amount \$215,362 for the CBD Streetscape and Utility Improvements – Phase 1 to be expensed to the Capital Projects Fund; Commissioner Cattero seconds the motion.

MOTION TO RECOMMEND THE PURCHASE OF SIGNAGE, LITTER RECEPTACLES, BENCHES, BIKE RACKS, AND TREES IN A TOTAL AMOUNT OF \$215,362 FOR THE CBD STREETScape AND UTILITY IMPROVEMENTS PROJECT – PHASE 1 TO BE EXPENSED TO THE CAPITAL PROJECTS FUND.

MOTION BY: Commissioner Zuccherro

SECOND BY: Commissioner Cattero

RESULT: UNANIMOUS APPROVAL

Engineer Daubert reports if the Village Board approves the award of the project, we have talked with A Lamp and let them know they need to be ready to go. The sooner we start the project, the better. We will schedule a project information meeting with residents and businesses. Construction will start the first or second week of March. We want to give the public ample notice. Chairman Szymanski thanks staff for all their work on this project.

E. TRUSTEE’S REPORT – Trustee Payne reports there has been a lot of outreach on the hotel property. We have received a lot of input on affordable housing. We are working with a consultant to explore options for that land. President Senak and I are working on putting together a task force for the project. Engineer Daubert adds Commissioner Neurauter expressed interested in helping with outreach for areas south of Roosevelt Road.

F. OTHER BUSINESS – None

G. PUBLIC WORKS REPORT – No Report

H. PROJECT REPORT – No Report

I. ADJOURNMENT –Commissioner Foerster motions and Commissioner Lindquist seconds to adjourn the meeting. The meeting adjourned at 8:19 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert, Professional Engineer