



Agenda
Village of Glen Ellyn
Special Village Board Workshop
Monday, March 13, 2023
6:00 PM
Glen Ellyn Civic Center, Room 301

Meeting 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 The 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. Pledge of Allegiance**
- C. Roll Call**
- 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 (3) 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, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

- E. Year End Finance Report 2022**

- 1) Presentation of the Year End Financial Report for 2022 (Finance Director Noller)

- F. Capital Improvement Plan Update**

- 1) Update on the Village's Long Range Capital Improvement Plan (Professional Engineer Daubert and Finance Director Noller)

- G. Central Business District (CBD) Streetscape and Utility Improvements Phase 2-3 Construction Discussion**

- 1) Central Business District Streetscape and Utility Improvements - Phase 2-3 Workshop Discussion on Award of Construction Contract and Associated Items (Professional Engineer Daubert)

- H. Adjourn**

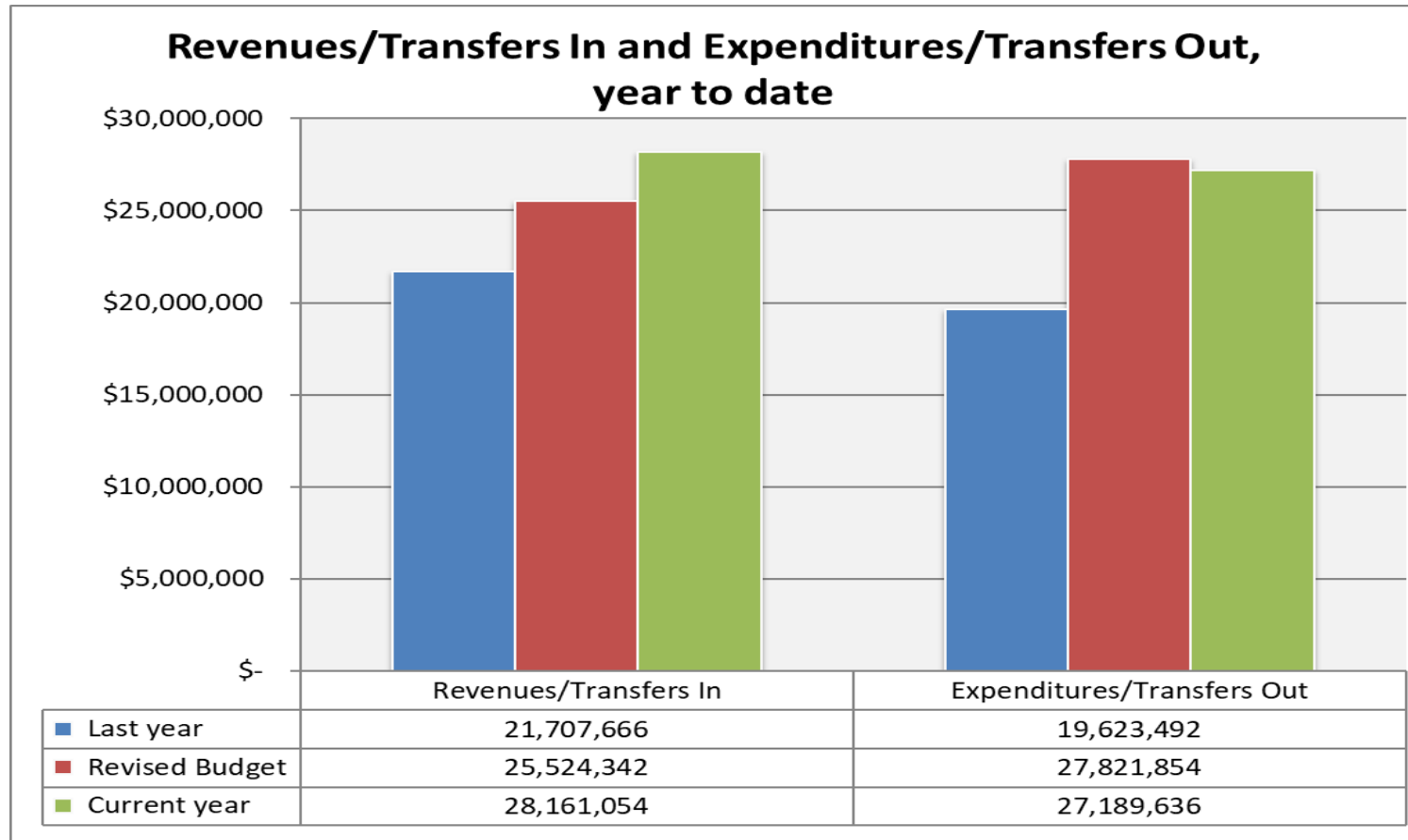
Year End Financial Report 2022



ABOUT THIS REPORT

- Covers the period January 1, 2022 to December 31, 2022, unless noted
- Preliminary and Unaudited
- Budget basis (cash basis)

General Fund



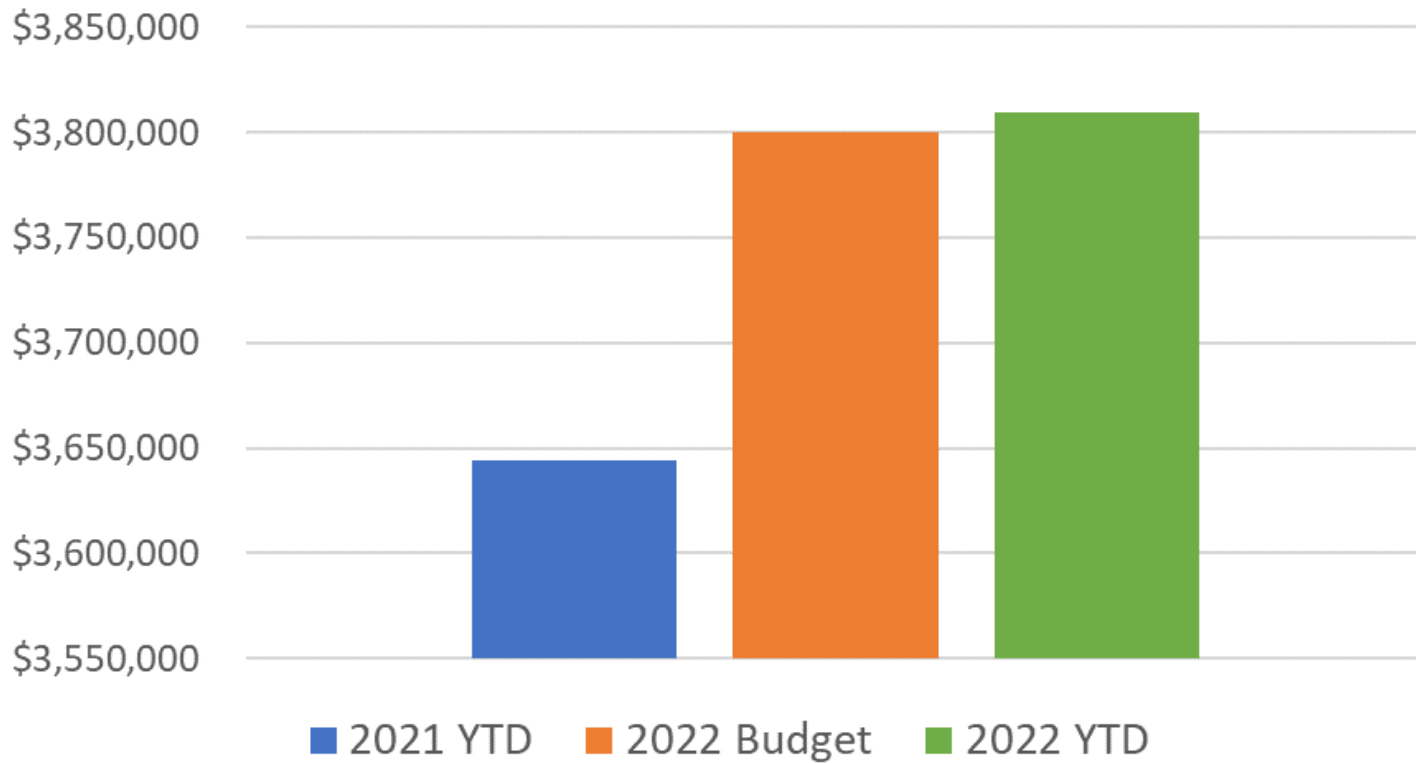
General Fund

	2021 Year to Date	2022 Original Budget	2022 Revised Budget	2022 Year to Date	2022 Year to Date (Exclude ARPA and revised expenditures/transfers)
Revenues/ Transfers In	\$ 21,707,655	\$ 22,002,892	\$ 25,524,342	\$ 28,161,147	\$ 24,389,697
Expenditures/ Transfers Out	\$ 19,623,487	\$ 22,002,295	\$ 27,821,854	\$ 27,189,636	\$ 21,412,276
Net Change	\$ 2,084,168	\$ 597	\$ (2,297,512)	\$ 971,511	\$ 2,977,421



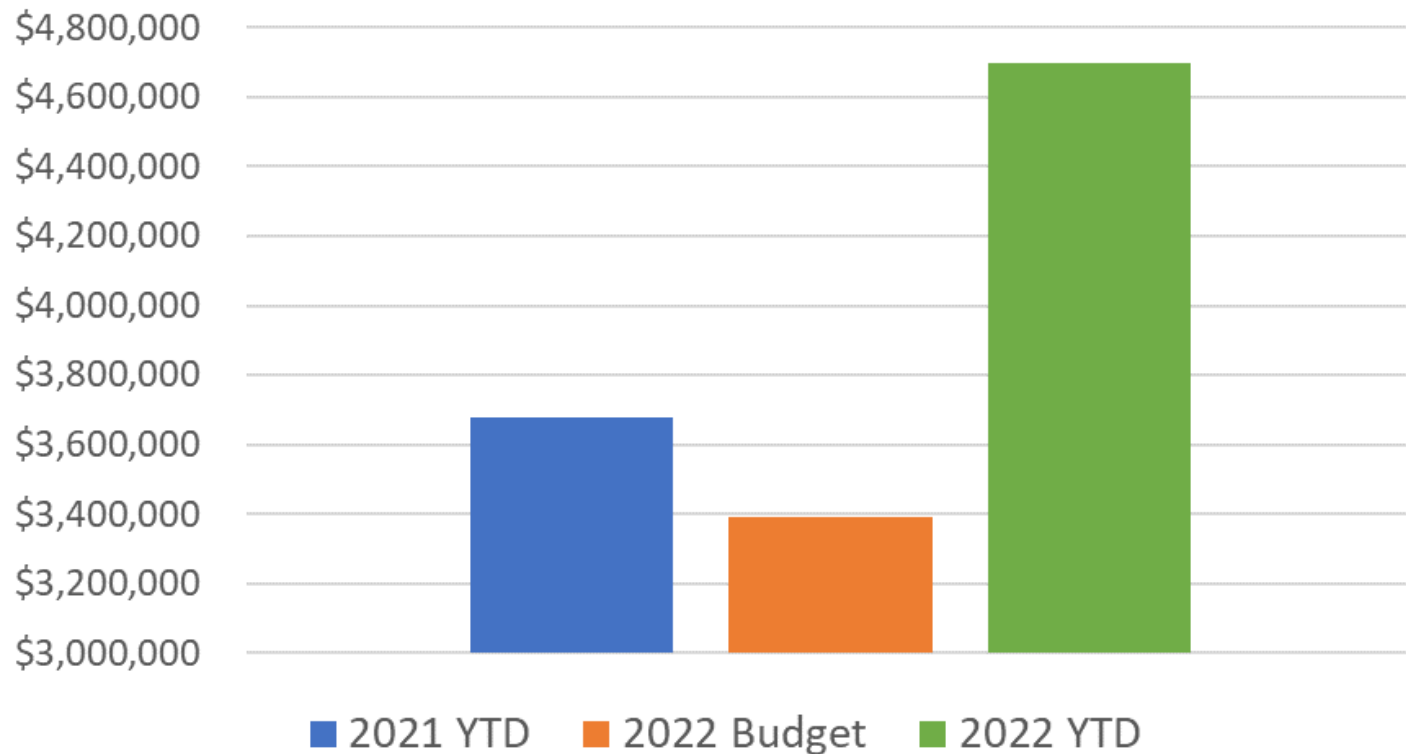
General Fund

Property Tax



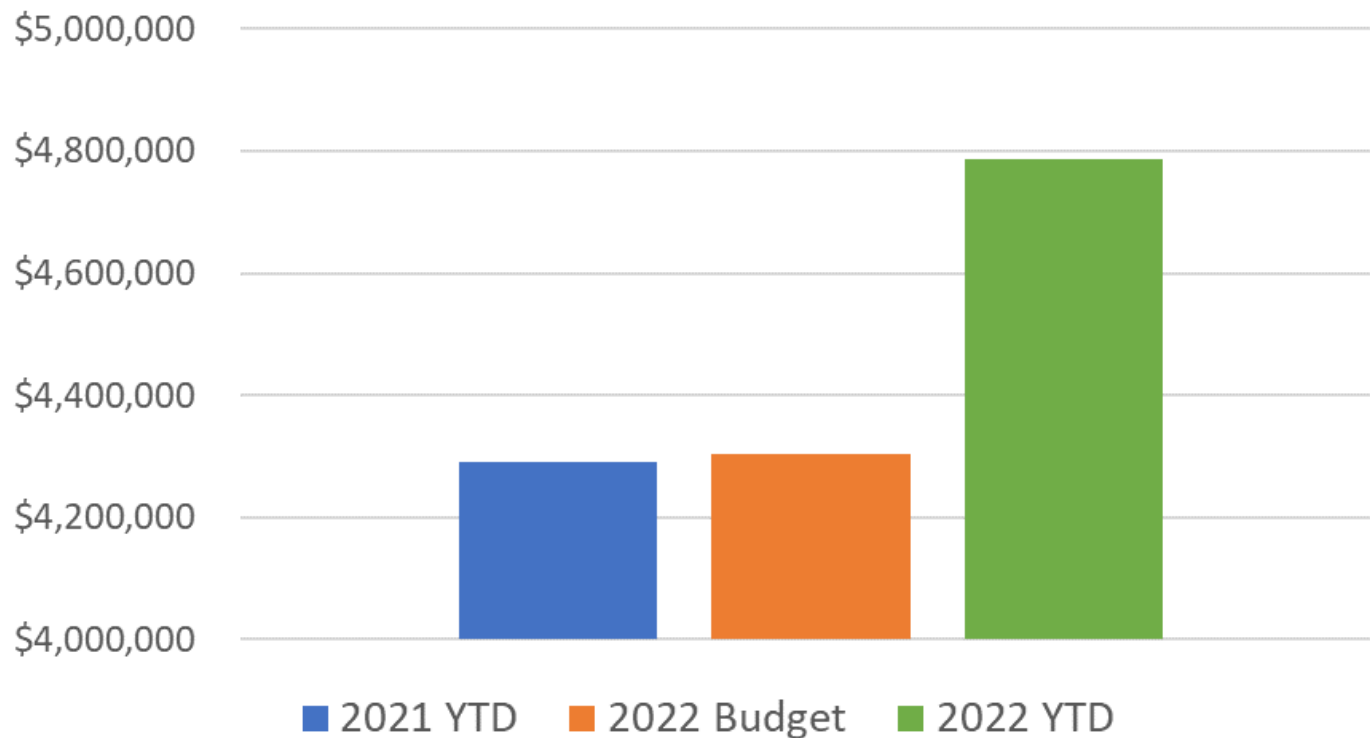
General Fund

LGDF (Income Tax)



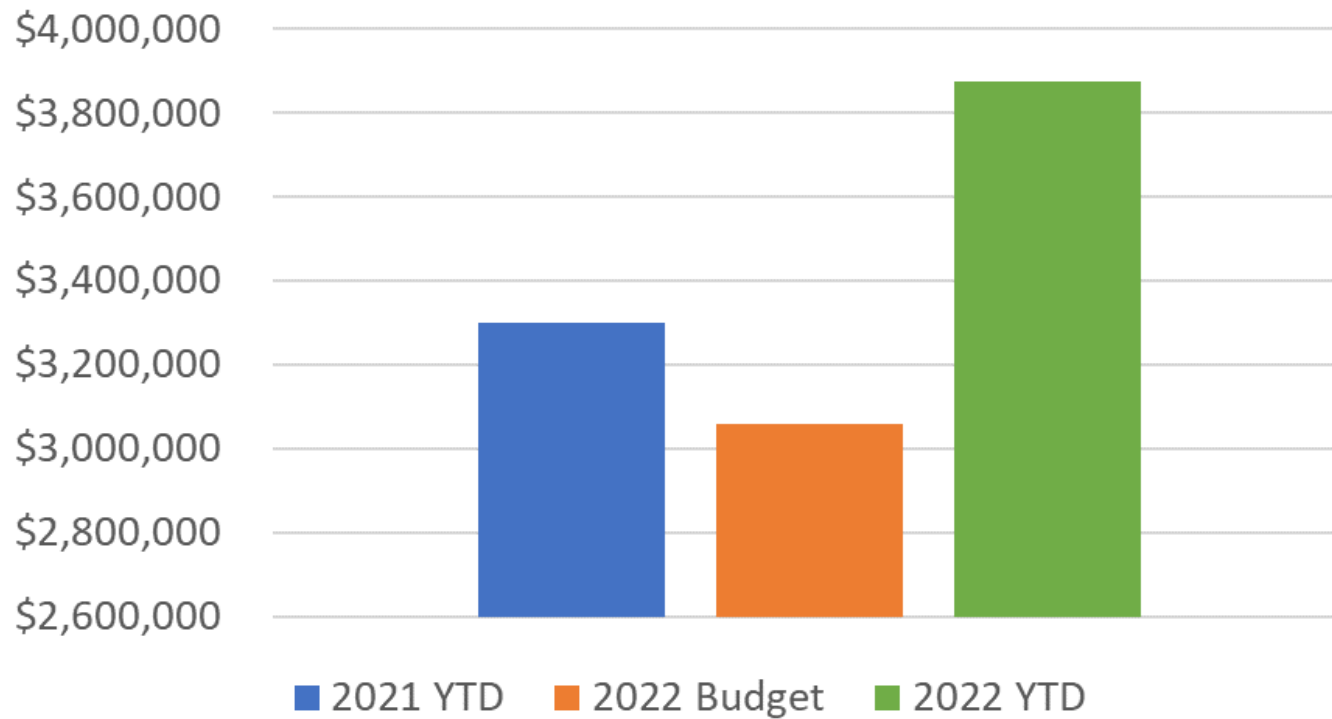
General Fund

State Sales Tax (1%)



General Fund

Home Rule Sales Tax (1.25%)



Other General Fund Revenues

Revenue	Amount above budget	Reason
Personal Property Replacement Tax	\$240,622	Corporate earnings and new legislation
Interest Income	\$236,974	Rate increases

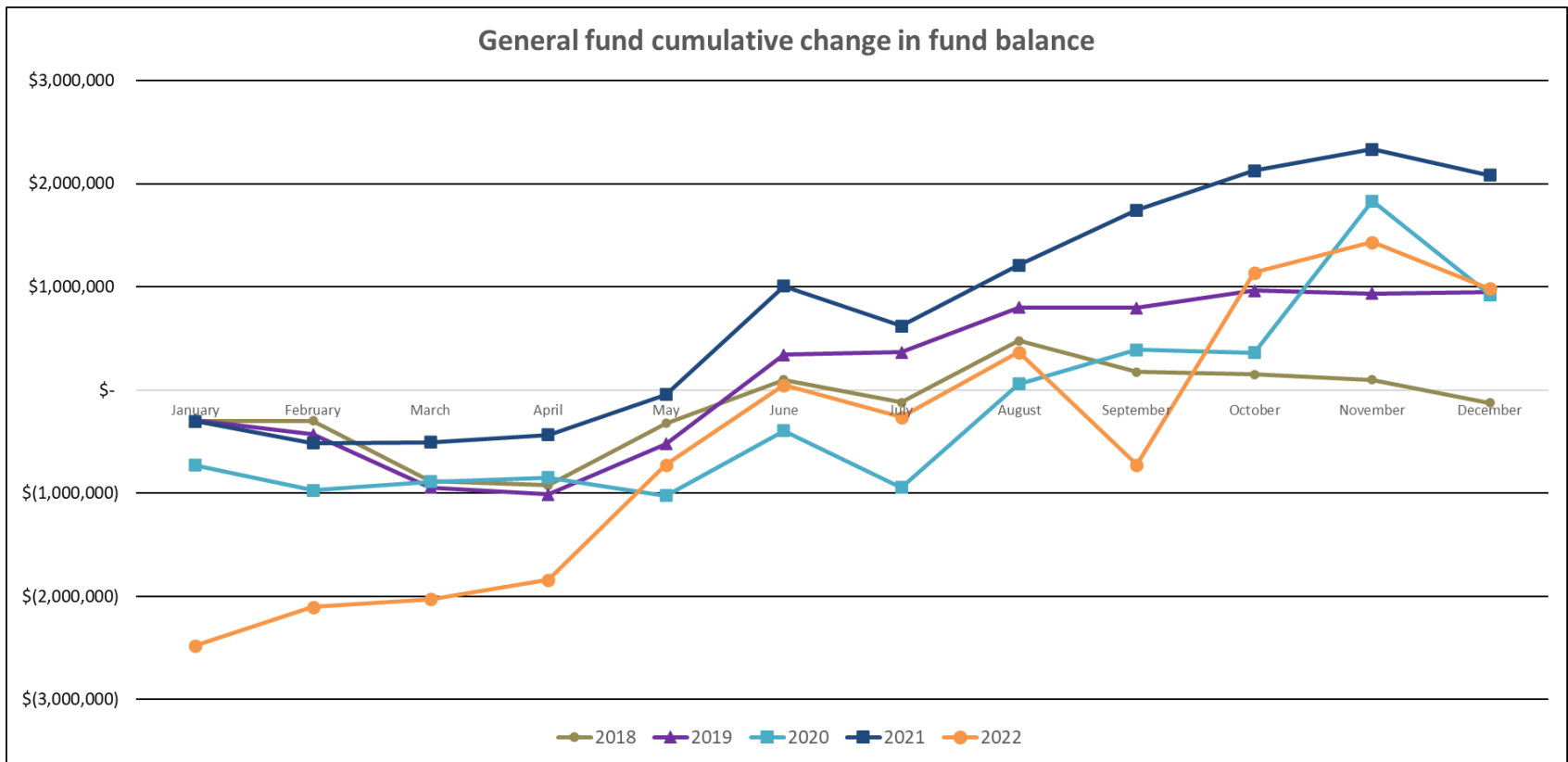
Revenue	Amount below YTD budget	Reason
Building Permits	\$521,069	Delay in Glenwood Station and overall decrease in permit activity

General Fund Expenditures

Department	Amount below budget	Reason
Police Department	\$473,082 / 4.5%	Staff turnover and unfilled positions
Public Works	\$273,232 / 8.0%	Staff turnover, maintenance /operations.

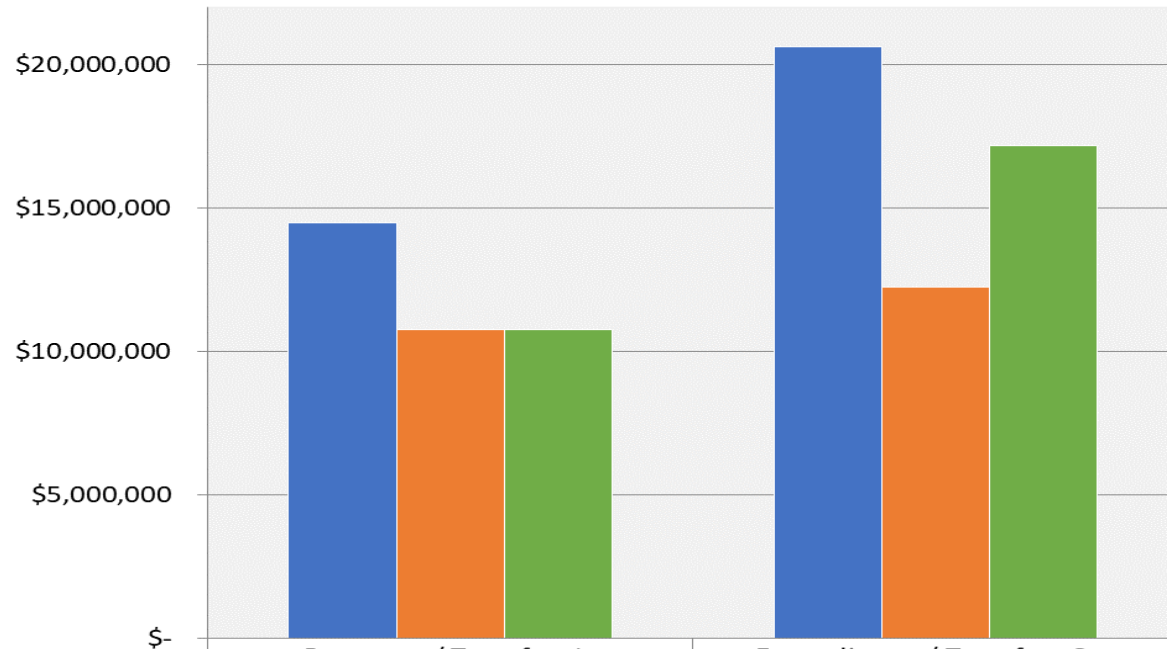
Department	Amount above budget	Reason
Village Manager	\$197,509 / 5.3%	Recruiting, temporary staff, new positions
EMS	\$106,568 / 18.9%	Enhanced service cost and timing of GEMT participation

General Fund – 5-year historical trend – Cumulative Change in Fund Balance



Capital Projects Fund

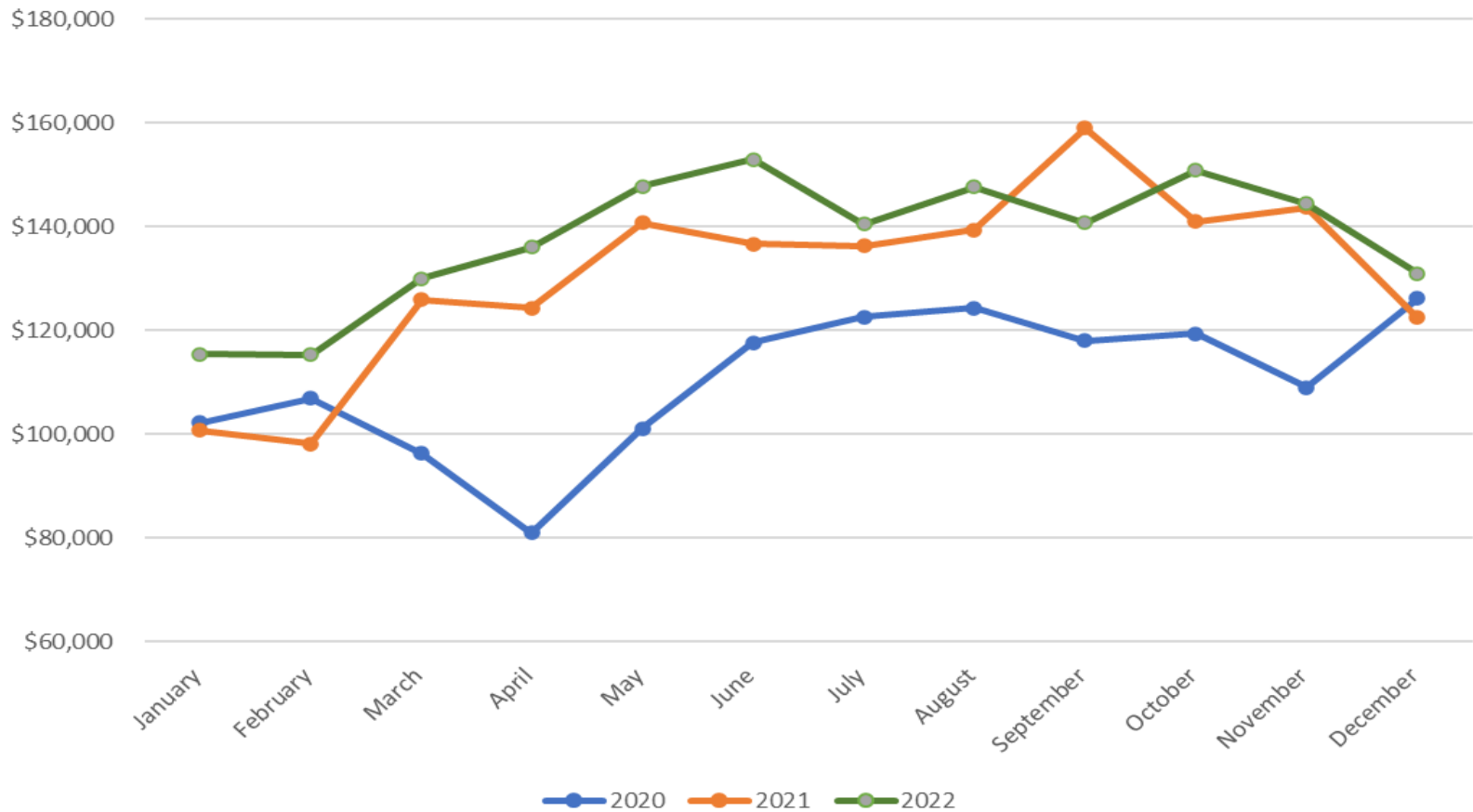
**Revenues/Transfers In and Expenditures/Transfers Out
Year to Date**



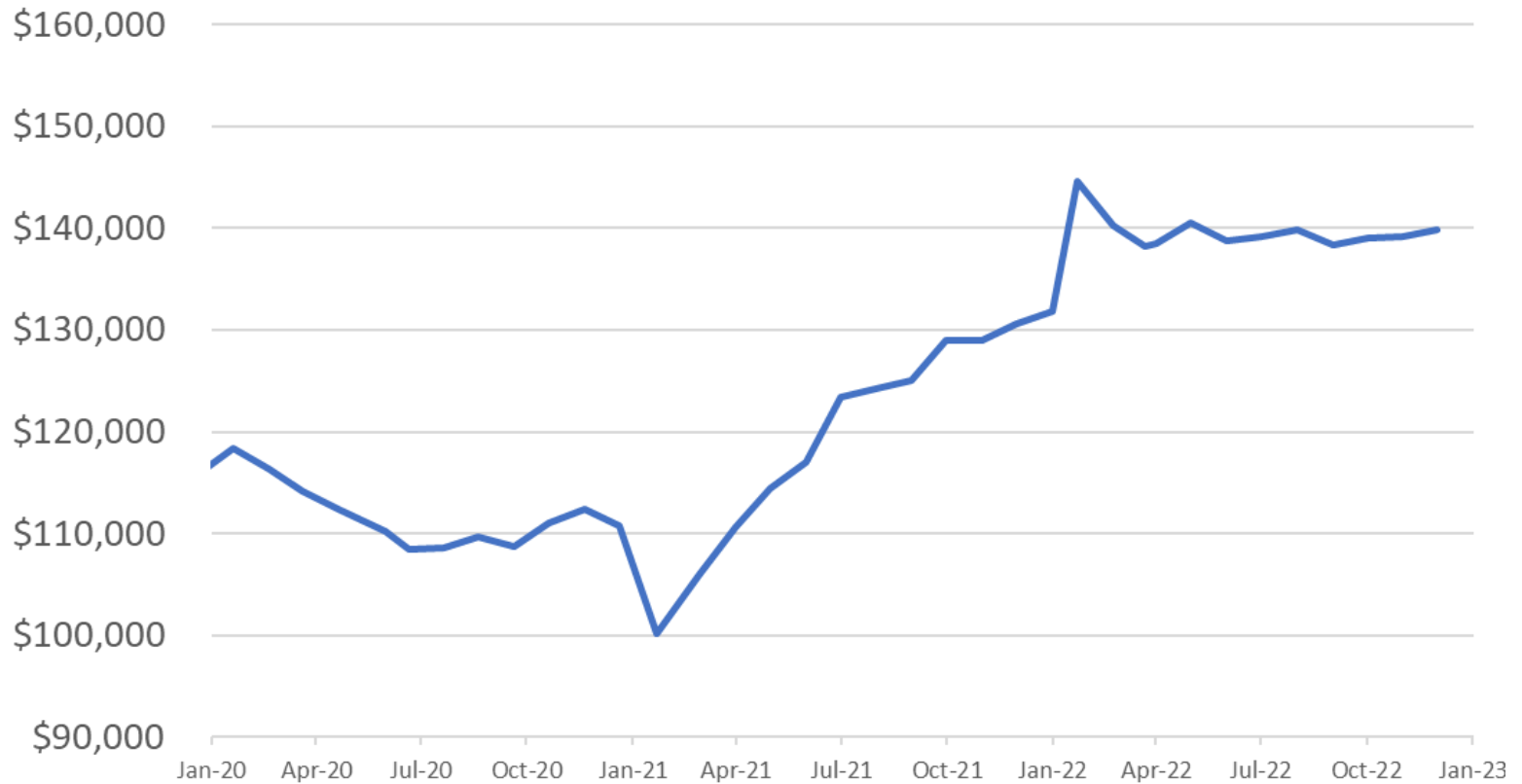
	Revenues / Transfers In	Expenditures / Transfers Out
Revised Budget	14,486,011	20,603,266
Current Year	10,774,226	12,249,696
Current Year + Encumbrances	10,774,226	17,176,507

VILLAGE OF *Glen Ellyn* ILLINOIS

Food & Beverage Tax

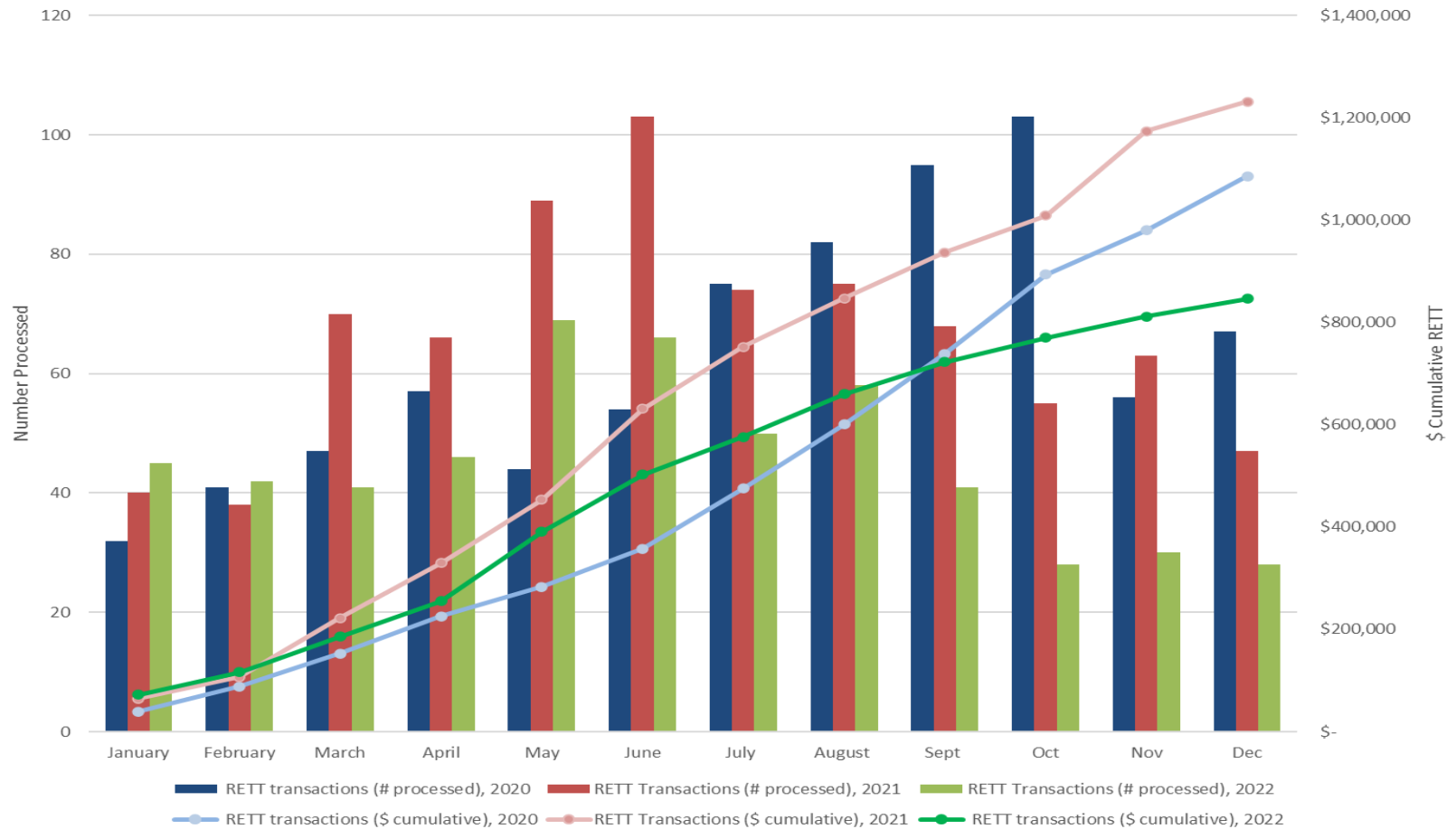


Food & Beverage Tax 12 Month Rolling Average



VILLAGE OF *Glen Ellyn* ILLINOIS

Real Estate Transfer Tax Transactions



Other Funds

ARPA Fund

- \$3.77M allocated to governmental services, including public safety personnel
- Allowed other General Fund resources to be used for community assistance, capital projects and Roosevelt Road hotel property purchase

Corporate Reserve Fund

- \$2.58M for Roosevelt Road property purchase.

TIF Funds

- \$1.65M for bank property purchase from Central Business District TIF Fund
- \$268,000 from Roosevelt Road TIF for hotel property purchase

Other Funds

Water & Sewer Fund

- Revenues 6.5% above budget
 - Bill cycle change
 - Interest income
- Expenditures 4% below budget
 - Infrastructure project timing

Parking Fund

- Permit revenue above budget due to fee increases
- Operating transfer in above budget due to closing out Civic Center garage project.

POLICE PENSION

- State mandated pension consolidation transition completed in April 2022.

Thru March 31, 2022	QTD	1 YR	3 YR	5 YR	10 YR
Fund performance, net of fees	-4.4%	3.1%	7.9%	6.5%	6.0%

Consolidated Fund	Inception to date (April-December)
Fund performance, net of fees	-8.74%

Village long term target – 6.5%
 Consolidated Fund long term target – 6.8%



VILLAGE LINKS
G L E N E L L Y N

RESERVE
— 22 —
TWENTY-TWO

4th Quarter – 2022

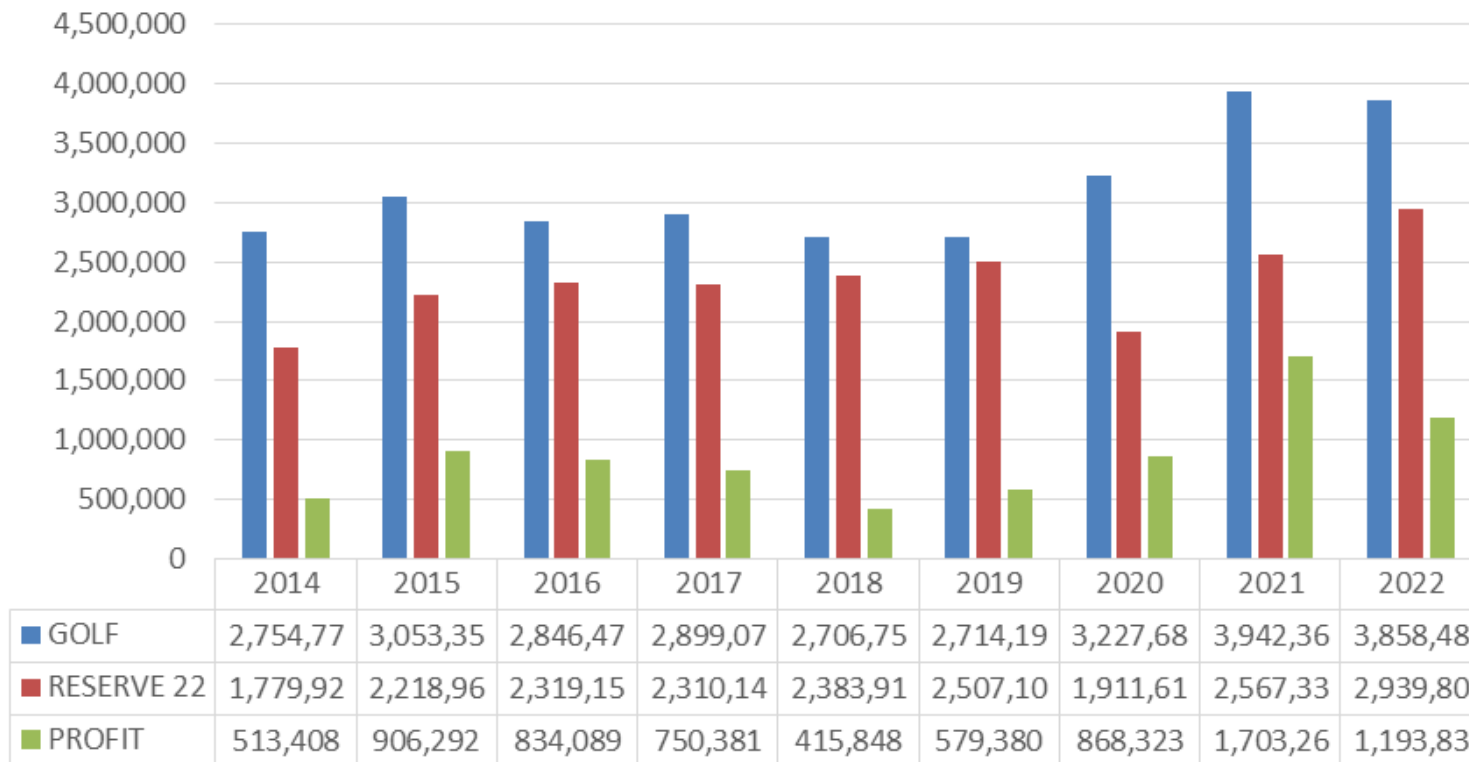
Final Results

2022 Accomplishments

To enhance Glen Ellyn Community living by providing outstanding recreational and dining opportunities, while providing storm water protection, at no cost to the taxpayer

- Survived labor shortages in F&B and Grounds
- Increased Banquet business by 40%
- 2nd consecutive year of \$1M+ Operating Profit
- 4.5+/5 Guest satisfaction ratings
- Maintained healthy Cash Reserve status

YTD REVENUE/PROFITABILITY



Rounds down 4% (2nd highest in last 10 years)

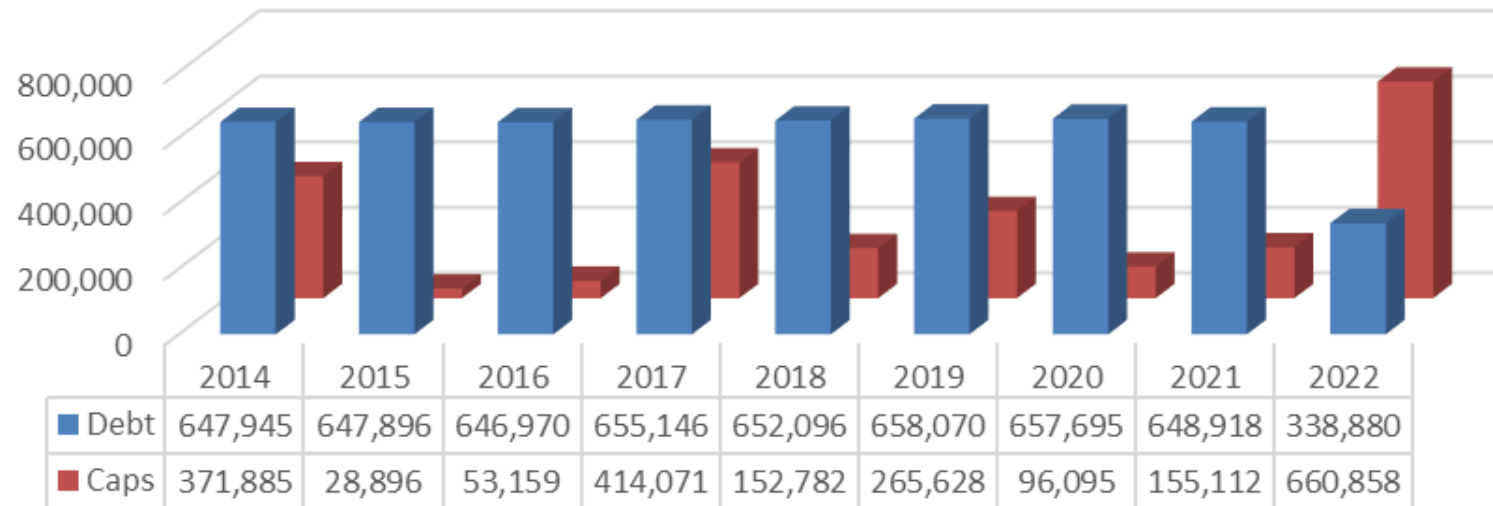
Golf Revenues down 2% (-\$84K)

Reserve 22 Revenues up 15% (\$372K) Banquets up 42% (\$256K)

Village Links/Reserve 22 Operating Profits \$1M+ for 2nd consecutive season

**10 year OP average = \$859,890
Budget = \$700,000**

Operating Profit, Debt, & Capital



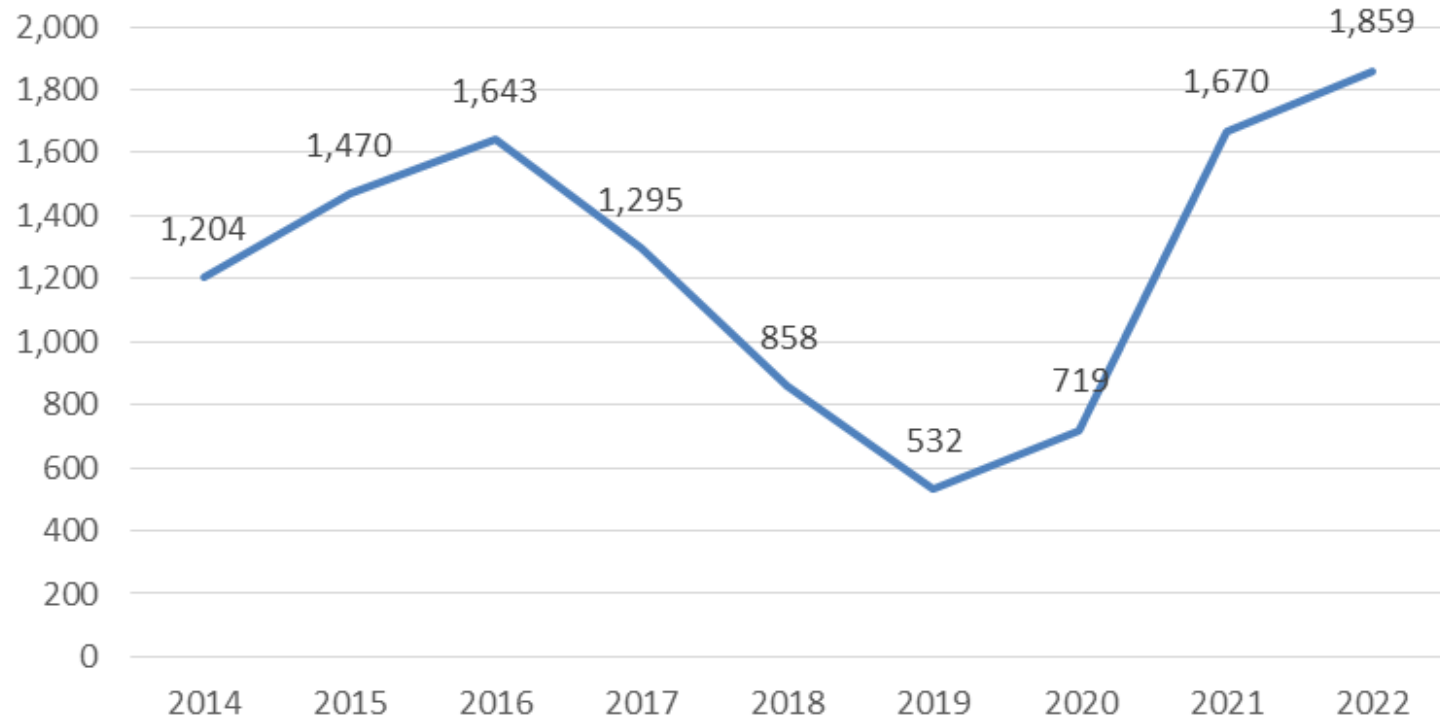
Since 2014:

Operating Profits = \$7.74M

Debt Retired = \$5.55M

Capital = \$2.19M

Year End Cash Reserves (000)



- **Cash Reserves 130% Funded Policy = \$1.44M (25% Operating Expenses)**
- **Operating Profits cover Debt, Capital Replacement, and Village Service Fees**
- **Debt Service pay off frees up Capital Funds**
- **Remaining Debt will average \$303,550 thru 2032**

VILLAGE LINKS / RESERVE 22												
MONTHLY CASH INCREASE/DECREASE HISTORY (000)												
	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2014	(112)	(270)	(77)	50	130	30	306	177	138	10	(148)	(663)
2015	(100)	(63)	9	67	80	153	356	352	239	(97)	(42)	(689)
2016	(114)	(20)	41	(109)	206	296	186	237	160	36	(76)	(671)
2017	(114)	42	(218)	(57)	(11)	223	328	291	72	(69)	(151)	(681)
2018	(113)	(50)	(157)	(56)	216	153	291	92	165	(102)	(160)	(716)
2019	(144)	(53)	(138)	(136)	99	304	319	171	146	(64)	(148)	(680)
2020	(173)	(21)	(43)	(225)	69	516	237	500	214	(23)	(21)	(843)
2021	(135)	(26)	96	172	371	412	220	447	272	127	(137)	(852)
2022	(173)	19	(130)	(48)	40	289	111	474	228	105	(115)	(612)
Avg	(131)	(49)	(69)	(38)	133	264	261	305	181	(9)	(111)	(712)
Best	(100)	42	96	172	371	516	356	500	272	127	(21)	(612)
Worst	(173)	(270)	(218)	(225)	(11)	30	111	92	72	(102)	(160)	(852)
NEXT 12 MONTH CASH BALANCE SCENARIOS												
	2022	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>
Avg	1,859	1,728	1,679	1,610	1,572	1,706	1,967	2,229	2,533	2,715	2,706	2,595
Best	1,859	1,759	1,801	1,897	2,069	2,440	2,956	3,312	3,812	4,084	4,211	4,190
Worst	1,859	1,686	1,623	1,405	1,180	1,169	1,199	1,310	1,402	1,474	1,372	1,212

CAPITAL FORECAST

<u>2023</u>		<u>2024</u>		<u>2025</u>	
Sidewinder Bank Mower	90,000	Pave Parking Lot	180,000	Skid Steer w/ Tracks	70,000
Heavy Duty Cart (REVELS)	35,000	Triplex Greens Mower	60,000	Heavy Duty Cart	35,000
Bed Mount Topdresser (REVELS)	20,000	Triplex Tee Mowers	100,000	Triplex Tee Mower	50,000
Bunker Rake (R&R Products)	30,000	26" Walk Mower	26,000	Bunker Rake	30,000
Greens Roller (REVELS)	25,000	Beverage Carts	30,000	Pump Station (North)	250,000
Bedknife Grinder	27,000	Utility Carts (Gas or Electric TBD)	25,000	Utility Carts (Gas or Electric TBD)	25,000
Toro NSN Irrigation Support	15,000	Heavy Duty Cart	35,000		
GPS for Sprayers	74,000				
Building Improvements	250,000				
<u>2026</u>		<u>2027</u>		<u>CONSIDERATIONS</u>	
Golf Carts	220,000	Utility Carts (Gas or Electric TBD)	25,000	BUNKER RENOVATION (3 yrs @ 500,000/yr)	1,500,000
Deep Tine Aerifier	60,000	Fairway Mower	65,000	GOLF COURSE DRAINAGE	100,000
Super 600/Turf Tidy	55,000	Pickup w/ Plow	60,000	PERMANENT PAVILLION South Patio	500,000
Tractor w/Cab	60,000	300 Gal Sprayers	100,000	PATIO FURNITURE	80,000
Material Handler	50,000	Turbine Blower	15,000	RESTAURANT FURNITURE	100,000
Mini Excavator	60,000	Bunker Rake	30,000		
Fairway Mower	65,000				
Pump Station (South)	250,000				

	2023	2024	2025	2026	2027
Begin Cash	1,859,448	1,524,526	1,498,004	1,466,282	1,073,760
Debt	(300,300)	(301,900)	(303,100)	(303,900)	(304,300)
Capital Expense	(566,000)	(456,000)	(460,000)	(820,000)	(295,000)
Avg OP Profit	731,378	731,378	731,378	731,378	731,378
Other	(200,000)				
End Cash	1,524,526	1,498,004	1,466,282	1,073,760	1,205,839

The Year(s) Ahead

- **Marketing to maintain Top of Mind in Golf and F&B**
- **Annual Assessment of Market Position and Pricing**
- **Golf Course Master Plan**
- **Careful expense monitoring and efficient use of labor (Minimum Wage increases)**
- **Capital Improvements Planning, Reinvestment in facility & services**
- **Maintain strong sense of community**



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

Meeting 3/13/2023 6:00 PM
Department: Public Works
Department Head:
Category: Discussion Item

Prepared By: Larry Noller, Rich Daubert, Mark Franz

**AGENDA ITEM (ID
2023-304)**

DOC ID: 2023-304

Update on the Village's Long Range Capital Improvement Plan (Professional Engineer Daubert and Finance Director Noller)

Statement of the Issue:

The Village Board has requested additional review and analysis of the short-term and long-term Capital Improvement Plan (CIP) to ensure financial viability aligns with the Village's capital needs.

Analysis:

While the Village received bids for Phase II and III of the Central Business District Streetscape and Utility Improvement (CBD SUI) project and prepares to begin Phase II engineering for the Pedestrian Tunnel and Train Station project, this is a good time to review the financial plan to support these projects. In essence, the Village Board has requested a financial feasibility review of funding these projects in the context of the overall CIP. Specifically, the Village Board wants to confirm that funded is available to support the remaining three phases of the CBD SUI project as well as fund the Phase II engineering of the Pedestrian Tunnel/Train Station. In addition, the Village Board wants to better understand options of how to fund the Train Station project itself over a longer timeframe and with unknowns in terms of grant funds, value engineering the project, additional revenues, and the ability to delay/defer projects as necessary. It should be noted that the longer the projections, the less likely of relevance, and each project and each funding year brings forward an opportunity to reset the plan and adjust to shifting opportunities and priorities.

As you recall, the Village Board discussed these projects last summer during the CIP discussion and in the fall through the normal budget process. At that time, the Village requested and identified some checkpoints to review the CIP this calendar year as more information became available. One of those checkpoints was when we received bids for the CBD SUI. The Village Board is set to consider approval of this project on Monday night, so staff is prepared to provide a CIP update in conjunction with this discussion.

Budget Impact:

Village staff developed two updated scenarios for the Capital Improvement Plan. Both scenarios are projected out to 2045 and include completing the full Phase II engineering work for the proposed Train Station project. Additionally, both scenarios assume the Village will contribute General Fund reserves above the minimum reserve policy to supplement the capital program and reduce the need for additional debt issuance.

The primary difference between the two scenarios is whether the Village moves forward with the

construction component of the Train Station project. Scenario A assumes the Village moves forward with the Train Station project using a combination of securing additional grants, additional funding from the CBD TIF, and reducing costs through value engineering. Scenario B assumes the Village is unable to move forward with the Train Station project after the full Phase II engineering is completed. Scenario B could occur due to lack of additional grant support and/or projected costs extend beyond the Village's funding capacity. Village staff will review the components of each scenario in detail at the workshop meeting.

Contribution to Strategic Plan (if applicable)

The following strategic plan priorities have been set by the Village Board as part of the CY2020-24 Strategic Plan:

1.Strategic Priority: Financial Stability. **Initiative:** Maintain capital funding viability. **Actions:** Continue to assess ways to address the Capital budget gap by seeking bids on Phase II and III of the CBD SUI projects (CY23 Q2), review the audit (CY23 Q3), and determining grant funding success (CY23 Q4). Staff to research possibly issuing bonds and identifying additional revenue sources as part of the CY24 budget preparation process as necessary. ***Priority Project in 2023***

2. Strategic Priority: Infrastructure. **Initiative:** Develop a Capital Improvement Plan (CIP). **Action:** Bid out and complete Phase II and III and complete Phase II of the CBD Streetscape and Utility Project by November 2024. ***Priority Project in 2023***

3. Strategic Priority: Infrastructure; **Initiative:** Develop a Capital Improvement Plan (CIP) Begin Phase II Engineering of the Train Station and Pedestrian Tunnel Project to maximize ability to acquire additional grant funds for this project by January 2025. ***Priority Project in 2023***

Action Requested:

The Village Board is requested to provide feedback on the two scenarios and if the Village Board supports utilizing General Fund reserves above the minimum reserve policy to reduce the need for additional debt issuance.

The next CIP check-in point with the Village Board is planned for this summer following the completion of the 2022 audit report. The Village Board will be asked to provide direction regarding continuing the Phase II engineering for the Train Station project at that time.

Attachments:

1. Capital Improvement Plan Scenario A
2. Capital Improvement Plan Scenario B

SCENARIO B
NO TRAIN STATION CONSTRUCTION

		CAPITAL PROJECTS FUND																									
	Capital Fund	CY2022 ACTUAL	CY2023 FORECAST	CY2024 FORECAST	CY2025 FORECAST	CY2026 FORECAST	CY2027 FORECAST	CY2028 FORECAST	CY2029 FORECAST	CY2030 FORECAST	CY2031 FORECAST	CY2032 FORECAST	CY2033 FORECAST	CY2034 FORECAST	CY2035 FORECAST	CY2036 FORECAST	CY2037 FORECAST	CY2038 FORECAST	CY2039 FORECAST	CY2040 FORECAST	CY2041 FORECAST	CY2042 FORECAST	CY2043 FORECAST	CY2044 FORECAST	CY2045 FORECAST		
Revenues:																											
	Property Taxes	\$ 4,145,574	\$ 4,327,707	\$ 4,550,255	\$ 4,641,260	\$ 4,734,085	\$ 4,828,767	\$ 4,925,342	\$ 5,023,849	\$ 5,124,326	\$ 5,226,812	\$ 5,331,349	\$ 5,437,976	\$ 5,546,735	\$ 5,657,670	\$ 5,770,823	\$ 5,886,240	\$ 6,003,954	\$ 6,124,044	\$ 6,246,525	\$ 6,371,455	\$ 6,498,884	\$ 6,628,852	\$ 6,761,439	\$ 6,896,669		
	Food and Beverage Tax (1.5%)	1,677,994	1,711,554	1,745,785	1,780,701	1,816,315	1,852,641	1,889,694	1,927,488	1,966,037	2,005,358	2,045,465	2,086,375	2,128,102	2,170,664	2,214,077	2,258,359	2,303,526	2,349,597	2,396,589	2,444,520	2,493,411	2,543,279	2,594,145	-		
	Drainage Infrastructure Fee	144,863	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000		
	TIF Contributions to Capital Projects	-	-	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	-	-	-	-	-	-	-	-		
	Parking Fund Contributions to Capital Projects	-	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	-	-	75,000	75,000	75,000	75,000	75,000	75,000		
	General Obligation Bond for CBD Projects	-	-	5,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Telecommunications Tax	399,656	350,000	297,500	252,875	214,944	182,702	155,297	132,002	129,362	126,775	124,240	121,755	119,320	116,933	114,595	112,303	110,057	107,856	105,698	103,584	101,513	99,482	97,493	95,543		
	Electricity Use Tax	918,858	930,000	930,000	930,000	930,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000		
	Natural Gas Use Tax	335,276	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000		
	Real Estate Transfer Tax	747,420	750,000	750,000	780,000	795,000	811,624	828,061	844,622	861,314	878,745	896,319	914,246	932,531	951,181	970,205	989,609	1,009,401	1,029,589	1,050,181	1,071,185	1,092,608	1,114,461	1,136,750	1,159,485		
	Grant Revenue	75,637	1,363,969	500,000	400,000	120,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Forfeiture Funds - To reimburse police station project (if funds are available)	-	-	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	MTF (One Time Transfer)	-	-	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000	-	-	-	-	1,000,000	-	-	-	-	1,000,000	-		
	MTF (Project Specific)	131,266	-	1,638,880	379,120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Capital Grant from State of Illinois (Capital Bonds)	-	-																								



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

Meeting 3/13/2023 6:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Discussion Item
Prepared By: Derek Peebles

**AGENDA ITEM (ID
2023-303)**

DOC ID: 2023-303

Central Business District Streetscape and Utility Improvements - Phase 2-3 Workshop Discussion on Award of Construction Contract and Associated Items (Professional Engineer Daubert)

Statement of the Issue:

This agenda item serves to facilitate a workshop discussion with the Village Board on Capital Improvements Commission and Staff recommendations for contracts and material purchases associated with the construction of the CBD Streetscape and Utility Improvements – Phase 2-3 project, which includes segments of Pennsylvania Avenue, Crescent Boulevard, Prospect Avenue, Glenwood Avenue, and Main Street.

The contract recommendations are as follows:

- A recommendation for the award of a construction contract for the CBD Streetscape and Utility Improvements – Phase 2-3 to A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois in the amount of \$16,298,498.88
- A recommendation for the award of a construction engineering services agreement for the project to BLA, Inc. of Itasca, Illinois in the not-to-exceed amount of \$931,850.
- A recommendation for the award of a project communication and outreach services agreement for the project to MUSE Community + Design of Chicago, Illinois in the not-to-exceed amount of \$24,800.
- A recommendation for the award of an environmental engineering services agreement for the project to Huff & Huff, Inc. of Oak Brook, Illinois in the not-to-exceed amount of \$20,000.

The material purchase recommendations are as follows:

- A recommendation to approve purchase of 30 decorative, cast aluminum Canterbury Designs Model 102 Litter Receptacles from QCP Corp. of Norco, California in the amount of \$86,000.
- A recommendation to approve purchase of 36 Classic Series Contoured Bench, 6 ft and 4ft in length from Victor Stanley of Dunkirk, Maryland in the amount of \$72,000.
- A recommendation to approve purchase of 40 DuMor Model 290 Loop Bike Racks from Nutoys Leisure Products of Westchester, Illinois in the amount of \$11,000.
- A recommendation to approve purchase of Holophane light pole accessories including 10 planter banner arms, 80 banner arms, 50 flagpole holders, and 400 TracNut sign mounting bolts from Graybar Electric of Glendale Heights, Illinois in the amount of \$46,003.70.

- A recommendation to approve purchase of sign materials including:
 - Aluminum sign blanks, sign posts, and associated hardware from MD Solutions, Inc. of Plain City, Ohio in the amount of \$32,595.80
 - Sign sheeting from 3M in the amount of \$10,891.05
 - Sign transfer tape from the Sign Outlet Store of Lisle, IL in the amount of \$1,295.50

Analysis:

Project Overview

The second and third phases of the project cover the 2023 and 2024 construction seasons and involve the rehabilitation of the following streets in the Central Business District.

2023

- Pennsylvania Avenue: Prospect Ave to Main St
- Crescent Boulevard: Glenwood Ave to Main St
- Main Street: RR tracks to Anthony St

2024

- Pennsylvania Avenue: Western Ave to Prospect Ave and Main St to Park Blvd
- Crescent Boulevard: Prospect Ave to Glenwood Ave
- Prospect Ave: Duane St to Pennsylvania Ave
- Glenwood Ave: Crescent Blvd to Pennsylvania Ave

Construction Phasing Map



The scope of improvements to be made along these downtown streets is as follows:

- Sanitary Sewer Main and Services Replacement (Pennsylvania Ave, Crescent Blvd, Main St)
- Water Main and Services Replacement (Pennsylvania Ave, Crescent Blvd, Prospect Ave, Main St)
- Storm Sewer Replacement (Pennsylvania Ave, Crescent Blvd, Prospect Ave, Main St)
- Roadway Rehabilitation Including New Curb & Gutter and Asphalt Roadway Pavement
- Full Sidewalk Removal and Replacement Including Bringing All Sidewalk Ramps up to ADA Standards
- Brick Pavers Installation on Concrete Base
- New Streetlights, Irrigation, Soil Cells Installation
- Granite planters, seat walls, and street furniture
- Replacement of all trees within the core of CBD and addition of understory plants. This includes removal of 69 existing trees and placement of 101 new trees for a net addition of 32 trees.

Construction Schedule

Construction is anticipated to commence in early April with completion of the project specified for November 27, 2024. The interim completion for Main Street portion of the project is specified for September 29, 2023. Staff will work with BLA, Inc. and A Lamp Concrete Contractors to develop a complete progress schedule for the project which will be communicate with the Public throughout the duration of the project.

Construction Contract Bid Results

The project was advertised for bid in the February 15th, 2023, publication of the Daily Herald. Ten (10) contractors and two (2) companies specializing in preconstruction bidding/management services requested the bid package. A pre-bid conference was held on February 21st. Three (3) bid proposals were received and publicly opened on March 7, 2023. The bid tabulations and Engineer's Estimate were completed by staff with a summary of the as-calculated bids and engineer's estimate as follows:

Table 1 – Summary of Bids received

Contractor	Bid Amount*
Engineer's Estimate (Glen Ellyn)	\$16,025,327
A Lamp Concrete Contractors, Schaumburg, IL	\$16,298,499
R.W. Dunteman, Addison, IL	\$16,495,136
Engineer's Estimate (Civiltech Engineering)	\$17,166,308
Martam Construction, Elgin, IL	\$18,684,798

*Rounded to nearest dollar

The lowest bid was received by A Lamp Concrete Contractors, Schaumburg, IL in the as-calculated amount of \$16,298,498.88 (unrounded bid amount). As included in the table above, prior to releasing the project for bids, staff had estimated the project cost to be \$16,025,327, while Civiltech Engineering has estimated the project at \$17,166,308.

Staff has direct and overall positive experience working with this Contractor on prior Village projects and most notably with the Phase I Streetscaping project. One of the more significant attributes of the Contractor is that they self-perform much of the work: underground utilities/excavation, concrete and asphalt pavement construction and as such, are less reliant on subcontractors. This puts the Contractor in a superior position in terms of controlling scheduling of the work which is critical for the Village's project. Working with A Lamp also has the significant advantage of having a contractor with direct recent experience with downtown Glen Ellyn, the general streetscape design, and Glen Ellyn businesses, and personnel.

Construction Engineering Services

Due to the size and scope of the project, Engineering oversight for the project is proposed to be performed by a consultant engineering firm with significant involvement from Village staff. Responsibilities of the engineer will include conducting the preconstruction conference, general consultations/meetings, review of the project schedule, shop drawing review, direct project communications and notification, spot grade checking, full time construction observation and documentation, material testing (using a sub-consultant), pay estimate and change order processing, final inspection and project close-out, record drawing preparation, and rectification of issues that arise during the warranty period.

A comprehensive RFP process was utilized as part of the Phase I streetscaping including interviews with the top submitting firms. Through that extensive process the BLA team was evaluated as superior in terms of detailed project approach, experience on similar projects, as well as its strong and proven business/resident communication approach. The project team proposed by BLA recently successfully completed a similar streetscape project for the Village of Wilmette on their Central Avenue and Wilmette Avenue CBD, which has recently received the 2022 APWA Suburban Branch Award for Project of the Year-Transportation (\$5 million to \$25 million).

Akin to all capital projects, staff was closely involved in overseeing the construction of the first phase of the project. Staff spent considerable time in the field on a daily basis with the Resident Engineer to ensure that all facets of construction engineering including traffic control and protection, construction practices, inspections, documentation, and communication were being rendered in order. In staff's eyes, the success of these types of projects comes down to the strengths of the contractor, resident engineer, and supporting staff. In this regard, the A Lamp, BLA, and Village team were perceived to do a good job in delivering the first phase of the project. The team received positive feedback for its communication, coordination with businesses and residents, and for the end product.

Based on the initial procurement process as well as the success in construction of the first phase of the project, staff is recommending that BLA be retained to complete Construction Engineering Services for Phases 2 and 3 of the project. The same team that worked on Phase I is proposed including Clay Keller who served as Resident Engineer. The team has learned the intricacies of supporting the successful construction of the project inclusive of a clear understanding of the expectations of staff, residents, and businesses.

As such, staff provided BLA, Inc. with the prefinal plans as to utilize in developing a cost estimate of consultant services (CECS) for construction engineering services. The CECS is attached. This reflects a cost-plus fixed fee contract model whereby the Village compensates the firm for Direct Labor, Direct Costs, Overhead, and Fixed Fee. This is the same model utilized for Construction Engineering Services for Phase I of the project. In summary, the payroll rates have been increased by 2% over last year with a 2% payroll escalation to occur within the proposed two-year assignment. All other parameters including the firm's overhead rate (102.02%), fixed fee (15%), and direct costs

for vehicle usage remain constant. The firm's sole subconsultant for material testing has a 2% escalation which remains within reason. It is worth noting that BLA recently had a new overhead rate of 120% being processed through IDOT. Typically, the State-approved overhead rates take effect immediately on all new and existing contracts. However, staff requested that BLA hold their current overhead rate of 102.02% to demonstrate a similar commitment to the Village. The firm agreed to do so which results in a ~\$73,000 savings to the Village on the construction engineering services. Having said that, the firm did make a modest request for the Village to furnish a printer in the Engineer's Office at the Civic Center which the IT Department has agreed to facilitate.

The total cost of the two-year assignment by BLA is proposed to be \$931,850 with 8,772 hours for the prime consultant. For comparison, Construction Engineering Services for the first phase of the project was contracted at \$445,302 with 4,258 hours for the prime consultant. Staff notes that additional hours were allocated for Phases 2 and 3 due to the volume of work. More specifically, further extended working hours are anticipated during the regular work week and on Saturdays.

Staff did complete a comparative analysis on Phase I and Phase II proposals to normalize the proposals based on the appropriate hours for the assignments as well as firm rates. A tabular summary of the comparison is as follows.

Firm	Streetscaping Phase 1 Proposals					Phase 2-3 BLA Proposal	
	Hours	Fee	Fee Rank	Ave. Rate (\$/Hour)	Phase 1 Fee Based On Normalized Hours	Phase 2-3 Hours	Phase 2-3 Fee Based On Normalized Hours
Bollinger Loch & Associates	4,258	\$445,302	5	\$104.58	\$445,302.00	8,772	\$931,850
Civiltech Engineering	4,207	\$586,623	2	\$139.44	\$593,734.43	---	\$1,242,463
Engineering Resource Associates	2,136	\$345,468	7	\$161.74	\$688,671.70	---	\$1,441,131
ESI/Baxter & Woodman	3,931	\$495,410	3	\$126.03	\$536,620.65	---	\$1,122,946
Thomas Engineering Group	2,661	\$425,511	6	\$159.91	\$680,881.56	---	\$1,424,830
TranSystems	4,620	\$660,636	1	\$142.99	\$608,871.88	---	\$1,274,140
V3	3,840	\$489,800	4	\$127.55	\$543,116.77	---	\$1,136,540

While Public Works Engineering Staff does not use it as a gauge, the percentage of the construction engineering contract with BLA to the construction contract with A Lamp may be of comparison value to the Village Board and Public. In this regard, the Construction Engineering Fee for Phase 1 of the Project (\$445,302) was 7.8 % of the Construction Contract (\$5,704,293). The Fee for Phase 2 of the Project (\$931,850) is 5.7 % of the Construction Contract (\$16,298,499).

Project Communication Approach

As with Phase 1 of the streetscaping project, Phase 2-3 will require the utmost level of communication with all stakeholders to ensure the project is a success. Due to the project's location, visibility and significance, staff recognizes the need for excellent communication both on a direct, face to face level with affected businesses and residents, as well as a much broader communication intended to keep the commuters, shoppers, all stakeholders, elected officials, and the general public informed.

Generally, the project communication will be handled as follows. BLA's Resident Engineer along with their Public Information Representative will handle the direct communication using construction notices, frequent check-in with affected businesses, open weekly construction meetings, and weekly project updates distributed to all affected businesses and residents. The Village's Assistant Village Engineer with help from the Village's Communication Coordinator and Economic Development

Coordinator will use this information and ensure it is appropriately distributed to a broad audience via Village's social media, website, and email groups. Of particular importance is communicating any changes to the construction traffic patterns or construction staging.

In addition to the above, staff is proposing to continue the services of MUSE Community + Design who has been engaged as communication and outreach firm for the design of the project. MUSE will be tasked with maintaining and updating the project website, creating any project graphics, providing assistance in crafting online messages, creating video updates, assist in promoting businesses affected by construction of the project, and helping community understand the project benefits and celebrating the successful completion of the project.

MUSE has estimated the level of effort required to complete the project and has provided a proposal in the not-to-exceed amount of \$24,800 for Village Board approval.

Soil Disposal Management

The State of Illinois requires advanced documentation and proper disposal of all soils leaving the job site for acceptance by a Clean Construction or Demolition Debris facility. Previously completed environmental review and soil sampling and testing yielded several special soil disposal areas within the project limits, potentially requiring more costly disposal at a landfill facility. While staff has anticipated this cost and included appropriate pay items in the construction contract, staff looks to minimize this cost by further testing the soils to minimize the area that will require special disposal considerations and additional cost. Huff and Huff provided soil testing and monitoring for Phase 1 streetscaping. Based upon positive working experience with Huff and Huff, staff proposes to continue to work with this group as part of the more complex Phase 2-3 construction.

Huff & Huff has provided a cost proposal in the not-to-exceed amount of \$20,000 for Village Board approval, to cover the identified soil disposal areas within the Phase 2-3 construction limits.

Procurement of Street Furniture Items

Consistent with the Phase I approach, there are several items to be utilized in the project, that the Village is looking to purchase directly. These items include the street furniture such as trash receptacles, benches, bike racks, and associated mounting hardware. Purchasing these items directly saves on any contractor's markup. In addition, the street furniture will be installed by Public Works crews, with resulting savings in contracted labor costs. During the streetscaping project design, Village Board approved through Village Ordinance No. 6861, the styles and brands street furniture to be used. Staff has accordingly requested and received the following quotes for the following materials:

1. Thirty (30) decorative, cast aluminum Canterbury Designs Model 102 Litter Receptacles, from QCP Corp. of Norco, California in the amount of \$86,000. This is a Single Source purchase with material only available from one vendor (purchased directly from authorized Canterbury dealer).
2. Thirty-six (36) Classic Series Contoured Bench, 6 ft and 4ft in length from Victor Stanley of Dunkirk, Maryland in the amount of \$72,000. This is a Single Source purchase with material only available from one vendor (purchased directly from the manufacturer).

3. Forty (40) DuMor Model 290 Loop Bike Racks, Model 102 from Nutoys Leisure Products of Westchester, Illinois in the amount of \$11,000. This is a Single Source purchase with material only available from one vendor (purchased directly from authorized DuMor dealer for state of Illinois).

Based upon public feedback from Phase 1, the above quantities of street furniture represent a reduction from the original consultant design. The intent is to err on the side of installing a more modest number of items in priority areas as a baseline. Should the Village receive requests for additional items, they can be procured and installed separately without significant impact upon the overall streetscaping project.

Light Pole Accessories

As with the street furniture, staff is proposing that the Village directly purchase and install the light pole accessories in order to reduce overall project cost. The light pole accessories needed for the Phase 2-3 streetscaping include 10 planter banner arms, 80 banner arms, 50 flagpole holders, and 400 TracNut sign mounting bolts. Note that these totals take into account using some surplus items from the Phase 1 streetscaping construction. The light pole accessories are a single source purchase with the material only available from the Sternberg authorized dealer. Staff requested and received a quote for the above materials from Graybar Electric of Glendale Heights, Illinois in the amount of \$46,003.70.

Street Signage

As with similar Village roadway projects, the signage will be fabricated and installed by the Public Works Streets Division. Staff requested quotes for aluminum sign blanks, sign posts, and associated hardware from five vendors. Three vendors responded with complete quotes. A table showing the cost quote summary is below.

Of the three vendors, MD Solutions, Inc. of Plain City, Ohio provided the low cost quote in the amount of \$32,595.80 inclusive of shipping. Staff recommends purchase of the necessary materials from MD Solutions in the cost quote amount.

Vendor	Cost Quote
MD Solutions, Inc.	\$32,595.80
Western Remac	\$41,711.00
TCP	\$46,884.75

In addition to the sign blank and sign post costs above, in support of the project signage, the Village will need to purchase sign sheeting and sign transfer tape. Sign sheeting is a single source item and will be purchased directly from the manufacturer 3M, in the amount of \$10,891.05. For the sign transfer tape, three cost quotes were obtained and the low cost quote was from Sign Outlet Store of Lisle, IL in the amount of \$1,295.

Staff recommends purchase of the necessary materials from MD Solutions, 3M, and Sign Outlet Store based upon the above cost quotes.

Trees

As with the process followed for the Phase I streetscaping construction, staff is proposing that the Village directly purchase the project trees in order to avoid contractor mark-up and thereby reduce project costs. The Contractor will still be responsible for planting the trees as part of the streetscape project construction.

Village staff have solicited cost quotes for specified species and sizes of trees from nurseries that are part of the Suburban Tree Consortium. Staff is still awaiting some information at the time of this memo, and so approval of the purchase of trees will be presented at a future Village Board meeting.

However, based upon information currently received, the total cost of the trees is estimated to be approximately \$60,000.

CIC recommendation on Construction Contract and other Items

CIC met on February 15 and March 7 to review the construction contract and additional services and expenses included in the project. Each meeting included presentation by Village staff and detailed review and discussion of the various elements of the project.

In recognition of the project need to replace utility infrastructure that is beyond its anticipated life along with modernizing the streetscape infrastructure for the benefit of the Village, the competitive construction bids received, the favorable cost proposal for construction engineering services, and the value of having a contractor and consultant team that are immediately familiar and experienced with the Glen Ellyn downtown streetscaping and stakeholders; at its March 7 meeting, the CIC unanimously approved a motion to recommend award of the construction contract to the low bidder A Lamp, award of the construction engineering services agreement with BLA and award of the additional services and expenses included in the project, in the not-to-exceed limits included in this memo.

Budget Impact:

Including all contracts and anticipated material purchases, the total cost for constructing the second and third phases of the project is approximately \$812,307 over what was budgeted for the project in 2023-24. However, the Construction Contract does include a \$200,000 contingency for unforeseeable items of work. Based on how the Contractor bid on the work, the recommended funding breakdown for the project is detailed in tabular formats below for the Construction Contract, Construction Engineering and Professional Services, and Streetscape Items being purchased directly by the Village.

As indicated in final table below, for the Capital Projects Fund items, the project is approximately \$903,416 under budget whereas the water and sewer items are collectively \$1,715,724 over what was budgeted. This is both a product of how the contractor assembled their bid as well as the volume of water and sewer associated improvements for the project. While the bid is favorable for the Capital Projects Fund and there are sufficient Water and Sewer Fund reserves to cover the improvements, staff is sensitive to the Water and Sewer Fund Budget Overage. In this regard, staff makes two notes. First, the 2023 and 2024 capital plan includes \$1,000,000 for sewer point repairs and lining. Staff notes that some of the repairs do need to be utilized as part of street improvement projects. However, staff will continue to exercise caution with the use of Village funds and defer any non-imminent point repairs and lining work. Second, staff has projected that the 2022 Glen Ellyn-Illinois American Water Company Interconnect Project as well as the 2022 Street Reconstruction Projects will respectively close out \$138,000 and \$247,000 under the 2022 Budget Amounts for a collective budget “savings” of \$385,000.

Staff notes that the budget was based on fairly preliminary design cost estimate. Hence, it is overall

favorable that that the entire cost of the project is about 4.8% over the recommended budget, particularly given the background escalation in labor and materials. The low bid was approximately 1.7% over the Village Engineer's Estimate and approximately 5% below the design consultant (Civiltech Engineering) Engineer's Estimate. Overall, the received bids were competitive and staff is recommending advancing the project to construction.

Recommended Funding for Construction		
Fund	Account Number	Total
Capital Projects	40000-580160-15006	\$ 12,664,596.39
Water	50100-580100-16005	\$ 2,312,895.47
Sewer	50200-580100-16005	\$ 1,321,007.01
Totals		\$ 16,298,498.88

Recommended Funding For Construction Engineering and Professional Services					
Fund	Account Number	Construction Engineering	Communication and Outreach	Environmental Engineering	Totals
Capital Projects	40000-580160-15006	\$ 724,085.34	\$ 19,270.61	\$ 15,540.81	\$ 758,896.76
Water	50100-580100-16005	\$ 132,237.43	\$ 3,519.33	\$ 2,838.17	\$ 138,594.93
Sewer	50200-580100-16005	\$ 75,527.22	\$ 2,010.06	\$ 1,621.02	\$ 79,158.30
Totals		\$ 931,850.00	\$ 24,800.00	\$ 20,000.00	\$ 976,650.00

Recommended Funding For Direct Purchased Materials								
Fund	Account Number	Bike Racks	Benches	Trash Receptacles	Light Pole Accessories	Trees	Signage Materials	Totals
Capital Projects	40000-580160-15006	\$ 11,000.00	\$ 72,000.00	\$ 86,000.00	\$ 46,000.00	\$ 60,000.00	\$ 50,000.00	\$ 325,000.00
Water	50100-580100-16005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer	50200-580100-16005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 11,000.00	\$ 72,000.00	\$ 86,000.00	\$ 46,000.00	\$ 60,000.00	\$ 50,000.00	\$ 325,000.00

Recommended Funding All CBD SUI -Phase 1 Contracts/Purchases and Budget				
Fund	Account Number	Amount	Budget	Budget Surplus/(Shortage)
Capital Projects	40000-580160-15006	\$ 13,748,493.16	\$ 14,651,910.00	\$ 903,416.84
Water	50100-580100-16005	\$ 2,451,490.41	\$ 1,102,866.00	\$ (1,348,624.41)
Sewer	50200-580100-16005	\$ 1,400,165.32	\$ 1,033,065.00	\$ (367,100.32)
Totals		\$ 17,600,148.88	\$ 16,787,841.00	\$ (812,307.88)

Contribution to Strategic Plan (if applicable)

The project fulfills the following of the Village of Glen Ellyn 2020-2024 Strategic Plan priorities and initiatives:

INFRASTRUCTURE. Bid out and complete Phase II and III of the CBD Streetscape and Utility Project by November 2024.

Action Requested:

Staff will overview this memorandum through the attached presentation to the Village Board at its Special Workshop Meeting on March 13, 2023. An agenda item including the recommended contract and material purchase motions will be included as a presentation item on the March 13, 2023 Regular Board Meeting Agenda.

Attachments:

1. VB Presentation.2023.03.09

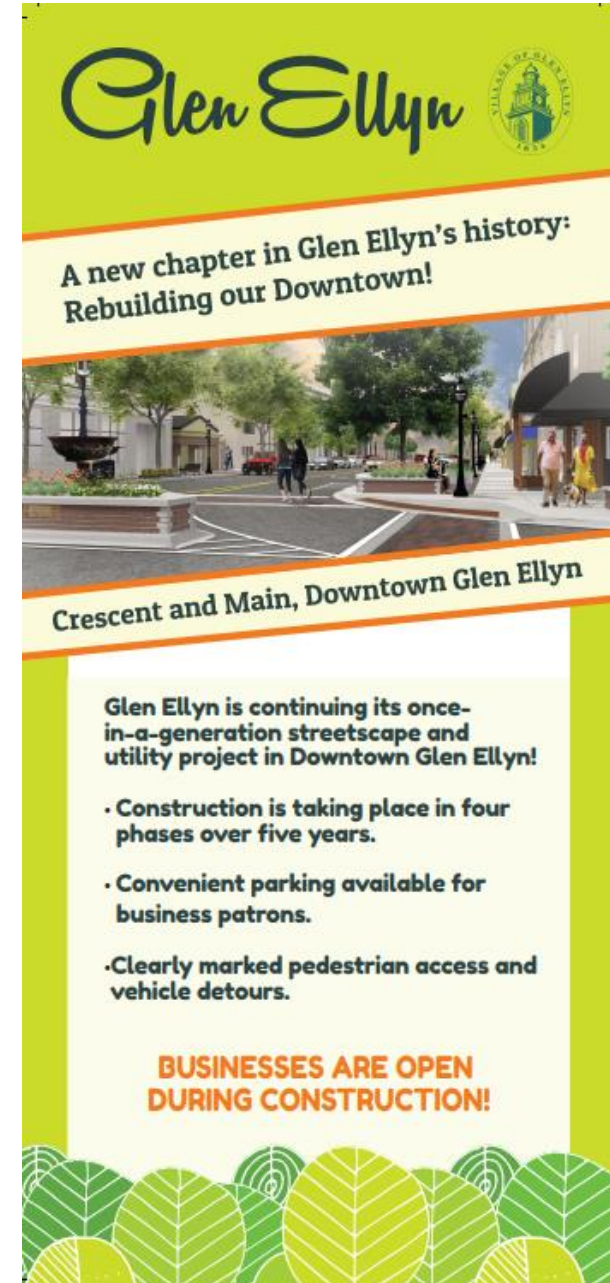
CBD STREETScape AND UTILITY IMPROVEMENTS PHASE 2-3



Village Board Meeting
March 13, 2023

CBD STREETSCAPE AND UTILITY IMPROVEMENTS PHASE 2-3

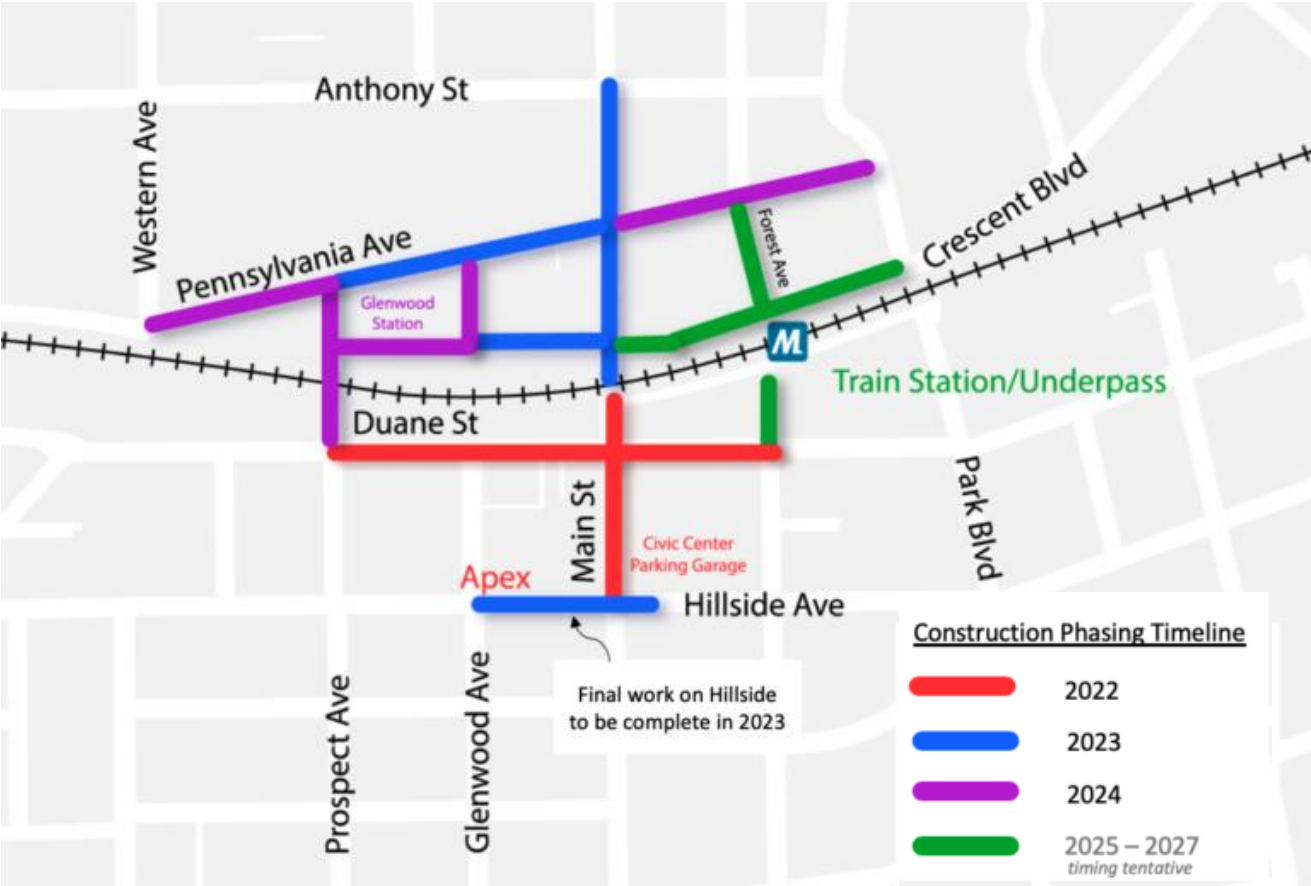
- Project Overview
- Project Expenses
 - Construction Contract
 - Professional Services
 - Direct Purchase Items
- Capital Improvements Commission Review
- Next Steps
- Action Requested



CBD STREETSCAPE AND UTILITY IMPROVEMENTS

PHASE 2-3

Project Overview



Main Street: Union Pacific Railroad tracks to Anthony Street

Pennsylvania Avenue: Western Avenue to Park Boulevard

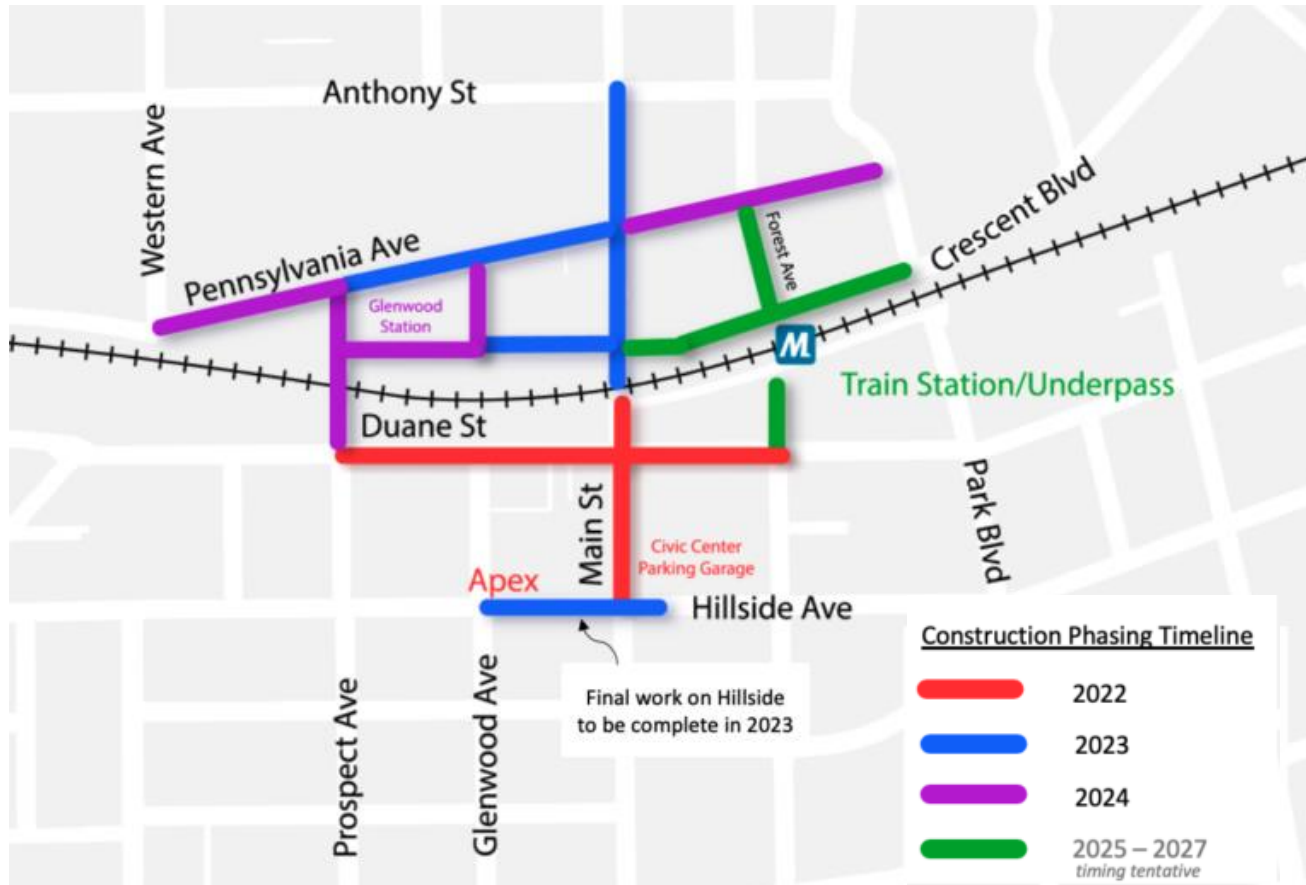
Crescent Boulevard: Prospect Avenue to Main Street

Prospect Avenue: Duane Street to Pennsylvania Avenue

Glenwood Avenue: Crescent Boulevard to Pennsylvania Avenue

CBD STREETSCAPE AND UTILITY IMPROVEMENTS PHASE 2-3

Scope of Work



- Sanitary and Storm Sewer main and service lining and replacement
- Water Main and Service replacement
- Gas Main and Service replacement
- Communication and Electrical line adjustment and replacement
- Roadway reconstruction and resurfacing
- Sidewalk reconstruction
- Brick pavers
- Tree removal, installation of soil cell and irrigation systems, planting of 101 new trees with planter curbs and seatwalls
- New street lighting system
- New street furniture

CONSTRUCTION CONTRACT

Bids Received and Funding Breakdown

Contractor	Bid Amount*
Engineer's Estimate (Glen Ellyn)	\$16,025,367
A Lamp Contractors (Schaumburg, IL)	\$16,298,499
R.W. Dunteman (Addison, IL)	\$16,495,136
Engineer's Estimate (Civiltech Engineering)	\$17,166,361
Martam (Elgin, IL)	\$18,684,798

*Rounded to nearest dollar

Recommended Funding for Construction		
Fund	Account Number	Total
Capital Projects	40000-580160-15006	\$ 12,664,596.39
Water	50100-580100-16005	\$ 2,312,895.47
Sewer	50200-580100-16005	\$ 1,321,007.01
Totals		\$ 16,298,498.88



CONSTRUCTION CONTRACT

Breakdown by Work Category

CATEGORY CODE	A LAMP CATEGORY AMOUNTS
X - CAPITAL WATER SEWER COMMON ITEMS	\$ 1,917,531.22
C - CAPITAL ONLY ITEMS	\$ 3,709,347.16
S - SEWER ONLY ITEMS	\$ 1,165,589.50
W - WATER ONLY ITEMS	\$ 2,040,781.50
I - IRRIGATION ITEMS	\$ 370,475.00
D - STREETSCAPING ITEMS	\$ 1,632,048.00
ST - STORM SEWER ITEMS	\$ 2,522,339.00
E - LIGHTING/ELECTRICAL ITEMS	\$ 2,191,475.00
L - LANDSCAPING ITEMS	\$ 748,912.50
TOTAL	\$ 16,298,498.88



D-STREETSCAPING ITEMS BREAKDOWN	A LAMP AMOUNTS
BOLLARDS	\$ 18,000.00
GRANITE PLAQUE INSTALL	\$ 3,000.00
FURNITURE ZONE PAVERS	\$ 533,262.00
CROSSWALK PAVERS	\$ 191,520.00
CONCRETE CROSSWALK	\$ 31,506.00
GRANITE PLANTERS	\$ 617,400.00
SEATWALLS	\$ 234,360.00
INSTALLATION OF HORSE TROUGH	\$ 3,000.00
TOTAL	\$ 1,632,048.00

PROFESSIONAL SERVICES

Funding Breakdown

Recommended Funding For Construction Engineering and Professional Services					
Fund	Account Number	Construction Engineering	Communication and Outreach	Environmental Engineering	Totals
Capital Projects	40000-580160-15006	\$ 724,085.34	\$ 19,270.61	\$ 15,540.81	\$ 758,896.76
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Sewer	50200-580100-16005	\$ 75,527.22	\$ 2,010.06	\$ 1,621.02	\$ 79,158.30
Totals		\$ 931,850.00	\$ 24,800.00	\$ 20,000.00	\$ 976,650.00



MUSE



PROFESSIONAL SERVICES

Construction Engineering Services Cost Proposal Review



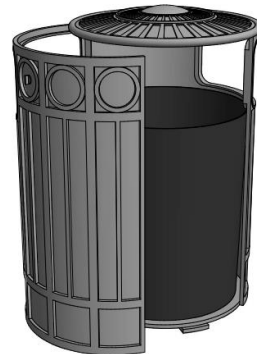
Firm	Streetscaping Phase 1 Proposals					Phase 2-3 BLA Proposal	
	Hours	Fee	Fee Rank	Ave. Rate (\$/Hour)	Phase 1 Fee Based On Normalized Hours	Phase 2-3 Hours	Phase 2-3 Fee Based On Normalized Hours
Bollinger Loch & Associates	4,258	\$445,302	5	\$104.58	\$445,302.00	8,772	\$931,850
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TranSystems	4,620	\$660,636	1	\$142.99	\$608,871.88	---	\$1,274,140
V3	3,840	\$489,800	4	\$127.55	\$543,116.77	---	\$1,136,540



DIRECT PURCHASE MATERIALS

Funding Breakdown

Recommended Funding For Direct Purchased Materials								
Fund	Account Number	Bike Racks	Benches	Trash Receptacles	Light Pole Accessories	Trees	Signage Materials	Totals
Capital Projects	40000-580160-15006	\$ 11,000.00	\$ 72,000.00	\$ 86,000.00	\$ 46,000.00	\$ 60,000.00	\$ 50,000.00	\$ 325,000.00
Water	50100-580100-16005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer	50200-580100-16005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 11,000.00	\$ 72,000.00	\$ 86,000.00	\$ 46,000.00	\$ 60,000.00	\$ 50,000.00	\$ 325,000.00



OVERALL COST AND BUDGET

Funding Breakdown

Recommended Funding All CBD SUI -Phase 1 Contracts/Purchases and Budget				
Fund	Account Number	Amount	Budget	Budget Surplus/ (Shortage)
Capital Projects	40000-580160-15006	\$ 13,748,493.16	\$ 14,651,910.00	\$ 903,416.84
Water	50100-580100-16005	\$ 2,451,490.41	\$ 1,102,866.00	\$ (1,348,624.41)
Sewer	50200-580100-16005	\$ 1,400,165.32	\$ 1,033,065.00	\$ (367,100.32)
Totals		\$ 17,600,148.88	\$ 16,787,841.00	\$ (812,307.88)



CAPITAL IMPROVEMENTS COMMISSION REVIEW

February 15, 2023 CIC Meeting

- Discussion of project and review of construction engineering services proposal with reference to past proposals.

March 7, 2023 Special CIC Meeting:

- Review of received construction bids, overall project cost components, and budget.
- Overall recommendation to proceed with the streetscaping Phase 2-3 construction based upon the reviewed low construction bid and other project costs.
- Specific motions to recommend: award of construction contract to A Lamp Concrete Contractors, Inc.; award of construction engineering services contract with Bollinger Lach & Associates (BLA); award of project communication and outreach services contract with MUSE Community + Design; award of environmental services contract with Huff & Huff Inc.; direct purchase of litter receptacles, benches, bike racks, light pole accessories, and sign materials.

NEXT STEPS

- Contract Execution
- Preconstruction Meeting (*Establish construction schedule*)
- Schedule and Material Submittals Review & Approval
- Finalize Permits
- Advanced utility relocation work
 - ComEd - Spot exploratory excavation underway.
 - Nicor- Awaiting schedule. Anticipated start within next week or two.
- Project Communication

PROJECT COMMUNICATION

- Contract Award Information (*social media, project website updates*)
- Construction Schedule and Phasing (*social media, project website updates*)
- Engineer Face to Face with Businesses
- Public Project Information Meetings (*tentatively on April 5th, 8:30am and 7:00pm*)
- Weekly Project Meetings with Businesses and Residents
- Construction Notices, Weekly Update Letters, Videos, Village Newsletter



ACTION REQUESTED

1. Motion to authorize the Village Manager to execute a contract with **A Lamp Concrete Contractors, Inc.** of Schaumburg, Illinois, in the amount of **\$16,298,498.88** for construction of the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects and Water & Sewer Funds.
2. Motion to authorize the Village Manager to execute a contract with **Bollinger Lach & Associates (BLA)** of Itasca, Illinois, in the not-to-exceed amount of **\$931,850** for construction engineering services for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects and Water & Sewer Funds.
3. Motion to authorize the Village Manager to execute a contract with **MUSE Community + Design** of Chicago, Illinois, in the not-to-exceed amount of **\$24,800** for project communication and outreach services for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the expensed to the Capital Projects and Water & Sewer Funds.
4. Motion to authorize the Village Manager to execute a contract with **Huff & Huff Incorporated** of Oak Brook, Illinois, in the not-to-exceed amount of **\$20,000** for project environmental engineering services for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the expensed to the Capital Projects and Water & Sewer Funds.
5. Motion to authorize the Village Manager to execute a purchase of thirty (30) decorative, cast aluminum Canterbury Designs Litter Receptacles, Model 102, from **QCP Corp.** of Norco, California, in the amount of **\$86,000** for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.



ACTION REQUESTED

6. Motion to authorize the Village Manager to execute a purchase of thirty-six (36) Classic Series Contoured Bench, 6 ft and 4ft in length, from **Victor Stanley** of Dunkirk, Maryland, in the amount of **\$72,000** for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund
7. Motion to authorize the Village Manager to execute a purchase of forty (40) DuMor Model 290 Loop Bike Racks, from **Nutoys Leisure Products** of Westchester, Illinois, in the amount of **\$11,000** for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.
8. Motion to authorize the Village Manager to execute a purchase of Holophane light pole accessories including 10 planter banner arms, 80 banner arms, 50 flagpole holders, and 400 TracNut sign mounting bolts from **Graybar Electric** of Glendale Heights, Illinois in the amount of **\$46,003.70** for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.
9. Motion to authorize the Village Manager to execute a purchase of the following sign materials for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund:
 - Aluminum sign blanks, sign posts, and associated hardware from **MD Solutions, Inc.** of Plain City, Ohio in the amount of **\$32,595.80**.
 - Sign sheeting from **3M** in the amount of **\$10,891.05**.
 - Sign transfer tape from the **Sign Outlet Store** of Lisle, IL in the amount of **\$1,295.50**.



END OF PRESENTATION

