Agenda
Village of Glen Ellyn
Capital Improvements Commission Meeting
Tuesday, November 14, 2023
7:00 PM
Glen Ellyn Civic Center, Room 301

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. Public Comment

C. Approval of Minutes

1) Motion to approve the September 12, 2023 Capital Improvements Commission Meeting Minutes

D. Current Business

1) 2024 Budget and 2024-2028 CIP Update

E. Trustee Liaison's Report

F. Other Business

G. Public Works Report

H. Project Report

1) Engineering Project Activity Report Dated November 9, 2023

I. Adjourn

Glen Ellyn Capital Improvements Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/14/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Minutes
Prepared By: Rich Daubert

AGENDA ITEM (ID # 2023-1136)

DOC ID: 2023-1136

Motion to approve the September 12, 2023 Capital Improvements Commission Meeting Minutes

Statement of the Issue:
The draft meeting minutes for the September 12, 2023 Capital Improvements Commission Meeting are attached hereto for review and consideration of approval.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:
1. CIC Meeting Minutes September 12 2023 - Draft

DRAFT

Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
September 12, 2023
7:00 PM
Glen Ellyn Civic Center Room 301

Board or Commission: Capital Improvements **Date:** September 12, 2023

Meeting: Regular **Called to Order:** 7:03 p.m.

Quorum: Yes **Adjourned:** 8:57 p.m.

Member Attendance:

Steve Szymanski	Chair	Present
Joel Baldin	Commissioner	Present
Arthur Foerster	Commissioner	Present (arrived 7:14)
Orion Galey	Commissioner	Present
Michael Lindquist	Commissioner	Absent
John MacDonald	Commissioner	Present
Adil Saeed	Commissioner	Present (arrived 7:24)
Jill Ziegler	Commissioner	Present
Rocco Zucchero	Commissioner	Present
Donna Jean Simon	Trustee Liaison	Present
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Dave Buckley	Public Works Director
Elisa Pollina	Recording Secretary

A. CALL TO ORDER

The September 12, 2023 meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at 7:03 p.m. at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – There was no formal public comment. However, Engineer Daubert did report that one resident on this year's utility and roadway improvements project did report concerns with the color of newly placed concrete curb, driveway, and sidewalk and may bring the matter to the

CIC in the future. Engineer Daubert noted that this concern is raised every now and then with staff explaining that newly placed concrete is typically very white in color but does fade as the curing compound wears off and the concrete weathers. He notes that there is no practical and cost effective solution to match new concrete with existing concrete of varying color throughout the Village.

C. APPROVAL OF MINUTES

APPROVAL OF AUGUST 8, 2023 CAPITAL IMPROVEMENTS COMMISSION MEETING MINUTES

MOTION TO APPROVE MINUTES FROM AUGUST 8, 2023 CAPITAL IMPROVEMENTS COMMISSION MEETING

MOTION BY: Commissioner Ziegler
SECOND BY: Commissioner MacDonald
AYES: Szymanski, Baldin, Galey, MacDonald, Ziegler, Zucchero

RESULT: APPROVAL

D. CURRENT BUSINESS

1. Glen Ellyn Metra Station and Multimodal Access Improvements Project Value Engineering Update – Engineer Daubert reports that staff, in collaboration with CDM Smith, engaged in a constructive meeting with the Village Board last night to review the Value Engineering Report. Since presented to the CIC, staff and CDM Smith were able to dial in reduced costs for the platforms. In total, the Value Engineering Exercise has reduced the station and site improvements estimated cost by $8.4M. The updated Value Engineering Report is included the CIC Packet for tonight.

   Engineer Daubert reports that there was productive dialogue with the Board regarding the Value Engineering for the project. Key topics discussed included the size and architectural style of the depot, which received support from the Board. Depot Size - a consensus was reached with the Trustees expressing support for the proposed 3,000 sq. ft. footprint. There was a specific focus on the vendor space as CDM Smith aimed to ensure its visibility. However, one Trustee expressed reservations about the viability of this space in terms of what happens if the space is unoccupied. It's important to note that the general sentiment leans toward retaining this vendor space and ideally for the current tenant in the existing depot. Overall, the majority of the Board was happy with the outcome of the Value Engineering Exercise and is in favor of advancing the project. However, it is contingent upon understanding the project's funding, revenue sources, and the means by which the project will be financed.

   Chairman Szymanski states CDM Smith is patiently waiting, but they would like to know if we are moving forward with the full design of the project so they can keep their team intact for this project. They are looking for an answer by the end of the year. Szymanski notes that overall, he thought the meeting with the Village Board went well.

Engineer Daubert states we also presented both the current and target funding scenarios for the project. We clarified that funding for the station, underpass, and plaza is currently at 70%. It was stressed that by not proceeding with the project, the construction cost for the streetscape improvements, currently estimated at $9.6 million, would likely increase. In essence, if we don't proceed with the Metra Station/Underpass Project, the financial commitment for Phase 4 of the Streetscape and Utilities Project would remain at $10 million. However, choosing to proceed with the Metra Station/Underpass Project would position us to secure an additional $8 million in overall project funding.

In summary, if we just do the Phase 4 of the Streetscape Project, we are spending $10M but if we get the additional $8M in target outside funding for the Metra Station/Underpass, we estimate we would be spending approximately $13.5 million for the streetscape as well as a new train station, underpass, and platforms.

2. Public Works Engineering Division Presentation on Calendar Year 2024 Budget Items and Draft 5-Year Capital Improvement Plan – Engineer Daubert reviews the Draft Calendar Year 2024 Budget Items presentation with the CIC. He states this will be presented Village Board next Monday. The following items were reviewed:

- Capital Plan Overview - $33.8M Total with a breakdown of $21.6M Capital, $6.7M Water, and $5.5M Sewer
- Major Roadway Projects
- Major Water/Sewer Projects
- Major Engineering Design Projects
- Miscellaneous Initiatives/Expenditures

Engineer Daubert reviewed with the CIC the Capital Improvement Plan with the CIC including discussion on the issuance of an additional $5M in General Obligation Bonds to fund the projects. Engineer Daubert asks the CIC for their feedback and recommendation. Chairman Szymanski asks the CIC if they have any comments.

Commissioner Galey states that he supports the plan but would prefer for the Village to not take on additional debt. He suggests the use of TIF funds if available.

Commissioner Galey motions to recommend to the Village Board that the items included in this agenda item be included in the Village's 2024 Calendar Year Budget. Commissioner Foerster seconds the motion. The motion is unanimously approved.

MOTION TO RECOMMEND TO THE VILLAGE BOARD THAT THE ITEMS INCLUDED IN THIS AGENDA ITEM BE INCLUDED IN THE VILLAGE'S 2024 CALENDAR YEAR BUDGET.

MOTION BY: Commissioner Galey
SECOND BY: Commissioner Foerster
AYES: Szymanski, Baldin, Foerster, Galey, MacDonald, Saeed, Ziegler, Zucchero

RESULT: UNANIMOUS APPROVAL

One of the 2024 Budget Items, the authorization of the full Phase II Engineering Agreement for the Glen Ellyn Metra Station and Multimodal Access Improvements Project was discussed in further detail. In summary, Chair Szymanski suggests that we consider setting a recommendation to the Village Board with a timeline concerning the Village Board's approval of the full Phase II Engineering Agreement. The Commission discusses and decides upon recommending a November 15, 2023 timeline for the Board approval.

Commissioner Zucchero motions to recommend to the Village Board that it approve the balance of Phase II Engineering for the Metra Station and Multimodal Access Improvements Project with CDM Smith in the amount of $2,346,481. We recommend the Board approve this matter by November 15, 2023 so as to facilitate the timely completion of engineering for the project. Commissioner MacDonald seconds the motion. The motion is unanimously approved.

MOTION TO RECOMMEND TO THE VILLAGE BOARD THAT IT APPROVE THE BALANCE OF PHASE II ENGINEERING FOR THE METRA STATION AND MULTIMODAL ACCESS IMPROVEMENTS PROJECT WITH CDM SMITH IN THE AMOUNT OF $2,346,481. WE RECOMMEND THAT THE BOARD APPROVE THIS MATTER BY NOVEMBER 15, 2023 SO AS TO FACILITATE THE TIMELY COMPLETION OF ENGINEERING FOR THE PROJECT.

MOTION BY: Commissioner Zucchero
SECOND BY: Commissioner MacDonald
AYES: Szymanski, Baldin, Foerster, Galey, MacDonald, Saeed, Ziegler, Zucchero

RESULT: UNANIMOUS APPROVAL

E. TRUSTEE'S REPORT – No report.

F. OTHER BUSINESS – None.

G. PUBLIC WORKS REPORT – Public Works Director Buckley provides an update, sharing that a new fleet assistant will be joining the team starting tomorrow. Additionally, the Fleet Services Superintendent is retiring at the end of the year. It's noteworthy that in the past two years, the department has seen six retirements, collectively contributing over 180 years of experience. This signifies our department's growth and the need for the redevelopment of a robust team. We're also actively seeking to fill the position of Assistant Public Works Director. In addition to these staffing changes, we are currently engaged in the budgeting process, and it's also the season for performance reviews.

H. PROJECT REPORT – Engineer Daubert provides an update on the CBD Streetscape Project, emphasizing that the current primary focus is on the construction of the sidewalks. Following the completion of the underground infrastructure work, the existing sidewalks are being removed and replaced along the fronts of the businesses. Yesterday, the sidewalk work was scheduled for the east side of Main Street and today the sidewalk work is on the south side of Pennsylvania. The team aims to have Main Street reopened as soon as the end of September and overall the project is progressing well.

Engineer Daubert also reports on the 2023 Utility and Roadway Improvement Project. He notes that the Nicoll land bridge was resurfaced to address the rough transitions at the land bridge joints.

He also reports on the Taft Avenue Street Lighting Project, noting that the lights are now operational.

Engineer Daubert reports on the Harding Glen Townhomes Project. He notes that staff met with the Developer and its underground contractor on August 16th to aid in readying the development for construction as soon as the site development permit is issued.

Engineer Daubert also reports on the 2023 Pavement Marking Program and commended Civil Engineer Ellen McKenna for her dedication to having the contractor resolve some failing pavement marking work. He notes that her persistence and exceptional performance are greatly appreciated.

Lastly, Engineer Daubert reported on the Crescent Boulevard Federal Aid Resurfacing Project. He notes that the Contract has been awarded by the State.

I. ADJOURNMENT – Commissioner Zucchero motions and Commissioner Saeed seconds to adjourn the meeting. The motion is unanimously approved and meeting adjourned at 8:57 p.m.

Submitted by Elisa Pollina, Recording Secretary
Reviewed by Richard Daubert, Professional Engineer

Glen Ellyn Capital Improvements Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/14/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Discussion Item
Prepared By: Rich Daubert

AGENDA ITEM (ID # 2023-1137)

DOC ID: 2023-1137

2024 Budget and 2024-2028 CIP Update

Statement of the Issue:

On September 18, 2023, Staff gave the Village Board a presentation on the 2024-2028 Capital Improvement Plan and associated 2024 Budget Items. Give the majority of the presentation time was spent on the Draft 2024 Budget Items, the Village Board requested tweaks to the CIP along with a follow-up discussion. More specifically, one member of the Village Board wanted the fire service company revenues and expenditures added to the CIP as to determine if fire company facility improvements should be prioritized and funded within the CIP, among other capital projects.

Staff accordingly updated the CIP to incorporate the following changes:

1. Fire Service Revenues and Expenditures were added to the top of the CIP.
2. Within the Capital Projects Fund, the $5M General Obligation Bond Issuance and start of associated debt service payments, were moved from CY2025 to CY2026.
3. $40,000 was added to the CIP for development of the Village's ADA Transition Plan starting in 2024. An additional $20,000 will also be budgeted out of the Facilities Maintenance Reserve Fund. Additional funding will likely be required in 2025 but it is not included a this time.
4. The CIP now assumes a July 1, 2024 implementation of increases to the Fire, EMS, and Capital Fees within the Fire Services Fund rather than January 1, 2024.

Minor updates were also made to the PowerPoint Presentation. Slides were incorporated into the Metra Station and Multimodal Access Improvements Project. While no changes were made to the project costs and target funding, additional context is provided for the cost implications for four potential project scenarios.

Analysis:

Summary of November 6, 2023 follow-up discussion on CIP with Village Board

The attached materials were accordingly presented to the Village Board at a Special Workshop on Monday, November 6. In general, there was a positive discussion on the inclusion of the ADA transition plan funding. Three trustees did express concern about the many Village initiatives and seem to want to establish some mechanism for the Board to prioritize and provide clearer direction to staff. However, the discussion became more focused on how projects were to be funded; i.e. as it relates to food and beverage tax, issuance and repayment of general obligation bonds. This led to a discussion on the Phase II Engineering effort for the Metra Station and Multimodal Access

Improvements Project. The Board did express support to advance the full Phase II Engineering effort for the Metra Station and Multimodal Access Improvements Project. The respective Engineering Agreement Amendment (Number 1) will be presented to the Village Board on November 13 for consideration of approval.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

No action is requested but any feedback from the CIC is welcomed.

Attachments:

1. 1. CY2024 Engineering Division Budget Presentation
2. CIP WITH FIRE Updated 11-1-2023

Village of Glen Ellyn
Public Works Department
Engineering Division

Draft Calendar Year 2024
Budget Items
and 2024-2028 CIP

November 6, 2023
Village Board Workshop
Follow Up Presentation

2024 Capital Plan Overview

~$32.2M

Capital Projects

~ $21.3M

Water Projects

~ $6.7M

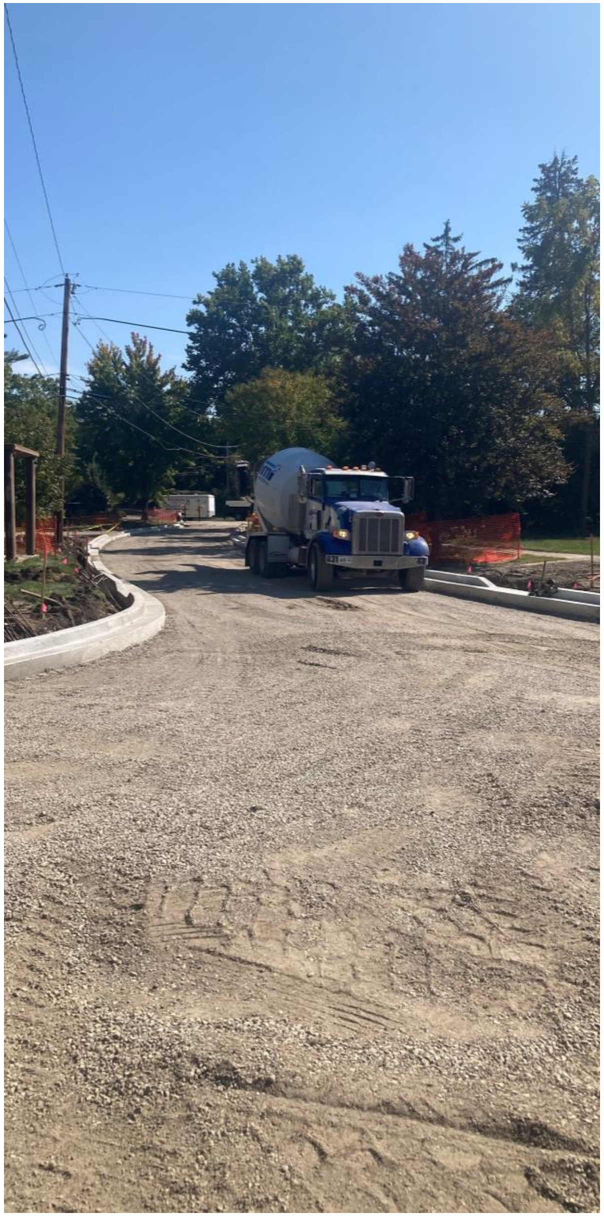
Sewer Projects

~ $4.2M

2024 Major Roadway Projects

- Street Rehabilitation Project (5.8 Miles) ~ $14M
  - $8M Capital/MFT
  - $4M Water
  - $2M Sewer

The project will be broken down into two separate contracts due to use of MFT/Rebuild Illinois Funds (Target is $3.4M in Rebuild Illinois/MFT Funds). Timing of the MFT/Rebuild Illinois Project Will Be at Mercy of State.



2024 Major Roadway Projects (Continued)

- Asphalt Pavement Preservation
  $415K Capital
  - Asphalt Street Patching - $250K
  - Rejuvenator - $120K
  - Crack Sealing - $45K
- Concrete Street Patching
  $200K Capital

2024 Major Roadway Projects (Continued)

- Crescent/Glenwood Parking Lot Improvements - $500K Capital
- Sidewalk Removal and Replacement Program - $150K Capital
- Pilot Sidewalk Sawing Repair Program - $10K Capital
- New Sidewalk ~$250K Capital
  - East side of Brandon Ave. – Greenfield to Fairview Ave. - $150K
    - Residents petitioned for construction of this sidewalk
  - West side of Hickory Rd. – Crescent Blvd. to Edgewood Dr. - $100K
- CCDD Certification - $12K Capital

2024 Major Water/Sewer Projects

- Sanitary Sewer Lining and Point Repairs ~ $500K Sewer
- Hill Avenue Water and Sewer Improvements ~ $3.3M
  - $500K Capital
  - $2M Water
  - $800K Sewer

2024 Major Engineering Design Projects

- Engineering for Future Projects ~ $667K
  - Future Street Projects: $516K Cap, $151K Water/Sewer
- Train Station/Underpass ~ $2.4M Capital to Fully Fund Balance of Phase II Engineering
  - $2,275,000 Capital, $37,500 Water, $35,000 Sewer
- Traffic Signal Improvements ~ $200K Capital

2024 Miscellaneous Initiatives/Expenditures

- Panfish Park Improvements ~$300K Capital
  - Links Contributing $100K Next Year
- Glenwood Station Development ~$200K Capital
- Glen Estates Development ~$550K Capital
- Stormwater Drainage Program ~$10K Capital
- Street Lighting Repairs ~$15K Capital
- Prof. Services (Traffic Counts, Topo Survey) ~ $10K Capital
- Engineering Software ~ $5K Capital
- ADA Transition Plan ~$40K Capital (Additional $20K Facilities)

Capital Improvement Plan

- Draft 5-Year Capital Improvement Plan (2024-2028)
  - $120M Total Improvements (Excludes Debt Service)
    - $90M Capital Projects Fund
    - $30M Water and Sewer Fund
  - 29 Miles of Roadway Improvements (Avg. 5.8 miles per year)
  - ~ $17M Allocated For Water Main Replacement Which Can Include Some Lead Service Line Replacement Work. LSLR Mandate And Plan Still Needs Development Including Scrutiny Of Water Main Replacement Work And Funding Mechanisms

Capital Improvement Plan

- Plan Assumes ~$33.8M In Grants Of Which Village Has ~26.3M (~7.5M Additional Grants Required)
- Includes Metra Station/Underpass/Phase 4 Streetscape Project Value Engineering And Grant Assumptions
- Includes Additional $5M General Obligation Bond Issuance In 2026 With Assumed Debt Service Of ~$388K/Year
- Under These Conditions And Estimated Revenues, Capital Projects Fund Balance Stays Positive

Debt Service Analysis

- Streetscape Ordinance Approved 3/22/2021 Assumed $28,138,000 In Bonds To Fund Civic Center Renovations, Civic Center Parking Garage, CBD Streetscape and Utility Improvements, and Metra Station/Underpass.

- Based On VE Exercise, Target Grants, and CIP Projects, Total Bond Issuance Required For Above Projects Is Estimated To Be $24,800,000 Of Which $19,800,000 Was Already Issued.

Debt Service Analysis

- On 3/22/2021, Estimated Food And Beverage Tax Revenue Was ~$1.3M Annually. Debt Service Was Estimated To Be ~$1.9M. Debt Service Funding Gap Of ~$600K Was To Be Funded Via TIF, Parking Fund, And Capital Projects Contribution.

- Currently, Food And Beverage Tax Revenue Is ~$1.8M. Debt Service For Total Of $24.8M In Bonds Is Estimated To Be ~$1.7M.

Capital Improvements Commission Review

- CIC Reviewed Budget Items, Draft Capital Improvement Plan, and Debt Service Analysis At 9/12/2023 Meeting. Eight of 9 Members Present And Unanimously Approved Following Motions:

1. Motion to recommend to the Village Board that the budget items presented to the CIC be included in the Village's 2024 Calendar Year Budget.

2. Motion to recommend to the Village Board that it approve the balance of Phase II Engineering for the Metra Station and Multimodal Access Improvements Project with CDM Smith in the amount of $2,346,481. The CIC also recommended that the Board approve the balance of said Phase II Engineering by November 15, 2023 so as to facilitate the timely completion of engineering for the project.

Capital projects fund (page 6-12)

FUND: **CAPITAL PROJECTS FUND**
DEPARTMENT: **PUBLIC WORKS**

ORG	OBJECT	PROJ	ACCOUNT DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2023 PROJECTION	2023 ORIG BUD	2024 BUDGET
4000			**CAPITAL PROJECTS REVENUES**					
TOTAL			**CAPITAL PROJECTS REVENUES**	**8,537,241**	**10,766,729**	**13,893,007**	**20,821,707**	**13,930,155**
40000			**CAPITAL PROJECTS EXPENDITURES**					
TOTAL			**CAPITAL PROJECTS EXPENDITURES**	**16,894,752**	**13,984,274**	**20,458,385**	**26,063,339**	**16,691,654**
TOTAL			**CAPITAL PROJECTS FUND CHANGE IN FUND BALANCE**	**(8,357,511)**	**(3,217,545)**	**(6,565,378)**	**(5,241,632)**	**(2,761,499)**

- Transfers in from MFT and others
- Revenues include proposed 5.5% levy increase
- Capital outlay includes 2024 resurfacing and utility & roadway improvements, phase II engineering for train station, etc
- Transfer out to debt service fund for bond payments

Metra Station & Multimodal Access Improvements Project

Item	2022 Cost	Contingency	Escalation	Totals
Station Depot	$ 4,892,000	$ 978,000	$ 766,000	$ 6,636,000
Platforms & Shelters	$ 6,367,000	$ 1,273,000	$ 996,000	$ 8,636,000
Plaza	$ 757,000	$ 151,000	$ 118,000	$ 1,026,000
Underpass Including Ramps and St	$ 8,659,000	$ 1,732,000	$ 1,355,000	$ 11,746,000
Roadway, Parking, Site Work	$ 3,624,000	$ 725,000	$ 567,000	$ 4,916,000
Construction Subtotals	$ 24,299,000	$ 4,859,000	$ 3,802,000	**$ 32,960,000**
Phase I Engineering				$ 762,754
Phase II Engineering				$ 3,971,481
C&M/Lease Agreement				$ 1,000,000
Construction Engineering				$ 3,500,000
Utilities				$ 2,900,000
Revised Project Total				**$ 45,094,235**

Metra Station & Multimodal Access Improvements Project

All Project Costs		Current		Target	
Item	**Total**	**Outside Funding**	**Local Funding**	**Outside Funding**	**Local Funding**
Station, Underpass, and Plaza	$ 24,864,498	$ 19,408,806	$ 5,455,692	$ 21,923,404	$ 2,941,094
Platforms & Shelters	$ 10,619,013	$ 4,000,000	$ 6,619,013	$ 7,583,111	$ 3,035,902
Streetscape and Utilities	$ 9,610,723	$ -	$ 9,610,723	$ 2,000,000	$ 7,610,723
Totals	**$ 45,094,235**	**$ 23,408,806**	**$ 21,685,429**	**$ 31,506,516**	**$ 13,587,719**

Metra Station & Multimodal Access Improvements Project

Metra Station/Underpass/Phase 4 Streetscape Scenarios	Total Village Cost	Delta over Scenario 1
Scenario 1: The Village immediately stops engineering for the Metra Station/Underpass but does complete engineering and construction for Phase 4 of the Streetscape/Utilities. The Village will need to perform maintenance and rehabilitation of the commuter parking lots and the destiny of the Station is unknown.	$ 11,457,229	$ -
Scenario 2: The Village completes all engineering for the Metra Station/Underpass. The Village completes engineering and construction of Phase 4 of the Streetscape/Utilities but does not complete construction of the Metra Station/Underpass. The Village will need to perform maintenance and rehabilitation of the commuter parking lots and the destiny of the Station is unknown.	$ 14,063,091	$ 2,605,862
Scenario 3: The Village completes engineering and construction of the Metra Station/Underpass and Phase 4 of the Streetscape/Utilities. An additional ~$8.1M in grants are secured for the project.	$ 13,587,719	$ 2,130,490
Scenario 4: The Village completes engineering and construction of the Metra Station/Underpass and Phase 4 of the Streetscape/Utilities. No additional grants are secured though with the Village solely relying on the existing $23.4M in outside funding for the project.	$ 21,685,429	$ 10,228,200

End of Presentation

- Questions, Comments, & Input on CIP

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

FIRE SERVICES

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Fire Services	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Revenues:							
	Special Service Area 18 North Fire	$ 110,800	$ 197,300	$ 203,219	$ 209,316	$ 215,595	$ 222,063
	Special Service Area 19 South Fire	78,200	138,400	142,552	146,829	151,233	155,770
	Fire Services Fee	825,000	839,500	854,000	854,000	905,240	905,240
	Capital Fire Services Fee	495,000	1,067,000	1,639,000	1,639,000	1,737,340	1,737,340
	EMS Fee	330,000	771,000	1,212,000	1,212,000	1,284,720	1,284,720
	Ambulance service fees	-	-	1,210,101	1,217,137	1,224,567	1,232,314
	Bond Proceeds	-	-	-	-	-	-
	Interest Income	235,000	219,000	188,000	176,000	65,000	26,000
	Total Revenues	$ 2,074,000	$ 3,232,200	$ 5,448,872	$ 5,454,281	$ 5,583,695	$ 5,563,447
Expenditures:							
	Fire Company Contribution	$ 1,011,586	$ 1,254,190	$ 1,367,268	$ 1,411,259	$ 1,456,833	$ 1,504,049
	Intergovernmental Agreements	21,800	10,000	10,000	10,000	11,000	11,000
	Audit	16,000	16,000	16,480	16,974	17,484	18,008
	DuComm	-	184,150	189,675	195,365	201,226	207,262
	Ambulance Service	430,000	451,500	1,806,780	1,897,119	1,991,975	2,091,574
	Ambulance Billing	-	-	48,404	48,685	48,983	49,293
	Maintenance Equipment	1,000	1,000	1,000	1,000	1,000	1,000
	Operating Supplies	1,500	1,500	1,500	1,500	1,500	1,500
	Computer Equipment/Proj	30,000	7,800	-	-	-	-
	Fire Station Renovation	32,000	250,000	250,000	3,500,000	3,000,000	1,500,000
	Vehicles	742,527	146,609	2,017,338	1,969,293	-	174,242
	Debt Service	-	-	-	-	-	-
	Facilities Maint Service Charge	74,400	84,800	88,192	91,720	95,388	99,204
	Administrative Service Charge	48,165	37,400	38,896	40,452	42,070	43,753
	Total Expenditures	$ 2,408,978	$ 2,444,949	$ 5,835,533	$ 9,183,367	$ 6,867,458	$ 5,700,885
	Net Increase/(Decrease)	(334,978)	787,251	(386,661)	(3,729,086)	(1,283,763)	(137,438)
	Beginning of year balance	5,816,391	5,481,413	6,268,664	5,882,003	2,152,917	869,154
	End of year balance	$ 5,481,413	$ 6,268,664	$ 5,882,003	$ 2,152,917	$ 869,154	$ 731,717

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

FIRE SERVICES

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
Operations	ALLOCATION OF FIRE SERVICES	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Revenues						
	Special Service Area 18 North Fire	82,810	118,675	113,320	116,720	120,221	123,828
	Special Service Area 19 South Fire	58,030	83,247	79,491	81,875	84,332	86,861
	Fire Services Fee	825,000	839,500	854,000	854,000	905,240	905,240
	EMS Fee	330,000	771,000	1,212,000	1,212,000	1,284,720	1,284,720
	Ambulance service fees	-	-	1,210,101	1,217,137	1,224,567	1,232,314
	Interest Income	235,000	219,000	188,000	176,000	65,000	26,000
	Total Revenues - Operations	$ 1,530,840	$ 2,031,422	$ 3,656,911	$ 3,657,732	$ 3,684,080	$ 3,658,963
	Expenditures						
	Fire Company Contribution	$ 1,011,586	$ 1,254,190	$ 1,367,268	$ 1,411,259	$ 1,456,833	$ 1,504,049
	Intergovernmental Agreements	21,800	10,000	10,000	10,000	11,000	11,000
	Audit	16,000	16,000	16,480	16,974	17,484	18,008
	DuComm	-	184,150	189,675	195,365	201,226	207,262
	Ambulance Service	430,000	451,500	1,806,780	1,897,119	1,991,975	2,091,574
	Ambulance billing	-	-	48,404	48,685	48,983	49,293
	Maintenance Equipment	1,000	1,000	1,000	1,000	1,000	1,000
	Operating Supplies	1,500	1,500	1,500	1,500	1,500	1,500
	Facilities Maint Service Charge	74,400	84,800	88,192	91,720	95,388	99,204
	Administrative Service Charge	48,165	37,400	38,896	40,452	42,070	43,753
	Total Expenditures - Operations	$ 1,604,451	$ 2,040,540	$ 3,568,195	$ 3,714,074	$ 3,867,458	$ 4,026,643
	Net Increase/(Decrease)	(73,611)	(9,119)	88,717	(56,342)	(183,379)	(367,680)
	Transfer (to)/from Capital	73,611	9,119	(88,717)	56,342	183,379	367,680
	Beginning of year balance	-	-	-	-	-	-
	End of year balance - Operations	$ -	$ -	$ -	$ -	$ -	$ -

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

FIRE SERVICES							
		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
Capital (Facility Funding)		FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Revenues						
	Special Service Area 18 North Fire	$ 27,990	$ 78,625	$ 89,899	$ 92,596	$ 95,374	$ 98,235
	Special Service Area 19 South Fire	20,170	55,153	63,061	64,953	66,902	68,909
	Capital Fire Services Fee	495,000	1,067,000	1,639,000	1,639,000	1,737,340	1,737,340
	Bond Proceeds	-	-	-	-	-	-
	Total Revenues - Capital (Facility Funding)	$ 543,160	$ 1,200,778	$ 1,791,961	$ 1,796,549	$ 1,899,616	$ 1,904,484
	Expenditures						
	Computer Equipment/Proj	$ 30,000	$ 7,800	$ -	$ -	$ -	$ -
	Fire Station Renovation	32,000	250,000	250,000	3,500,000	3,000,000	1,500,000
	Debt Service	-	-	-	-	-	-
	Total Expenditures - Capital (Facility Funding)	$ 62,000	$ 257,800	$ 250,000	$ 3,500,000	$ 3,000,000	$ 1,500,000
	Net Increase/(Decrease)	481,160	942,978	1,541,961	(1,703,451)	(1,100,384)	404,484
	Transfer (to)/from Operating	(73,611)	(9,119)	88,717	(56,342)	(183,379)	(367,680)
	Transfer (to)/from Vehicle Replacement	(500,000)	(515,000)	(530,450)	(546,364)	(562,754)	(579,637)
	Beginning of year balance	4,186,194	4,093,743	4,512,603	5,612,830	3,306,674	1,460,157
	End of year balance - Capital (Facility Funding)	$ 4,093,743	$ 4,512,603	$ 5,612,830	$ 3,306,674	$ 1,460,157	$ 917,324
Capital (Vehicle Replacement)							
	Revenues						
	None	$ -	$ -	$ -	$ -	$ -	$ -
	Total Revenues - Capital (Vehicle Replacement)	$ -	$ -	$ -	$ -	$ -	$ -
	Expenditures						
	Vehicles	$ 742,527	$ 146,609	$ 2,017,338	$ 1,969,293	$ -	$ 174,242
	Total Expenditures - Capital (Vehicle Replacement)	$ 742,527	$ 146,609	$ 2,017,338	$ 1,969,293	$ -	$ 174,242
	Net Increase/(Decrease)	$ (742,527)	(146,609)	(2,017,338)	(1,969,293)	-	(174,242)
	Transfer (to)/from Capital (Facility Funding)	500,000	515,000	530,450	546,364	562,754	579,637
	Beginning of year balance	1,630,197	1,387,670	1,756,061	269,173	(1,153,757)	(591,002)
	End of year balance - Capital (Vehicle Replacement)	$ 1,387,670	$ 1,756,061	$ 269,173	$ (1,153,757)	$ (591,002)	$ (185,607)
	Combined end of year balance	$ 5,481,413	$ 6,268,664	$ 5,882,003	$ 2,152,917	$ 869,154	$ 731,717

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

CAPITAL PROJECTS FUND

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Capital Fund	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Revenues:							
	Property Taxes	$ 4,337,707	$ 4,574,175	$ 4,665,659	$ 4,758,972	$ 4,854,151	$ 4,951,234
	Food and Beverage Tax (1.5%)	1,775,000	1,810,500	1,846,710	1,883,644	1,921,317	1,959,743
	Drainage Infrastructure Fee	145,000	145,000	145,000	145,000	145,000	145,000
	Fee in lieu (Harding Townhomes)	188,718	-	-	-	-	-
	TIF Contributions to Capital Projects	-	150,000	300,000	300,000	1,075,000	1,050,000
	Parking Fund Contributions to Capital Projects	75,000	75,000	75,000	75,000	75,000	75,000
	General Obligation Bond for CBD Projects	-	-		5,000,000	-	-
	Telecommunications Tax	364,000	327,600	294,840	265,356	238,820	214,938
	Electricity Use Tax	930,000	930,000	930,000	930,000	950,000	950,000
	Natural Gas Use Tax	306,320	315,000	350,000	350,000	350,000	350,000
	Real Estate Transfer Tax	635,000	635,000	647,700	660,654	673,867	687,344
	Grant Revenue	-	2,663,969	4,201,000	9,782,589	13,375,488	4,704,889
	Forfeiture Funds - To reimburse police station project (if funds are available)	-	-	-	-	-	-
	MFT (Project Specific)	-	1,620,880	379,120	-	-	-
	Capital Grant from State of Illinois (Capital Bonds)	-	1,800,000	-	-	-	-
	General Fund Contribution to Capital Projects	4,000,000	2,000,000	-	-	-	-
	Village Links (Panfish one time transfer)	100,000	100,000	-	-	-	-
	Interest Income	725,000	464,000	131,000	11,000	83,000	51,000
	Total Revenues	$ 13,581,745	$ 17,611,124	$ 13,966,029	$ 24,162,215	$ 23,741,643	$ 15,139,149

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

CAPITAL PROJECTS FUND

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Capital Fund	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Expenditures:							
	Non-Roadway Construction Projects:						
	Minor capital investment/other expenditures	$ 16,000	$ 15,000	$ 15,500	$ 16,000	$ 16,500	$ 17,000
	Placeholder for Unidentified Non-Roadway Projects	-	-	50,000	50,000	50,000	50,000
	Hill Avenue Utility Sewer and Water	-	500,000	-	-	-	-
	Royal Glen Infrastructure Improvements - Hold	-	-	-	-	-	-
	McKee House Water and Sewer	-	-	-	-	-	-
	Street Lighting Improvements - Roosevelt Road	-	-	-	-	1,952,766	-
	Street Lighting Improvements - Repairs and Requests	151,681	15,000	75,000	15,000	15,000	15,000
	Stormwater Drainage Improvements Program	10,000	10,000	10,000	10,000	10,000	10,000
GF2	Village Green Storm Sewer Replacement	-	-	-	-	-	-
	Kenilworth/Cottage Storm Sewer Extension	-	250,000	-	-	-	-
GF14	Traffic Studies and Improvements	-	200,000	500,000	-	-	50,000
	Wayfinding Signage - Hold	-	-	-	-	-	-
	East Branch DuPage River Trail	10,000	-	-	-	-	-
	Bike Plan Update	-	-	-	-	-	-
GF15	Panfish Park Improvements	100,000	300,000	-	-	-	-
	Forest/Duane CBD Park	-	-	-	-	-	-
	Special Engineering Projects						
	Parking Garage (Transfer to Parking Fund)	255,814	-	-	-	-	-
GF5	Taylor Avenue Pedestrian Tunnel	-	870,247	-	-	-	-
GF6,7,8	Train Station/Pedestrian Underpass	956,639	2,427,074	5,451,481	10,800,000	12,450,000	4,700,000
	Developer Capital Improvements	-	750,000	-	50,000	50,000	50,000
	Sidewalk Repair Program	170,000	160,000	150,000	150,000	150,000	150,000
	New Sidewalk Program	62,500	262,000	-	-	-	-
	ADA Transition Plan	-	40,000	-	-	-	-
	Route 53 Sidewalk Study	-	-	-	100,000	-	-
	Illinois Route 38 Streetscape Improvements	-	-	-	-	285,291	-
	Subtotal - Non-Roadway Construction Projects	$ 1,732,634	$ 5,799,321	$ 6,251,981	$ 11,191,000	$ 14,979,557	$ 5,042,000

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

CAPITAL PROJECTS FUND

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Capital Fund	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Expenditures:	Roadway Rehabilitation Program						
	Placeholder for Unidentified Roadway Projects	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	Pavement Preservation Program	387,516	415,000	427,450	440,274	453,482	467,086
	Concrete Street Patching and Rehabilitation Program	49,401	200,000	250,000	-	100,000	-
	Pavement Condition Survey	-	-	-	50,000	-	-
GF10	Crescent Boulevard LAFO	-	1,000,000	610,000	220,000	-	-
GF1	North Park/Main Street Improvements	-	412,071	-	-	-	-
	2020 Street Program 20001 - Phase I	5,000	-	-	-	-	-
	2020 Street Program 20001 - Phase 2	505,974	-	-	-	-	-
	2022 Street Program 22002	1,817,592	-	-	-	-	-
	Township Resurfacing Contribution	12,680	-	-	-	-	-
	Miscellaneous Reimbursement	-	-	-	-	-	-
GF16	Bemis Road Improvements	125,859	2,069,882	-	-	-	-
GF11	Lambert Road Improvements	66,259	-	-	-	1,850,975	-
GF12	Riford Road Improvements	65,259	-	-	235,178	50,000	-
	Sheehan Avenue Improvements	123,721	-	2,712,972	-	-	-
	2023 Utility and Roadway Improvements 23001	4,370,964	-	-	-	-	-
GF 4, 13	Future Street Resurfacing/Reconstruction Projects	-	5,680,118	4,811,305	4,997,347	4,526,285	6,457,956
	Engineering for Future Street Projects	519,703	253,227	263,018	238,226	339,893	200,396
	CBD Streetscape and Utility Improvements	8,396,643	6,442,730	-	-	-	-
	IFT / General Fund Engineering	270,300	285,000	291,000	297,000	303,000	309,000
	IFT/ Food and Beverage Collection Cost	53,400	53,400	53,400	53,400	53,400	53,400
	Subtotal - Roadway Rehabilitation Program	$ 16,770,271	$ 16,811,428	$ 9,469,146	$ 6,581,424	$ 7,727,035	$ 7,537,838
	Total Improvements - Capital Projects Fund	$ 18,502,905	$ 22,610,749	$ 15,721,127	$ 17,772,424	$ 22,706,592	$ 12,579,838
	Bond Repayment - 2015 Police Station Bonds	$ 815,544	$ 817,094	$ 818,043	$ 818,394	$ 818,144	$ 817,294
	Bond Repayment - 2018 Capital Project Bonds	678,519	681,219	683,469	680,469	681,769	682,819
	Bond Repayment - 2020 Capital Project Bonds	606,673	609,223	611,323	607,973	609,323	610,223
	Bond Repayment - 2021B Refunding Bonds (2015)	123,298	127,742	127,165	126,588	126,010	125,222
	Bond Repayment - 2025 ($5M)	-	-	-	387,500	387,500	387,500
	Total Expenditures - Capital Projects Fund	$ 20,726,939	$ 24,846,027	$ 17,961,127	$ 20,393,348	$ 25,329,338	$ 15,202,896
	Change in Fund Balance, Capital Projects Fund	$ (7,145,194)	$ (7,234,903)	$ (3,995,098)	$ 3,768,867	$ (1,587,695)	$ (63,747)
	Capital Projects Fund Balance, Beginning of Year	$ 18,734,729	$ 11,589,534	$ 4,354,632	$ 359,534	$ 4,128,401	$ 2,540,706
	Capital Projects Fund Balance, End of Year	$ 11,589,534	$ 4,354,632	$ 359,534	$ 4,128,401	$ 2,540,706	$ 2,476,958

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

WATER & SANITARY SEWER FUND

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Water & Sanitary Sewer Fund	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Revenues:							
	Capital Revenues - Water & Sewer Fund	$ 2,960,885	$ 2,850,000	$ 2,907,000	$ 2,965,140	$ 3,024,443	$ 3,084,932
	CDBG Grant/Potential SSA to fund Royal Glen	$ -	$ -	$ -	$ -	$ -	
	Lombard Contribution To Hill Water Main	$ -	$ 400,000	$ -	$ -	$ -	
	Total Revenues	$ 2,960,885	$ 3,250,000	$ 2,907,000	$ 2,965,140	$ 3,024,443	$ 3,084,932
Expenditures:							
	Water Roadway Related Projects:						
	CBD Underground/Streetscape Improvements	$ 1,868,072	$ 544,984	$ -	$ -	$ -	$ -
	Metra Station Improvements	-	63,408	825,000	825,000	-	-
	North Park/Main Street Improvements	-	49,437	-	-	-	-
	Bemis Road Improvements	40,000	898,554	-	-	-	-
	Sheehan Avenue Improvements	40,000	-	526,652	-	-	-
	2020 Roadway Imp. Project 20001 - Phase 2	169,964	-	-	-	-	-
	2022 Roadway Imp. Project 22002	258,715	-	-	-	-	-
	2023 Utility and Roadway Improvements 23001	51,750	-	-	-	-	-
	Future Street Projects	-	3,101,446	1,404,311	1,474,526	1,548,253	1,625,666
	Engineering for Future Street Projects	65,476	73,911	77,607	81,487	85,561	89,839
	Water Non-Roadway Related Projects:						
	Standalone Main Replacements:	$ -	$ -	$ 700,000	$ 700,000	$ 700,000	$ 700,000
	Roosevelt Road Water Main	-	-	-	250,000	1,000,000	1,000,000
	Roosevelt Road Water Main Break Repair	-	-	-	-	-	-
	Route 53 Water Main Lining	-	-	1,000,000	-	-	-
	Hill Avenue Utility Sewer and Water (Water Main Component)	-	2,000,000	-	-	-	-
	Cumnor Water Main Utility Extension	-	-	-	-	-	-
	Park Boulevard (Taft to Marston) Water Main Replacement	579,032	-	-	-	-	-
	Glen Ellyn-Illinois American Water Interconnection	247,819	-	-	-	-	-
	McKee House	-	120,000	-	-	-	-
	Royal Glen Infrastructure Improvements - Hold	-	-	-	-	-	-
	Water Operations Projects:						
	Wilson & Newton Pumping Station Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -
	WPAS & NPAS Rehabilitation	-	-	-	-	-	-
	Standby Well Rehabilitation	-	-	-	-	-	-
	Reservoir Rehabilitation	300,000	-	-	-	-	-
	SCADA Reinstrumentation	-	-	-	-	-	-
	Water Meter Fixed Network Upgrade	-	-	-	-	-	-
	Reno Center Improvements	-	-	-	-	-	-
	Miscellaneous equipment	-	-	-	-	-	-
	Water Model	-	150,000	-	-	-	-
	Lead Service Line Replacement	-	100,000	-	-	-	-
	Lead Service Line Potholing	30,000	-	-	-	-	-
	Subtotal - Water Projects	$ 3,650,828	$ 6,851,740	$ 4,533,570	$ 3,331,013	$ 3,333,814	$ 3,415,505

CAPITAL IMPROVEMENT PLAN
11/1/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

WATER & SANITARY SEWER FUND							
		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Water & Sanitary Sewer Fund	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Sewer Projects:						
Expenditures:		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Sewer Roadway Related Projects:	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Point Repairs (Can Be Associated with Future Street Projects)	-	300,000	300,000	300,000	300,000	500,000
	CBD Underground/Streetscape Improvements	$ 924,703	$ 784,303	$ -		$ -	$ -
	Metra Station Improvements	-	$ 59,518	$ 825,000	$ 825,000	$ -	$ -
	North Park/Main Street Improvements	-	66,901	-	-	-	-
	Bemis Road Improvements	25,000	958,775	-	-	-	-
	Sheehan Avenue Improvements	25,000	-	365,609	-	-	-
	2020 Street Program 20001 - Phase 1	-	-	-	-	-	
	2020 Street Program 20001 - Phase 2	157,829	-	-	-	-	-
	2022 Street Program 22002	40,000	-	-	-	-	-
	2023 Utility and Roadway Improvements 23001	142,938	-	-	-	-	-
	Future Street Projects	-	741,225	-	-	-	-
	Engineering for Future Street Projects	24,572	-	-	-	-	-
	Sewer Non-Roadway Related Projects:						
	I/I Reduction (Lining + Point Repairs)	-	500,000	200,000	200,000	200,000	200,000
	SSES Follow-up Engineering and Projects	-	-	-	-	-	-
	Hill Avenue Utility Sewer and Water (Sewer Main Component)	-	800,000	-	-	-	-
	Cumnor Sewer Main Utility Extension	-	-	-	-	-	-
	Contractual Sewer Repairs	-	-	-	-	-	-
	Lift Station Rehab						
	Hill Avenue	-	25,000	-	-	-	-
	Memory Court	-	-	-	-	-	-
	Surrey	-	-	-	-	-	-
	South Park	-	40,000	-	-	-	-
	Orchard Place	-	25,000	-	-	-	-
	Police Station-Utilities	-	-	-	-	-	-
	Miscellaneous equipment	-	-	-	-	-	-
	Royal Glen Infrastructure Improvements - Hold	-	-	-	-	-	-
	Reno Center Improvements	-	-	-	-	-	-
	Subtotal - Sewer Projects	$ 1,340,042	$ 4,300,722	$ 1,690,609	$ 1,325,000	$ 500,000	$ 700,000
	Total Improvements - Water & Sewer Fund	$ 4,990,870	$ 11,152,462	$ 6,224,179	$ 4,656,013	$ 3,833,814	$ 4,115,505
	Change in Capital Balance, Water & Sewer Fund	$ (2,029,985)	$ (7,902,462)	$ (3,317,179)	$ (1,690,873)	$ (809,372)	$ (1,030,573)
	Water & Sewer Capital Fund Balance, Beginning of Year	$ 18,258,221	$ 16,228,236	$ 8,325,774	$ 5,008,595	$ 3,317,722	$ 2,508,350
	Water & Sewer Capital Fund Balance, End of Year	$ 16,228,236	$ 8,325,774	$ 5,008,595	$ 3,317,722	$ 2,508,350	$ 1,477,777

Glen Ellyn Capital Improvements Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/14/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Report
Prepared By: Rich Daubert

AGENDA ITEM (ID # 2023-1138)

DOC ID: 2023-1138

Engineering Project Activity Report Dated November 9, 2023

Statement of the Issue:
The Public Works Engineering Division Project Activity Report Dated November 9, 2023 is attached hereto for review by the Capital Improvements Commission.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:
1. Engineering Project Report 11-9-23

November 9, 2023

ENGINEERING DIVISION PROJECT ACTIVITY REPORT

CONSTRUCTION PROJECTS IN PROGRESS

CBD STREETSCAPE AND UTILITY IMPROVEMENTS – Phase 1 – *Contractor:* ***A Lamp Concrete Contractors***

(Project No. 15006; Value of Construction Contract = $5,704,293)

Remaining work on the Phase 1 streetscaping is largely wrapped up for the year. The punch list walk through and formation was completed over the past month, but will largely be addressed next spring. Some items of note on the punch list include:

- Replacement of two sidewalk squares near Blackberry Market
- Replacement of a section of pavement, curb, and sidewalk on Hillside east of Main Street
- Final inspection of plantings and replacement of missing plantings and/or plantings that have not survived. In addition, the missing perennial plantings along the Apex 400 development are expected to be installed in accordance with the approved permit plan revisions for that development.

In addition to the punch list items, sewer and pavement improvements are being evaluated for the alley south of Duane Street, west of Main Street next spring. The improvements were not contemplated as part of the original design but were recognized as warranted based on follow up sewer televising. Staff is evaluating options to incorporate the improvements. Fortunately, Phase I of the Streetscaping Project is currently approximately $400,000 under the Contract Award; hence there is budgetary room to implement said improvements.

CBD STREETSCAPE AND UTILITY IMPROVEMENTS – Phase 2-3 – *Contractor:* ***A Lamp Concrete Contractors***

(Project No. 15006; Value of Construction Contract = $16,298,499

The major milestones in the Phase 2-3 construction over the past month include:

- Installation of granite planter curbs and trees along the length of Main Street from the railroad tracks north to Anthony Street. Along with the application of temporary pavement marking and full re-opening of both blocks of Main Street.
- Re-opening of Pennsylvania Avenue (Main St to Prospect Ave) to two-way traffic. The installation of granite planter curbs is nearly complete and trees are anticipated to be planted in the next week.
- Completion of the furniture zone and sidewalks along Crescent Boulevard. Remaining to be completed is the installation of the granite planter curbs and trees, which are anticipated to be completed before the Thanksgiving holiday.
- Completion of advanced underground utility work in the Phase 3 streetscaping area (Pennsylvania Ave west of Prospect, Prospect Ave south of Penn) that allowed for the

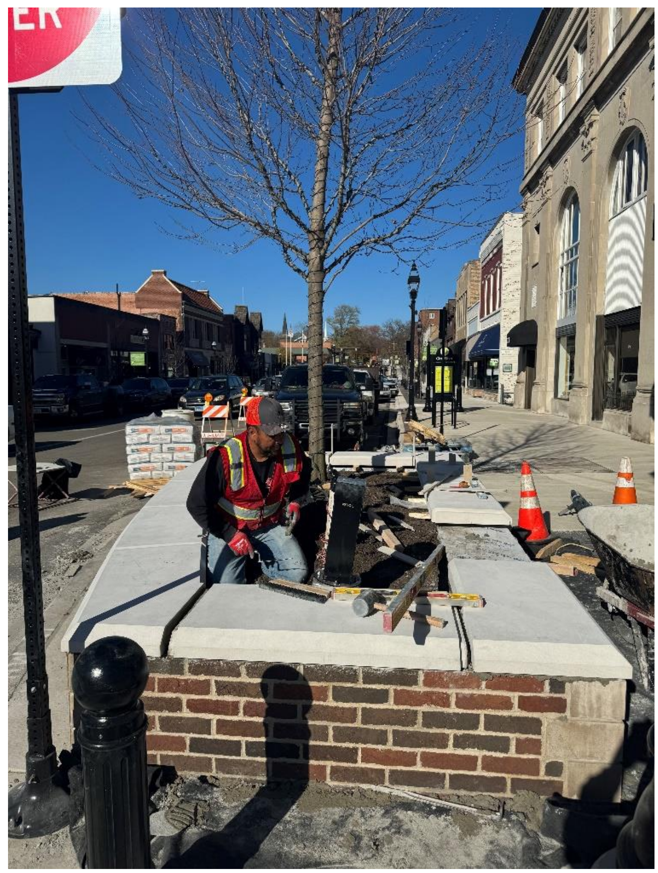
decommissioning of an unreliable and dead-ended watermain before the winter season, and gave the Village a head-start on next year's work.

This year's construction will be wrapping up within the next few weeks. The major activities include completion of the granite planter curbs and tree installation, both of which are planned to be completed before Thanksgiving. Extending past Thanksgiving will be a number of more minor impact activities including the completion of the limestone caps for the remaining seatwalls along Main Street.

As indicated previously, certain elements of the Phase 2 work will occur next year including: planting of the perennials (spring), installation of the historic granite plaques in the brick paver areas, paving of the final surface asphalt layer, installation of the final pavement marking, and installation of the brick paver crosswalks.

Independent of the streetscaping, but not unrelated, Nicor is still completing their downtown gas main project work. A combination of weather and underground complications set them behind their original schedule. All of the new gas main is now installed and active along Pennsylvania Ave (Main to Park), Forest Ave (~100'-200' north and south of Pennsylvania), and Park Blvd (Pennsylvania to Crescent). They are now engaged in connecting the approximately 20 buildings within the project area to the new gas main. This is expected to take two weeks. After which they will be able to decommission the old gas main and complete their work within the downtown. Overall their work is expected to extend through the end of November.

Public Works has been coordinating with Nicor to have an initial round of restoration performed on all of the disturbed roadway and sidewalk, in advance of the upcoming Thanksgiving Holiday Walk celebration. The sidewalk restoration will be a combination of asphalt in areas that are to be reconstructed as part of next year's streetscaping work, and more permanent concrete in areas outside of the scope of next year's construction.



2023 UTILITY AND ROADWAY IMPROVEMENTS PROJECT – *Contractor:* ***R.W. Dunteman***
(Project No. 23002; Value of Construction Contract = $4,377,900)

This project involves the rehabilitation of approximately 6.85 centerline miles of streets throughout the Village of Glen Ellyn, generally located in Arboretum Estates East, Amber Ridge, Brentwood Place, Deerglen Estates, Glen Ellyn addition to Prospect Park, Glen Park Subdivision, Saddlewood, Stacy Woods, and other various streets. The contractor finished all paving the week of October 18th and completed all sodding by November 7th. Final project completion (including addressing all punch list issues) is targeted for November 17th. The project will then proceed to closeout.

PRIVATE DEVELOPMENT PROJECTS INVOLVING SIGNIFICANT PUBLIC IMPROVEMENTS

Glen Estates Subdivision
This project involves the construction of a 7-lot single family residential subdivision on the north side of Hill Avenue between Cumnor Avenue and Golf Avenue. The project involves fully reconstructing Hill Avenue and lowering the roadway and parkways to ensure sufficient stopping sight distance for vehicles traveling along Hill Avenue and needing to stop for vehicles exiting and entering the new residential driveways on Hill Avenue.

The street lighting poles and luminaires were installed along the frontage of the development and are now operational. In addition, the flashing traffic signal beacon at Hill and Golf was replaced with a new beacon with more appropriately sized indications and an improved alignment with the roadway. Parkways as well as the individual lots that are not under construction have been hydroseeded. In terms of remaining public improvements, an overhead communication line on Cumnor Avenue has yet to be undergrounded. This will allow for the sidewalk along Cumnor Avenue to be fully completed. The remaining sidewalks and driveway approaches along Hill Avenue will be installed as the individual lots are developed with new homes. The Developer is now working on preparing as-built drawings for the public improvements which are largely complete.

Harding Glen Townhomes
This project involves the construction of a 23-unit town home just east of the intersection of Harding Avenue and Nicoll Way (near the major intersection of Illinois Route 53 and Pershing Avenue). The project will include a 450 foot extension of Harding Avenue via the construction of a cul-de-sac. Utility improvements include sanitary sewer main extension, water main extension, storm sewer/drainage improvements, as well as dry utility gas, electric, and communication. The development is slowly advancing towards construction with dry utility installation permits having been submitted to Public Works Engineering. The underground utility submittals have been approved with precast structures now in production. A site development permit has not yet been issued but is imminent. Having said that, staff held another preconstruction meeting with the Developer and Contractor in October as to be ready for construction as soon as the site development permit is issued.

CONSTRUCTION PROJECTS IN CLOSEOUT

2022 STREET IMPROVEMENTS PROJECT** – Contractor: **R.W. Dunteman
(Project No. 22002; Value of Construction Contract = $2,880,474)

This project involved the rehabilitation of approximately 3.4 centerline miles of various streets throughout the Village of Glen Ellyn including Baker Hill Drive, Carleton Avenue, Colcord Place, Crescent Drive, DuPage Boulevard, Phillips Avenue, and the Raintree Subdivision. All work was completed in August. The Engineer and Contractor are close to agreeing to final quantities for a few remaining pay items. The project is accordingly working through the closeout process.

UTILITY AND ROADWAY IMPROVEMENTS PROJECT 20001 – PHASE II** – Contractor: **R.W. Dunteman
(Project No. 20001; Value of Construction Contract = $4,508,341)

This phase of the project involved the rehabilitation of roadways in the central-west portion of the Village including: Windsor Avenue (Sawyer to Hillside), Sawyer Avenue (Lorraine to west Village Limit), Chesterfield Avenue (Lorraine to west Village Limit), Dawn Avenue (Hillside to Duane), Kenilworth Avenue (Hillside to Duane), Duane Street (Kenilworth to Lorraine) and one street located in the east area of the Village, Carleton Avenue (DuPage to south end). The scope of the work included sanitary sewer main line repairs and service line replacement, water main and service line replacement, storm sewer/drainage improvements, and varying levels of roadway rehabilitation.

The Engineer and Contractor have agreed on final quantities for the project with the final balancing change order prepared and executed by the contractor. The Engineer has walked the project with the landscaping contractor to identify areas of parkway restoration which need resolution.

GLEN ELLYN/IL AMERICAN WATER INTERCONNECT**– Contractor: **Archon Construction
(Value of Construction Contract = $219,068)

This project involved the construction of an emergency use interconnection between the Village and Illinois American Water Company (ILAWC) distribution systems, near Glenbard South High School. The interconnection will improve reliability and reduce the water outage areas for the respective utilities in the event of water main breaks. The water main installation work including the punch list is now complete. Archon Construction is preparing as-builts, final lien waivers, and a final invoice for the water main installation.

NORTH PARK BLVD. / MAIN STREET IMPROVEMENTS** – Contractor: **R.W. Dunteman
(Project No. 13001; Value of Construction Contract = $2,945,000)

Staff and the Resident Engineer have addressed all of IDOT's requests with project closeout in the court of IDOT District 1 Materials.

TAYLOR AVENUE PEDESTRIAN TUNNEL** – Contractor: **"D" Construction
(Project No. 15009; Value of Construction Contract = $3,052,793)

The revised final pay estimate has been transmitted to the State for processing.

ENGINEERING PROJECTS

MULTIYEAR UTILITY AND ROADWAY IMPROVEMENTS** – Engineer: **AECOM

This project involves the design of utility and roadway improvements programmed for 2023 and 2024 as well as future federal aid eligible roadway projects. Design, competitive bidding, award, and construction of the 2023 Utility and Roadway Improvements project is substantially complete. A separate construction update is provided under construction projects in progress.

AECOM continues to work on the design of the 2024 Utility and Roadway Improvements Project. Civil Engineer Warner recently completed his review of the latest set of plans for the 2024 projects. Engineer Daubert is performing QA/supplemental review with the objective to get the plans back in AECOM's court by November 17th. Design coordination meetings have been held in the last month including a field meeting to review work on Bemis Road near Glen Crest Creek. Additional streambank stabilization work is being explored based on a joint meeting between AECOM, Public Works Staff, and the Village's Stormwater Consultant HLR. With the DuPage Mayors and Managers call for Surface Transportation Program Funding now open, grant applications are being prepared to request funding for future improvements of Lambert Road, Riford Road, and Sheehan Avenue.

CRESCENT BOULEVARD RESURFACING PROJECT** – Engineer: **Primera Engineers

This project involves the rehabilitation of Crescent Boulevard between Lake Road and approximately the east Village Limit (approximately 1.2 centerline miles). Rehabilitation will be in the form of a mill and overlay (resurfacing) of the roadway as well as sidewalk removal and replacement including bringing the sidewalk ramps up to ADA standards. Also included with the project is the construction of new sidewalk on the south side of Crescent Boulevard from Lee to Riford and on the north side of Crescent Boulevard from Crescent Drive to 950 Crescent which is approximately 385' east of Cumnor Avenue.

A preconstruction meeting was held with the State, Village, and Contractor on September 29th. The contractor claimed they would be able and willing to try to complete some project work this year, but staff had concerns with winter protection costs and quality due to the need to complete some work in the spring after paving of the final asphalt surface. Delaying all work to the spring will have additional costs due to material escalation but was preferred by Village staff. The Village, Contractor, and State came to an agreement the week of October 16th to formally delay the start of the project until mid-March. A notification letter is targeted to be distributed in November, which will mention approximate scheduling of a Project Informational Meeting in early March and include as much construction schedule information as possible. As with all major Village construction projects, the public meeting will be held to provide construction related details and ensure open lines of communication with residents and other interested parties.

<u>HILL AVENUE UTILITY IMPROVEMENTS</u> *– Engineer:* ***Walter E. Deuchler Associates***
(Project No. 00511)

This project involves the construction of sanitary sewer and water distribution system improvements on Hill Avenue between Golf Avenue and the East Branch of the DuPage River. The improvements will ultimately result in the Village's water main being continuous and looped along both Hill Avenue and Crescent Boulevard. Also, this will allow the Village to serve the fronting properties on Hill Avenue with potable water service.

The IEPA water main permit was issued on June 23rd. The IEPA water pollution control permit for the sanitary sewer improvements was issued on July 10th. The Engineer resubmitted information to DuPage County for the Stormwater Certification. With the Construction Season, Budgeting Season, the Performance Review Season now winding down, staff will strive to move this project forward in 2024. Easement documentation was prepared for the Elliot Construction property with the documents signed by the respective party. A similar easement is needed on the north side of Hill Avenue which staff will next focus its attention on.

<u>TRAIN STATION / PEDESTRIAN TUNNEL</u> *– Engineer:* ***CDM Smith/KMI Architects***
(Project No. 16016)

Staff and CDM Smith continue to work on Phase II Engineering. Staff meets with the firm on a weekly basis to review project status and provide direction on design decisions. In addition, Staff and CDM Smith are meeting with Metra and Union Pacific on a monthly basis to similarly coordinate on design status and design decisions.

In terms of status, the topographic survey is largely complete with CDM Smith now diving into the site civil design. As part of Phase II Engineering, Staff had asked CDM Smith to make several tweaks to the underpass and associated stair, ramp, and platform design. This is arguably the most important and critical exercise with expert Civil Engineers from CDM Smith and the Village scrutinizing this work in the coming month.

Concurrent with the site design, the project Architects are leading the 10% design of the Depot. Major tasks underway include preliminary development of the MEP (Mechanical, Electrical, Plumbing) system needs. CDM is also refining the 3D visual model of the Depot and surround Central Business District. The 3D model will be a helpful instrument in detailing the Building and Landscape Architectural components. In terms of schedule, CDM Smith is targeting delivery of the 10% design documents to the Village by the end of 2023.

An amendment to the ongoing 30% Phase II Engineering Agreement was prepared and will be presented to the Village Board on November 13, 2024 for consideration of approval. In summary, the Amendment adds design services from 30% to 100% design status. The target for 100% design completion is November, 2025. The Amendment would increase the Phase II Engineering Agreement from $1,625,000 to $3,993,649.

CONSTRUCTION MAINTENANCE PROGRAMS

Public Works seeks the best vendor prices for various annual municipal and utility maintenance and operations activities. This effort includes local bidding of projects or joint purchasing initiatives, including the Municipal Partnering Initiative (MPI), a consortium of DuPage County communities.

Project	2023 Estimated Glen Ellyn Cost*	Status
2023 Sidewalk and Concrete Street Repairs	$301,901	This annual program includes repairs to deteriorated or damaged sidewalk and concrete roadway infrastructure and the installation of new sidewalk throughout the Village. Schroeder and Schroeder replaced approximately 10,000 square feet of sidewalk in May. New sidewalk (2,400 SF) was installed on Park Row between Crescent Blvd and Willis St in August. Approximately 445 SY of concrete street patching and an additional 4,000 SF of sidewalk was removed and replaced during the final phase of work this fall. While the balance of the concrete work was completed on November 2nd, a few punch list items need to be completed before the project can be closed out. Budget breakdown: $150,000 Sidewalk Replacement, $62,500 New Sidewalk Installation, $49,401.20 Concrete Patching, and $40,000 Concrete Restoration Contract (Water/Sewer).
2023 Asphalt Roadway Patching	$212,425	The 2023 Asphalt Roadway Patching contract was awarded to low-bidder, Schroeder Asphalt Services, at the June 26th Village Board Meeting. The project scope included roadway patching throughout the Village (Capital Fund - $172,750), Reno Center Lot and Newton Lot patching (Water and Sewer Fund - $32,200), and Village Links parking lot patching (Enterprise Fund – $7,475). Patch locations were determined by staff utilizing the Village's Pavement Management System Data and field inspections. Schroeder Asphalt Services finished the patch work in late October and has pavement marking and a few other punch list items to complete before the contract is closed out.
2023 Pavement Markings	$102,444	The annual contract line striping contract was awarded to Superior Road Striping (SRS) on April 24th. SRS began refreshing thermoplastic and modified urethane pavement markings on May 15th and completed the work within a week. The modified urethane pavement markings, which appeared fine at the time of installation, deteriorated rapidly in several locations so SRS was asked to re-stripe those intersections at their cost. SRS responded promptly and the repairs were completed on 9/1. The total contract cost is $94,619.90. The Board awarded a contract to Countryman, Inc., for $4,824 to install an alternative material, MMA (methyl methacrylate), at three concrete street test locations that have historically had issues with marking longevity. Countryman installed MMA pavement markings at the following targeted locations: the Crescent Boulevard parking stalls by GBW, the Hill and Main St. crosswalks and stop bars, and the Hill "SCHOOL" markings near Bryant Ave.
2023 Crack Sealing	$36,750	The 2023 Asphalt Roadway Patching contract was awarded to low-bidder, SKC Construction, Inc. at the June 26th Village Board Meeting. This year's program targets candidate locations using Pavement Condition Index (PCI) Study data and visual inspections.

Project	2023 Estimated Glen Ellyn Cost*	Status
		SKC started crack sealing Village streets on November 6th and is anticipated to be finished by November 11th.
2023 Asphalt Surface Rejuvenation	$101,348	The Board awarded a contract to CAM (Corrective Asphalt Materials) on April 24th.in the not to exceed amount of $101,348. Candidate locations for rejuvenation includes streets that have been resurfaced in the previous one to three years. The unit price for Reclamite® is $0.99/SQ YD and represents a 5.3% increase over the 2021/2022 price. CAM applied Reclamite® to Village streets on August 31st and September 1st.
2023 Sanitary Sewer Lining and Repairs	$0	This year's program was deferred due to increased water and sewer construction costs in the Streetscape project. The 2024 program will provide for sanitary sewer lining and repairs throughout the Village including within the Street Improvements Project Areas. The 2024 proposed budget for this program is $500,000. Proposed locations for 2024 are currently being identified by PW staff.

*All costs are rounded to nearest dollar.

X:\Publcwks\ENGINEER\Monthly Construction Reports\Engineering Project Report 11-9-23.docx