

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 7, 2016

MINUTES

INFRASTRUCTURE COMMITTEE

March 3, 2016 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum. Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Aldermen James Beifuss, Sandra Dimas, Don Earley, Al Hallett, and John Smith present. Aldermen Mark Edwalds and Noreen Ligino-Kubiski were absent.

Staff present included Michael Guttman, City Administrator, Director of Public Works Robert Flatter and Director of Community Development John Said.

Others in attendance included George Matocha, Matocha & Associates, Sarah Phalen, Director/Curator of West Chicago City Museum, People Made Visible, Inc., and Cultural Arts Commission, Chris Grodoski, People Made Visible, Inc., and Cultural Arts Commission, and Fernando Ramirez, Mexican Cultural Center.

2. Approval of Minutes

A. Infrastructure Committee Minutes of February 4, 2016. Alderman Dimas made a motion, seconded by Alderman Hallett to approve the Meeting Minutes of February 4, 2016. Chairman Beifuss requested a change which is reflected in the approved minutes. Voting Yea: Aldermen Dimas, Hallett, Beifuss, Earley, and Smith. Voting Nay: 0.

3. Public Participation / Presentations.

A. 200 Main Street – Assessment Report. Mr. Flatter explained that staff was present to give the Committee an overview of the condition assessment completed for the City owned building at 200 Main Street, explaining that the building's basement and first floor are used for gallery and cultural arts purposes, and that the second and third floors remain vacant for structural, tenant build-out, and safety reasons. In 2015 the City hired three consultants to evaluate the building to help identify needed repairs to make the entire building habitable. George Matocha of Matocha & Associates was hired as the main consultant/Architect. SRI Structural Resources Inc. was hired to perform a structural assessment, and ACB Masonry was hired to evaluate the exterior masonry components of the building. All assessment reports were compiled and reviewed by Mr. Matocha. There are significant costs associated with rehabilitating the building and Mr. Matocha was introduced to provide Committee with an assessment overview.

Mr. Matocha began by stating that heavy timber masonry construction is not unusual for

buildings constructed in the 1860s and the types of problems discovered during inspection are not unusual either. These types of buildings tend to require a lot of attention as they get older because of the loads and stresses placed on them today that were not intended when they were originally designed. George stated that the highlights are covered in his Executive Summary and then turned his focus toward the cost summary estimate of the report. George indicated that the second and third floors are in disrepair and uninhabitable. The 2nd floor is sagging substantially, sloping 3-4" toward the center; thus the third floor and roof are also sagging. The sagging resulted from construction modification (i.e., beams being cut), age of timbers, and from broken timbers. The sagging is putting some stress on the masonry, but not such that it couldn't be fixed by leveling the second floor. The exterior walls are made up of three layers of brick and all four exterior elevations/walls and chimney need exterior cosmetic masonry repairs that would cost approximately \$200,000.00. Masonry repairs are one priority. The structural assessment revealed that the main beam line of the building had either been replaced and is undersized and cannot support the building, causing the building to compress on the inside. This is the major cause of the building sagging and is the highest priority for safety. The structural repair estimate is approximately \$100,000.00 to replace about 40% of the members and center beam. Structural repairs will require the first floor to be unoccupied during repairs as vertical jacks would need to be installed on every joist from the first floor to slowly lift the beams. The first floor ceiling would need to be removed to install the vertical jacks.

Mr. Matocha indicated that there are minor environmental issues in the building that need to be addressed. Mr. Matocha suggests gutting the second and third floors to the exterior studs, fixing the structural repairs, and starting with a clean slate for rehabilitation/build-out of the second and third floors. Replacing the roof would be the third priority, with exterior masonry repairs being the second priority. Consideration of an elevator and fixing stairs would be the fourth priority. Any kind of commercial use or office use on the second or third floor would require an elevator. If used for residential, the space would need to be less than four units to avoid an elevator. Alderman Beifuss indicated that a presentation of potential uses was made previously at a Development Committee meeting.

Alderman Beifuss asked Mr. Matocha about the reference in his report of a fifth stop for the elevator. Mr. Matocha explained that the best alternative would be to construct an elevator on the exterior of the building, on Turner Court side. The building's basement has two levels, with the fifth floor referencing the lower level of the basement. The front, or main, stairwell would need to remain as two exists would be required on every floor.

Alderman Dimas asked if cost to build-out the second and third floors as desired by People Made Visible would be the cheaper than residential space as the floor plan would be more open. Mr. Matocha indicated that residential construction is the most expensive and savings as much as 50% could be realized with an open floor plan, per square foot.

Alderman Hallett asked about the time frame proposed for construction. Michael Guttman responded this project is one of the reasons why the downtown TIF District duration was extended and with fundraising efforts, hopefully the City can program these improvements into the budget and complete within the next 5 to 8 years. City staff got buy-in from the

Development Committee, with support/direction from the Infrastructure Committee, and then working with the Public Affairs Committee on programing, staff could begin to see how fast we can program these repairs. Mr. Flatter reiterated that the three priorities identified by Mr. Matocha would cost approximately \$350,000.00.

Alderman Smith indicated that the project has to be done and our budget would determine how fast the project gets completed. Alderman Smith recommended that the most logical approach would be to take each segment and do it, and then review the available budget to determine when we can or would move into the next phase. Committee agreed to move forward in the direction Alderman Smith outlined.

Mr. Flatter said that staff would begin to develop a phasing and cost plan to move forward, reporting back to Committee as staff progresses with each phase of construction.

4. Items for Consent. Chairman Beifuss read the items for consent and requested discussion on Consent Items A and C. **Alderman Dimas made a motion, seconded by Alderman Hallett to approve:**

B. Change Order #1 and Final – 2015 Contractual Crack Sealing Program – Denler, Inc.; and,

D. Resolution No. 16-R-0013 – A Resolution for Maintenance of Streets and Highways by the City of West Chicago Relating to FY 2016 MFT Estimate of Maintenance Costs

Voting Yea: Aldermen Dimas, Hallett, Beifuss, Earley and Smith. Voting Nay: 0.

5. Items for Discussion. Items for discussion also include Consent Items 4.A. and 4.C.

4.A. Ordinance No. 16-O-0011 – Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned by the City of West Chicago. In response to a question raised by Alderman Beifuss, Mr. Flatter indicated that disposal items are mix-matched cubicle items previously put together as a temporary work station within the Community Development Department. Community Development has recently hired a new Business Outreach and Special Events Coordinator and slightly used cubicle furniture was purchased to make a legitimate cubicle office space for this person. The old furniture items are no longer useful.

Alderman Dimas made a motion to approve, seconded by Alderman Earley. Voting Yea: Aldermen Dimas, Earley, Beifuss, Hallett, and Smith. Voting Nay: 0.

4.C. Authorization to Participate in DuPage County's Bulk Rock Salt Purchasing Program for 2016-2017 Winter Season. Alderman Beifuss indicated that he pulled this item so that Committee could authorize the purchase. Mr. Flatter gave Committee a summation of the agenda write up and requested authorization from Committee to participate in DuPage County's Rock Salt Purchasing Program for the purchase of 2,000 tons of rock salt for the 2016-2017 winter season.

Alderman Dimas made a motion to approve, seconded by Alderman Earley. Voting Yea: Aldermen Dimas, Earley, Beifuss, Hallett, and Smith. Voting Nay: 0.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. Adjournment. At 7:49 P.M., Alderman Dimas made a motion to adjourn, seconded by Alderman Hallett. Motion was unanimously approved by voice vote.

Respectfully submitted,

Robert Flatter