

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes 06/02/2016

MINUTES

INFRASTRUCTURE COMMITTEE

May 5, 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, Mark Edwalds, Al Hallett, and John Smith present. Alderman Noreen Ligino-Kubinski was absent.

Staff present included City Administrator Michael Guttman, and Assistant Director of Public Works Tim Wilcox. Also in attendance was Kevin VanDeWoestyne of Thomas Engineering Group, and Tony Standish of Strand Associates, Inc.

2. Approval of Minutes

A. **Infrastructure Committee Minutes of April 7, 2016.** Alderman Hallett made a motion, seconded by Alderman Smith to approve with changes the Meeting Minutes of April 7, 2016. Voting Yea: Aldermen Smith, Dimas, Beifuss, Hallett and Edwalds. Voting Nay: 0.

3. Public Participation / Presentations. None.

4. **Items for Consent.** Alderman Beifuss requested discussion on Consent Items E, F G, and H. Alderman Dimas made a motion, seconded by Alderman Edwalds to approve:

A. **2016 Asphalt Materials Procurement – DuPage County Joint Purchasing Program – Plote Construction, Inc and,**

B. **Resolution No. 16-R-0023 – Contract Award – Globe Construction for the 2016 Sidewalk Maintenance Program and,**

C. **Resolution No. 16-R-0024 – Contract Award – Denler, Inc. for the 2016 Crack Sealing Program and,**

D. **Resolution No. 16-R-0025 – Contract Award – Chicagoland Paving Contractors, Inc. for the Blair Street Roadway and Water Main Rehabilitation Project.**

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

5. Items for Discussion. Items for discussion also include Consent Items 4.E, 4.F, 4.G and 4.H.

4.E. Resolution No. 16-R-0026 – Contract Award – Areatha Construction, Inc. for the A. Eugene Rennels Bridge Concrete and Deck Overlay Project

4.F. Resolution No. 16-R-0027 – Contract Award – Alpha Paintworks, Inc. for the A. Eugene Rennels Bridge Painting Project

4.G. Resolution No. 16-R-0028 – Contract Award – Fence Masters for the A. Eugene Rennels Bridge Railings Project

4.H. Resolution No. 16-R-0029 – Contract Award – Strand Associates, Inc. for Professional Engineering Construction Oversight Services for the A. Eugene Rennels Bridge Rehabilitation Projects

Alderman Beifuss requested discussion of consent items 4.E, 4.F, 4.G, and 4.H. All relate to the A. Eugene Rennels Bridge Rehabilitation Project. He indicated he had questions about timing of the project and questions relating to emergency services during the project. Tim Wilcox indicated that Tony Standish from Strand Associates, Inc. was present to answer questions related to the bridge project.

Alderman Beifuss asked if it would be a complete closure at the bridge for 21 days and also, is there a hard date when the closure would begin. Mr. Standish responded that the closure could be up to 21 days and they will request a schedule from the contractor but they do not have one yet. The goal is to have the work done while school is not in session. Probably the first or second week in June is the earliest the project could start. Alderman Beifuss then asked about notice to the public, what kind of notice and when would notice be given. Mr. Standish responded there is a provision in the contract that the contractor must provide, he believed, a seven day advanced warning in the form of signage at the bridge stating the bridge will be closed with a starting date and for the period of time it would be closed. He also indicated the City could notify the public using the City website and various other social media methods available. Alderman Beifuss offered his opinion that advanced warning for this project should be done well in advance of the seven day notice required by the contractor and notice should also include a notice now indicating this project will be happening this summer (start date to be determined), as well as a printed piece sent later to all households in West Chicago detailing the project and the potential impact it will have. Mr. Guttman indicated the notification process will be triggered once Council approves the bridge rehabilitation project. Once the contractor is scheduled, Public works staff will get together with Rosemary Mackey to work on a series of e-news and press releases and programing an item on the message board. Also, once the contract is approved by council, an early notice can be posted on the City website in the form of a scrolling banner across the top of the home page alerting residents of the project.

Alderman Beifuss also voiced concerns regarding the seven day period of bridge closure allotted to the contractor for the railing replacement portion of the project. The contractor replacing the railing is encouraged but not required to replace the railings during the period of time the bridge is closed for deck repairs. Alderman Beifuss asked for an explanation for this. Mr. Standish explained it is a timing issue. The railings will take time to fabricate and will likely be ready to install at the tail end

of the project possibly after the deck work is complete. Mr. Standish stated during the bidding process he spoke with the two railing contractors planning to bid the job and he recalled both indicated the work would likely involve only a partial closure of the bridge as work will only occur on one side of the bridge at a time. With one lane open, flaggers will be used to regulate traffic around the work. He also indicated that once the old railings are removed it would not affect motoring traffic as there is a concrete parapet or barrier separating the vehicles from the bridge edge. The bridge would be closed to pedestrians until the new railings were installed. Mr. Standish also explained the process of replacing the fencing and requirements for the railings. Railroad standards require the curved design, like that of the existing railing and fencing, which makes it more difficult for someone to climb and/or potentially jump off and also more difficult for someone to throw items off of the bridge.

Alderman Beifuss then asked about the coordination of the project with Police and the Fire Protection District for emergency services. Mr. Standish responded that this coordination effort was initiated last year when the project was first bid as a complete project. He indicated he will again make contact with them and coordinate construction activities. He added that there will only be a handful of days where emergency vehicles could not use the bridge in the event of an emergency situation. These days would be during the period of time the new concrete surface is put in place and final curing. Clarification was made that this would only apply to emergency vehicles and would remain closed to all other traffic. Mr. Guttman added that established procedures require Police units to remain in their specific beats or areas of the City, also the Alliance of the Fire Districts including Wheaton and Winfield could also assist in an emergency if needed. It was also pointed out there are now fire stations strategically located in different areas of the City.

There were no further questions.

Alderman Dimas made a motion seconded by Alderman Smith to approve:

4.E. Resolution No. 16-R-0026 – Contract Award – Areatha Construction, Inc. for the A. Eugene Rennels Bridge Concrete and Deck Overlay Project and,

4.F. Resolution No. 16-R-0027 – Contract Award – Alpha Paintworks, Inc. for the A. Eugene Rennels Bridge Painting Project and,

4.G. Resolution No. 16-R-0028 – Contract Award – Fence Masters for the A. Eugene Rennels Bridge Railings Project and,

4.H. Resolution No. 16-R-0029 – Contract Award – Strand Associates, Inc. for Professional Engineering Construction Oversight Services for the A. Eugene Rennels Bridge Rehabilitation Projects.

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

6. Unfinished Business. None.

7. **New Business.** City Administrator Michael Guttman announced he had an item of new business. He indicated the item has been included in his monthly report a couple of times previously regarding the City budgeting of \$400,000 for the purpose of building an amphitheater in Reed Keppler Park. He then passed to the committee members an informational packet which includes a summary of the project and a budget. He indicated this is just for informational purposes; it just came across his desk and was not on the agenda so no action is required at this time.

He provided a brief summary of the packet. The budget figure is now \$500,000 in part due to the proposed location where native plantings have now been established by the Park District so there is a question of wetland status and if the Amphitheatre can still be located at the proposed site or if an alternate site must be considered. Also, due to the size of the project The Storm Water Management Ordinance requires Best Management Practices (BMP's) to be established for the project area and would require additional cost to implement. Committee will need to talk as a group and with the Park District to determine if additional funds should be approved to build this type of amphitheater at the proposed location, find another location and/or shrink the size of the project.

Alderman Dimas questioned if the native plants planted by the Park District would really constitute the area as being considered a wetland. Mr. Guttman explained there are two opinions to answer that question, Park District staff believe it would not, City staff believe it may still be considered a wetland area even though it was man made. DuPage County has been contacted for a decision on the matter.

Questions were asked about funding and the original design and projected cost. The source of the funding for the project would be the Public Benefit Fund. The Park District has shared in the cost of the preliminary work and the goal would be that they would take over all operation and maintenance cost and would share programming cost (bring in acts) equally with the City. The project was originally conceived by the City in 2011-2012. It was a small project at a different location and the original estimate of cost was around \$200,000. Since that time the size of the project increased and a different location was chosen.

There were no other questions.

8. **Reports from Staff.** None.

9. **Adjournment.** At 7:22 P.M., Alderman Dimas made a motion to adjourn, seconded by Alderman Hallett. Motion was unanimously approved by voice vote.

Respectfully submitted,

Timothy R. Wilcox
Assistant Director of Public Works

Reed Keppler Park Music and Arts Venue

129 W. National Street
West Chicago, Illinois 60185

April 29, 2016





Executive Summary

West Chicago's Outdoor Music and Arts Venue is a partnership between the City of West Chicago and the West Chicago Park District, and a community-driven, quality of life improvement proposed within the heart Reed Keppler Park. The project was conceived in response to the growing local need for a facility of this type, for local talent to contribute to the cultural-vibe of West Chicago, and to add a unique community setting to celebrate music, drama, food, family and the arts.

West Chicago leadership envisions many types of activities occurring here. Concerts, dance, drama, teaching, festivals, celebrations, services, holiday programs, seasonal shows, and public discussions have been included in a growing list of ideas.

The project make-up consists of a bandshell structure and stage, with connecting walks, set amongst the mature overstory of Reed Keppler Park's east-central woodland. The structure will include a forty by thirty foot stage area, wider in front, narrowing toward the back, covered by a curved barrel-roof, supported by "branch-like" columns, perfectly marrying architectural-style with park-character. Hints of limestone on the columns will complement other limestone features within the park. Electrical outlets and general stage lighting will also be incorporated.

Handicapped accessible routes to the stage will be provided from the existing parking area to the north and will connect to the park's existing trail system, making it easy to park and walk to an event carrying a lawn chair or blanket.

The positioning of the stage area is strategically located near the bottom of an incline and facing west toward Turtle Splash, which creates a natural amphitheater with great spectator views and directs sound toward the center of the park, making the venue neighbor-friendly. Visitors will benefit from the shade of the existing trees and the pastoral feel of the surrounding park, while enjoying the backdrop of colorful prairie plantings behind the stage. Level areas away from the natural amphitheater will serve as nice locations for complementary tents, tables and gathering areas.

Hitchcock Design Group was retained by the agencies to prepare the master plan for this improvement to Reed Keppler Park. The graphics within this booklet support the ideas collected to date from the input provided. Further design, engineering, cost estimating, permitting and documentation will be needed to bid and construct the project. Construction will either occur fall of 2016 or spring of 2017, with the venue opening for initial programming shortly thereafter.

The cost of the project is currently estimated near \$500,000 total, including all anticipated soft-costs and a 20% design, bid and construction contingency. Permitting challenges potentially exist in two areas; one with the overall project size (over 2,500 square feet may invoke a more involved stormwater permitting process) and second, the depressional area near where the venue is located and whether or not this area is considered a jurisdictional wetland with a 50' buffer. Both of these factors will be further vetted during latter phases of the project's design and engineering.

Regardless, West Chicago's Outdoor Music and Arts Venue is positioned well to serve the cultural needs of the community, and promises to expand the reasons to both live and play in West Chicago!

225 W. Jefferson Avenue
Naperville, Illinois 60540
630.961.1787

hitchcockdesigngroup.com



Construction Cost Opinion - 100% Schematic Design / Master Plan

Date: April 29, 2016
 RE: Reed Keppler Park - Outdoor Music
 and Arts Venue

Construction Costs						
Section	Description	Estimated Quantity	Unit	Unit Cost	Extended Cost	Subtotal
Contracting and General Requirements						
0 & 1	Contracting and General Requirements					
	contracting requirements	1	LS	3.0%	\$9,939.00	
00700	general conditions			1.0%		
00800	supplementary conditions			1.0%		
	performance bond			1.0%		
	general requirements	1	LS	3.0%	\$9,939.00	
01140	work restrictions					
01230	alternates					
01250	contract modification procedures					
01270	unit prices					
01290	payment procedures					
01310	project management and					
01320	construction progress documentation					
01330	submittal procedures					
01400	quality requirements					
01420	references					
01500	temporary facilities and controls					
01600	product requirements					
01700	execution requirements					
01731	cutting and patching					
01770	closeout procedure					
	layout	1	LS	1.0%	\$3,313.00	
Contracting and General Requirements Subtotals:					\$	23,191
033000 Cast-in-Place Concrete						
	band shell footings	4	EA	\$ 1,000	\$	4,000
	concrete retaining wall (back side)	6	CY	\$ 700	\$	4,200
Section Subtotal:					\$	8,200

042000 Unit Masonry

CMU core - columns	1,200	SFF	\$	30	\$	36,000
--------------------	-------	-----	----	----	----	--------

Section Subtotal:	\$	36,000
-------------------	----	--------

044300 Stone Masonry

stone veneer - columns	1,200	SFF	\$	35	\$	42,000
------------------------	-------	-----	----	----	----	--------

stone column caps	4	EA	\$	1,500	\$	6,000
-------------------	---	----	----	-------	----	-------

Section Subtotal:	\$	48,000
-------------------	----	--------

129300 Site Furnishings

trash receptacle	2	EA	\$	800	\$	1,600
------------------	---	----	----	-----	----	-------

Section Subtotal:	\$	1,600
-------------------	----	-------

129300 Playfield Equipment and Structures

band shell (40'x30' Arch Glu-lam

w/metal roof, quad columns)

1	EA	\$	123,000	\$	123,000
---	----	----	---------	----	---------

band shell (installation)

1	LS	50%	\$	61,500
---	----	-----	----	--------

Section Subtotal:	\$	184,500
-------------------	----	---------

265600 Exterior Lighting

electrical service to band shell	1	LS	\$	12,000	\$	12,000
----------------------------------	---	----	----	--------	----	--------

band shell (roof - can lights)	1	LS	\$	5,000	\$	5,000
--------------------------------	---	----	----	-------	----	-------

Section Subtotal:	\$	17,000
-------------------	----	--------

311000 Site Clearing

silt fence	300	LF	\$	3	\$	900
------------	-----	----	----	---	----	-----

tree protection	300	LF	\$	4	\$	1,200
-----------------	-----	----	----	---	----	-------

Section Subtotal:	\$	2,100
-------------------	----	-------

312000 Earth Moving

on-site balanced earthwork	130	CY	\$	40	\$	5,200
----------------------------	-----	----	----	----	----	-------

Section Subtotal:	\$	5,200
-------------------	----	-------

321313 Concrete Paving and Curbs

concrete paving (stage) - roughly

40'x30' w/extended curved front

1,240	SF	\$	8	\$	9,920
-------	----	----	---	----	-------

concrete (ADA path)

2,160	SF	\$	8	\$	17,280
-------	----	----	---	----	--------

Section Subtotal:	\$	27,200
-------------------	----	--------

329200 Turf and Grasses

seed	500	SY	\$	1.50	\$	750
------	-----	----	----	------	----	-----

erosion control blanket	500	SY	\$	1.50	\$	750
-------------------------	-----	----	----	------	----	-----

Section Subtotal:	\$	1,500
-------------------	----	-------

329200 Plants

ornamental trees	6	EA	\$	500	\$	3,000
------------------	---	----	----	-----	----	-------

Section Subtotal:	\$	3,000
-------------------	----	-------

Construction Cost Subtotals:	\$	331,300
------------------------------	----	---------

Total Construction Cost Subtotals:	\$	354,491
------------------------------------	----	---------

Other Project Costs

design contingency (%)	1	LS	10%	\$	35,449	
bid contingency (%)	1	LS	5%	\$	17,725	
construction contingency (%)	1	LS	5%	\$	17,725	
construction testing services	1	LS	\$	5,000	\$	5,000

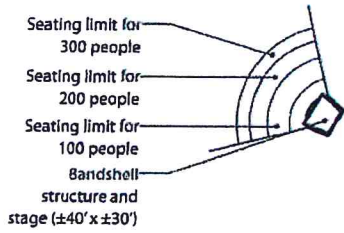
Subtotal: \$ 75,898

Design and Engineering

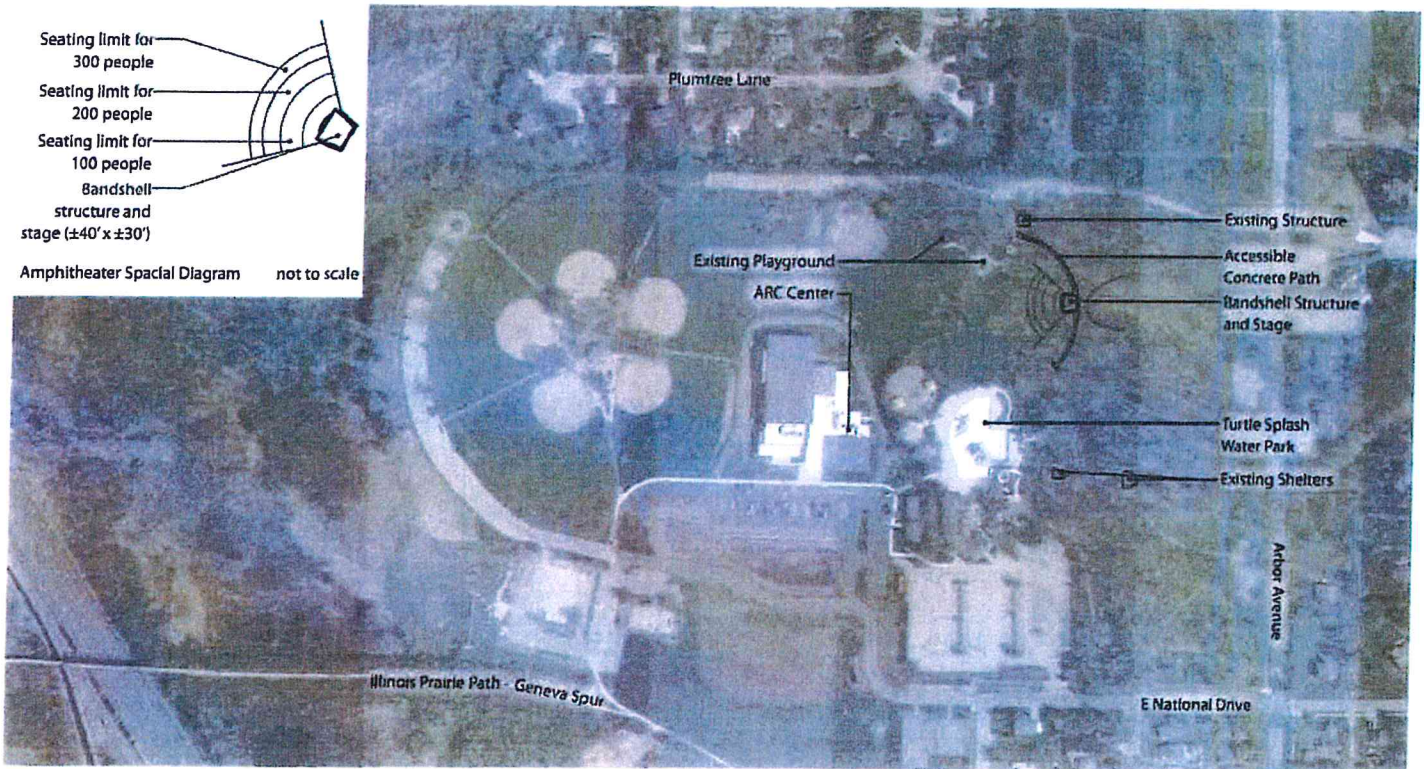
program and analysis, schematic	1	LS	\$	18,600	\$	18,600
soil boring	1	LS	\$	2,500	\$	2,500
topographic survey pf project area	1	LS	\$	6,000	\$	6,000
wetland delineation, jurisdictional determination	1	LS	\$	6,000	\$	6,000
construction documentation, (including civil, electrical, and structural engineering), permitting, bidding and construction phase	1	LS		12%	\$	42,539

Subtotal: \$ 75,639

PROJECT TOTAL: \$ 506,028



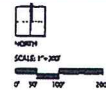
Amphitheater Spatial Diagram not to scale



Venue Location

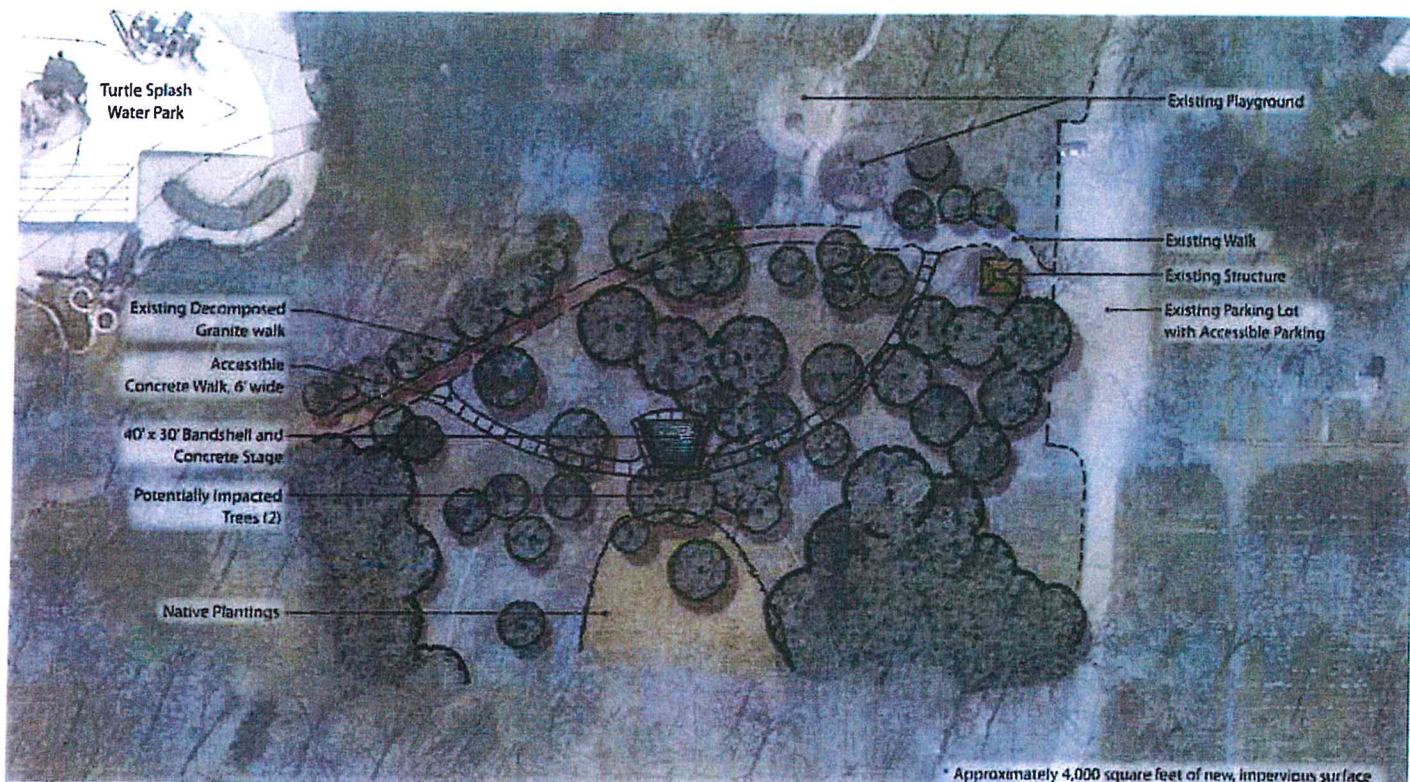
Reed Keppler Park Music and Arts Venue

West Chicago, Illinois



West Chicago
Park District

PLANNED BY: [illegible]
DESIGNED BY: [illegible]
DATE: [illegible]



Schematic Plan **Reed Keppler Park Music and Arts Venue** West Chicago, Illinois

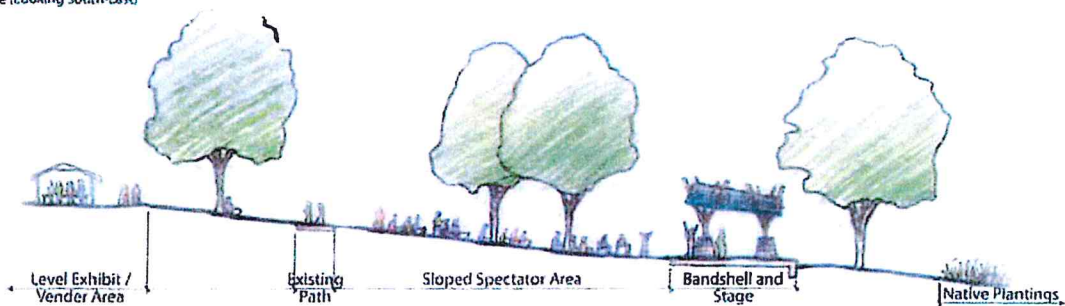


West Chicago
 Park District

Prepared by: HATCHCOCK GROUP
 11/11/2011
 11/11/2011



View toward Stage (Looking South-East)



Venue Character

Reed Keppler Park Music and Arts Venue

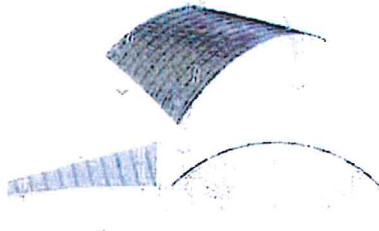
West Chicago, Illinois

West Chicago
Park District

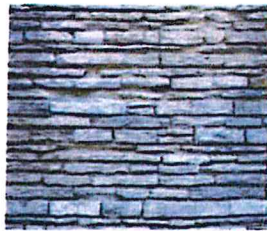
DATE: APRIL 18, 2019
DRAWN BY: [illegible]
CHECKED BY: [illegible]



Bandshell Character - Barrel Roof, Custom Metal Supports, Limestone Wrapped Columns



Option for Shelter with Branched Columns



Limestone Veneer Column Wrap - Match to Existing WPA Shelters



Bandshell Character **Reed Keppler Park Music and Arts Venue** West Chicago, Illinois

West Chicago
 Park District

ISSUE DATE: APRIL 14, 2016
 1500 N. NORTON AVENUE, SUITE 100
 WEST CHICAGO, ILLINOIS 60090
 TEL: 708.439.1100
 WWW.WESTCHICAGOPARKDISTRICT.ILLINOIS.GOV