

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved September 1, 2016

## MINUTES

### INFRASTRUCTURE COMMITTEE

July 7, 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, Al Hallett, Noreen Ligino-Kubiski, and John Smith present. Alderman Mark Edwalds was absent.

Staff present included City Administrator Michael Guttman, and Assistant Director of Public Works Tim Wilcox. Also in attendance was Gary Major the Executive Director at the Park District, Bill Inman and Bridgett Safferman of Hitchcock Design Group.

2. **Approval of Minutes**

A. **Infrastructure Committee Minutes of June 2, 2016.** Alderman Hallett made a motion, seconded by Alderman Dimas to approve the Meeting Minutes of June 2, 2016.

Voting Yea: Aldermen Smith, Dimas, Beifuss, Hallett and Ligino-Kubinski. Voting Nay: 0.

3. **Public Participation / Presentations.** None.

4. **Items for Consent.** Alderman Dimas requested discussion on Consent Item B, Alderman Beifuss requested discussion on Consent Item C. **Alderman Smith made a motion, seconded by Alderman Dimas to approve:**

A. **Purchase of Rock Salt from Compass Minerals America, Inc., Overland Park, Kansas for 2016-2017 Winter Season.**

Voting Yea: Aldermen Dimas, Smith, Beifuss, Hallett, and Ligino-Kubinski. Voting Nay: 0.

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

4.B. **Resolution No. 16-R-0038 – Design and Construction Oversight Services – Hitchcock Design Group – Reed-Keppler Park Outdoor Music and Arts Venue.** Mr. Guttman provided a brief summary of the outdoor music and arts venue at Reed-Keppler Park, which was an idea of the late Mayor Kwasman around 2010. At that time there was some discussion and preliminary designs were reviewed, however, differences of opinions amongst the members of the

Infrastructure Committee and the Mayor on the design caused the project to be shelved. Mr. Guttman indicated a couple years back he asked Mayor Pineda if he still wanted to do something with the outdoor music and arts venue. The Mayor indicated he did. Mr. Guttman talked with Gary Major and the two agreed to work together to determine a location for the venue in the Park. The Hitchcock Design Group was hired to prepare a concept plan; the cost for the plan was shared between the City and the Park District and a copy of that report is included in the agenda packet for the July 7, 2016 Infrastructure Committee Meeting. He said other than some wetland mitigation issues that will need to be addressed everything looks to be going in the right direction and they should be able to move forward with the design portion of the project. Mr. Guttman described the proposed location for the venue as just west of the former mud volleyball courts. The original estimate for the venue was about \$200,000.00; that number was determined to be too low for what Mayor Kwasman and the City Council had envisioned so the approved budget figure was adjusted to \$400,000.00. Mr. Guttman noted that the estimate is now around \$500,000.00 but there is a lot of contingency built into that estimate and the figure will be refined once a better understanding of the wetland mitigation is known. The Infrastructure Committee and City Council will have the opportunity to make some decisions should that number remain above \$400,000.00. Alderman Dimas asked if parking for the venue would be impacted, requiring additional parking, due to the number of people allowed at an event. Mr. Guttman replied that parking is not impacted but that an ADA (Americans with Disabilities Act) path to the venue from the nearest parking lot would be required. Alderman Beifuss asked if the pavilion itself was required to be ADA accessible. Mr. Inman indicated that an ADA path would be provided directly to the stage. It is envisioned that there could be special needs people that might be part of the arts and music performance who would need an accessible path directly to the stage under the shelter. Alderman Beifuss then asked about the wetland area, if the area had been delineated and if the venue will be encroaching on it. Mr. Inman indicated that in the past, the area had been the mud volleyball courts but since that time the Park District invested in the restoration of that area. Regardless of its condition yesterday versus today, because of its characteristics, it is now considered wetland area. A delineation of the areas was performed by DuPage County (DPC) and the area has been deemed a critical wetland because of its positioning within the watershed so a 100 foot buffer is required around it. The proposed location of the venue is within that 100 foot buffer And DPC interprets buffer mitigation to replace the functionality of the impacted portion of the buffer, which is currently mowed turf. From talks with DPC Mr. Inman believes additional plantings to include a square foot for square foot expansion of the wetland would be sufficient mitigation and will be very minor. Mr. Guttman added that the wetland component is not part of this contract. It is within his spending authority and work is currently underway on a separate contract. Alderman Beifuss then asked if the contract will be a design build contract. Mr. Inman responded that it would be partially one. They will be working with a custom manufacturer to provide design and fabrication services to prefabricate the actual structural components off site. These would then be delivered to the site. There would be a public bid for the venue site work and assembly of the prefabricated structural components. There were no additional questions, however Alderman Ligino-Kubinski added that she has worked with the Hitchcock Design Group in the past and has seen its work in many other communities and Park Districts such as Orland Park and a recent band shell in Romeoville which she thought was beautiful. She believes this will be a great thing for the community, a place where families can come and listen to music or see a school play. The area is beautiful and she thinks it will be very cool and a lot of fun.



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

**4.C. Resolution No. 16-R-0039 – Contract Award – Cuevas Construction Co. – 2016 Wastewater Treatment Plant Roof Replacement Project.** Alderman Beifuss noted the low bid received from Cuevas Construction Company was \$73,000 lower than the Engineers Estimate and the write up identified that Mr. Cuevas acknowledged that some errors were made on their part by not including the cost of required materials in the estimate, however he said they would still honor the bid price. Alderman Beifuss asked if Staff is comfortable with that. Mr. Wilcox replied that he had not discussed the subject in great detail with Mr. Flatter, but it was his understanding after reading Mr. Flatter's write up that staff has confidence that they would be able to fulfill the contract. Cuervas Construction Company had favorable references and completed similar work for other government agencies. Mr. Guttman added that there will be a performance bond as well which could be used, in the unlikely event, to fund the work to complete the job if the contractor could not. There were no additional questions.

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

**6. Unfinished Business.** None.

**7. New Business.** None.

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

**9. Adjournment.** At 7:13 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