

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved October 4, 2018

## MINUTES

### INFRASTRUCTURE COMMITTEE

**September 6, 2018 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, Heather Brown, Sandra Dimas, Matt Garling, Alton Hallett present. Alderman Noreen Ligino-Kubinski was absent.

Staff present included Director of Public Works Robert Flatter and Administrative Assistant Ashley Cunningham. Also in attendance was James Amelio of Christopher B. Burke Engineering, Ltd.

2. **Approval of Minutes**

A. **Infrastructure Committee Minutes of August 2, 2018.** Alderman Garling made a motion, seconded by Alderman Dimas to approve the Meeting Minutes of August 2, 2018.

**Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, and Hallett. Voting Nay: 0.**

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

4. **Items for Consent.** Alderman Beifuss requested discussion on Consent Items A and E. Alderman Garling made a motion, seconded by Alderman Hallett to approve:

- B. Resolution No. 18-R-0077 – FY 2019 CDBG Grant Application For Participating Streets
- C. Ordinance No. 18-O-0050 – Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned By the City Of West Chicago
- D. 2018 Asbestos and Lead Based Paint Abatement Project - 200 Main Street – Change Order No. 1 and Final

**Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, and Hallett. Voting Nay: 0.**

**5. Items for Discussion.**

**4.A. Resolution No. 18-R-0076 - Contract Award - RJN Group, Inc. for Construction Oversight Services Related to the 2018 Sanitary Sewer Rehabilitation Project.** Mr. Flatter explained that since 2010 RJN Group has been the engineering consultant assisting the City with its inflow and infiltration program. Last month the Infrastructure Committee approved a contract with Kenny Construction Company to do this year's sanitary sewer lining. Under this contract with RJN Group, they would provide construction oversight services for the City. They would be on-site daily with the contractor to make sure the engineering plans and specs are being followed appropriately. **Alderman Dimas made a motion, seconded by Alderman Brown to approve.**

**Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, and Hallett. Voting Nay: 0.**

**4.E. Rejection of Bids – 2018 Elm Road Rehabilitation Project.** Mr. Flatter explained that Elm Road was scheduled to be reconstructed this year, but the work has been unable to be completed because the City has been unable to obtain all required quitclaim deeds necessary for the City to gain ownership of the public right-of-way. Approximately five deeds are outstanding, and it is uncertain if or when the City will receive them. The contractor for the project, Schroeder Asphalt Services, also informed City staff that it would no longer honor its February 20, 2018, bid as asphalt and concrete unit prices have significantly increased since February. Staff recommends that City Council reject all bids and not re-bid until all deeds have been secured. Staff is also seeking direction on whether staff should spend City funds to maintain the roadway, including snow removal services, or provide notice to the residents that services are suspended until the right-of-way is secured. Following discussion, the Committee directed staff to maintain the roadway through the 2018-2019 winter season and send a letter to the residents of Elm Road with a deadline for receipt of the remaining quitclaim deeds, indicating that it is the City's intent to resurface the road next year if all deeds are executed. If the remaining deeds are not received by that time, the letter will indicate a cessation of maintenance of Elm Road by the City following the 2018-2019 winter season. **Alderman Garling made a motion, seconded by Alderman Garcia to approve.**

**Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garcia, Garling, Hallett, and Ligino-Kubinski. Voting Nay: 0.**

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

**A. Purchase of Thawrox for 2018-2019 Season.** Mr. Flatter explained that City staff contacted the sales representative for Compass Minerals America, Inc. who acknowledged an inability to deliver Thawrox Deicer to the City during the 2018-2019 winter season due to a production shortage that resulted from an 11-week mining strike this past spring/summer. The



City has been purchasing Thawrox since 2010 since it is more effective at melting snow and ice than regular rock salt, and its use has allowed City staff to effectively manage snow removal operations during extreme cold conditions. After much discussion with the City's sales representative, Compass Minerals finally offered a willingness to supply the City with its annual 1,500 tons of Thawrox but at a much higher price and it would require pre-payment. City staff also sought additional pricing from other providers but many require a commitment before providing the City a price quote. Without Thawrox, or another form of treated salt, snow removal operations during the 2018-2019 winter season will not be as favorable as they have been in past years. City staff will not be able to melt and clear snow and ice from roadways, to produce "wet pavement" conditions, during extreme cold weather conditions; this will likely result in performance complaints. Staff will supplement with pre-wet agents like Geomelt while dispensing regular rock salt to help simulate the effects of treated rock salt.

**B. Salt Storage Facility Update.** Mr. Flatter explained that a soil testing company was brought in to evaluate the soils after Christopher B. Burke Engineering, Ltd. (CBBEL) conducted a wetland evaluation wherein they found that the existing wetland area had essentially shrunk since the Water Treatment Plant was constructed (not as a result of said construction). Construction of the salt storage facility cannot avoid the wetland altogether, so some wetland banking, enhancement, and mitigation will be required. It was determined that two feet of the entire site must be stripped because it is unsuitable soil, and the site has to be built up four feet to get the building foundation high enough to not flood. As a result, the preferred design that is in permit with DuPage County came out to approximately \$3.3 million, not including engineering construction oversight services which are estimated at about \$200,000.00. The initial estimate was around \$2 million, so City staff tasked CBBEL with providing some alternative options to get the price back down near that amount. One option for \$2.4 million essentially removes all curb, lean-tos, lighting, and security fencing, and it reduces the pavement just enough to get a semi in to deliver salt on the north and south sides of the facility. The other option for \$2.2 million has the same cutbacks with barely enough room to get the inloader in to get salt on the south side, and semis could only load from the north; this option is about as low a price as the City could get in order for the facility to function and reasonably be able to load trucks. Mr. Flatter noted that a majority of the price increase was due to the sprinkler requirement and soil issues. CBBEL was also asked for an estimate to do this as a design-build project in which bidding, letting, and construction oversight costs are saved because the project is essentially handed over to CBBEL, they bring in their contractors to do the work, and it is handed over as a turnkey project. James Amelio of CBBEL explained that as a design-build project it would likely be split into five sub-contracts under Burke LLC, CBBEL's sister company which would act as the general contractor. These sub-contracts could likely have overlapping timelines, and the bidding process and some subsequent work on the project could begin before the design is 100% complete. There is typically a general contractor markup, which would not be the case in a design-build format, so those savings get passed on to the City. Burke can also solicit bids to obtain pricing but also has the ability to negotiate with contractors or continue to seek other quotes if necessary, which is not something the City can do. Mr. Flatter noted that under the DuPage County permit the City has three years to complete the construction with the option of a three year extension; it would be possible to build the facility in phases to incorporate the originally desired design aspects as funds allow. Aldermen Hallett, Brown, and Garling expressed interest in building in phases if the City can ultimately get the facility features it

desires. Alderman Beifuss proposed a change to the City code to exclude salt storage facilities from the sprinkler requirement. Mr. Flatter mentioned that he spoke with the fire marshal who said he would be agreeable to that if no vehicles were parked under the lean-tos; Mr. Flatter noted that at least then they may be able to only install sprinklers in the lean-tos but not the salt shed itself. The Committee agreed they would like the sprinkler issue to be sent to the Development Committee, and they would like another salt storage facility update at the October meeting with more information and pricing for the design-build option from CBBEL. Mr. Amelio noted that he has already started the process of soliciting pricing, and those that he has received thus far have come in at or below the estimates provided this evening; assuming the building itself comes in similarly, he feels confident that the \$2.4 million option may even come in at a lower price.

**9. Adjournment.** At 8:07 P.M., Alderman Dimas made a motion to adjourn, seconded by Alderman Hallett. Motion was unanimously approved by voice vote.

Respectfully submitted,

Ashley Cunningham  
Administrative Assistant of Public Works