

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved December 6, 2018

MINUTES

INFRASTRUCTURE COMMITTEE

November 1, 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, and Alton Hallett present. Alderman Noreen Ligino-Kubinski was absent.

Staff present included Director of Public Works Robert Flatter, Water Treatment Plant Superintendent Joe Munder, Utility Division Superintendent Rocky Horvath, and Administrative Assistant Ashley Cunningham. Also in attendance were Jim Amelio and Bryan Luke of Christopher B. Burke Engineering, Ltd.

2. Approval of Minutes

A. **Infrastructure Committee Minutes of October 4, 2018.** Alderman Dimas made a motion, seconded by Alderman Hallett to approve the Meeting Minutes of October 4, 2018.

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

3. Public Participation / Presentations. None.

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

- B. Resolution No. 18-R-0088 - Contract Award - Liquid Sodium Hypochlorite For Fiscal Year 2019
- F. Resolution No. 18-R-0092 – Contract Award – Classic Landscape, Ltd. for the 2019 Right-of-Way Maintenance Program
- G. Resolution No. 18-R-0093 - Contract Award – 2019 Janitorial Services for Municipal Buildings
- H. Resolution No. 18-R-0094 – Acceptance of Public Improvements and Release of Development Security - Johnny Glen Williams Subdivision

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-0087 - Contract Award - Rotary Hydrated Lime For Fiscal Year 2019. Alderman Brown asked if it was possible to execute a multi-year contract with Mississippi Lime Company. Mr. Flatter noted that it is possible, but the price is fluid from year-to-year, so when going to bid staff is concerned that it could prevent some contractors from bidding at all or cause them to bid higher prices in anticipation of costs increasing over the next couple of years. Over the years City staff have found it better to go out for bid for these chemical commodities annually to secure the best pricing. **Alderman Brown made a motion, seconded by Alderman Garling to approve.**

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

4.C. Resolution No. 18-R-0089- Contract Award - Liquid Carbon Dioxide for Fiscal Year 2019. Alderman Garling asked if MacCARB, Inc. was the City's current supplier of liquid carbon dioxide. Mr. Munder confirmed that MacCARB is the current supplier, and they also held the price for 2019 at the same price the City has been paying for 2018. **Alderman Garling 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.D. Resolution No. 18-R-0090- Contract Award –Independent Mechanical Industries for the Well #4 Pump Station Improvements Project. Alderman Brown inquired if Independent Mechanical Industries (IMI) was aware that construction would not begin until 2019. Mr. Horvath confirmed that IMI knows this, and it allows time for the submittal process to be completed before construction will begin next year. Alderman Brown also asked if the rest of the well stations will have their SCADA updated. Mr. Flatter explained that the City has separate SCADA systems that operate the sanitary lift stations, the water treatment plant, and the well stations, and eventually they will also be updated. Mr. Horvath further explained that each site has a separate computer system that must be updated every few years to keep it working properly, and while they are still functioning, it is probably about five years past when it would have been ideal to complete the updates. **Alderman Garling 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. Resolution No. 18-R-0091 - Contract Award – Crawford, Murphy & Tilly, Inc. for Construction Oversight Services Related to the Well #4 Pump Station Improvements Project. Alderman Brown asked how the City can ensure that the price will not go above the contract amount. Mr. Flatter explained that staff meets with the consultant to determine the estimated time and tasks required for the project so they can compile their hourly schedule and staff can review it. The contract amount is entered as a “not to exceed” value so that the City is only paying for work performed and not a lump sum. Additionally, if the consultant goes over

their estimated hours, they absorb those additional hours unless the City deems it something that was asked to be done above and beyond the original contract, and a change order would be required. **Alderman Dimas made a motion, seconded by Alderman Hallett to approve.**

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

5.A. FY 2019-2023 Capital Improvement Program. Mr. Flatter explained that the proposed Capital Improvement Program (CIP) for FY 2019-2023 is relatively standard to CIPs of previous years, but with a focus on 2019. It includes many of the same annual programs like crack sealing, sidewalk replacement, street striping, etc. with generally the same dollar amounts budgeted for each program. The CIP has been designed/modified to continue with an aggressive street rehabilitation program. The City did receive federal Surface Transportation (STP) dollars to resurface Forest Avenue and reconstruct Washington Street, which was originally scheduled for 2021, but the City was told by the DuPage Mayors and Managers Conference that the expenditure was programmed for 2019. DuPage Mayors and Managers are revamping the STP program and how funds are distributed, so for fear of losing those funds, the projects have been pushed up to 2019 instead. Alderman Garling inquired why there are no industrial streets on the CIP. Mr. Flatter explained that each of the industrial areas would cost \$4-8 million to reconstruct them, for a total of about \$25 million, which the City just does not have. Fenton Lane alone would cost \$2 million to reconstruct, which is more than the City's \$1.8 million proposed budget for the entire 2019 street program. Mr. Flatter theorizes that a Special Service Area may need to be imposed upon the industrial areas to create a special tax levy to fund street improvements in the industrial areas. In response to a question asked, Mr. Flatter acknowledged that there could ultimately be a concern about businesses leaving the City if these roads remain unimproved and/or new businesses being deterred from coming to West Chicago.

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

6. Unfinished Business.

A. Salt Storage Facility Update. Mr. Luke and Mr. Amelio of Christopher B. Burke Engineering, Ltd. (CBBEL) updated the Committee on revised pricing estimates and options for the proposed salt storage facility. The project has been submitted to DuPage County for permits, and they have been satisfied with the submittals, so once the permits are received some excavation can begin. The estimated cost of construction for the originally desired Hi-Arch Gambrel (barn style) salt storage facility grew quickly to \$4.28 million after soil testing was performed, after CBBEL finalized engineering plans, and after Advanced Storage Technology, Inc. (AST) finalized its architectural design plans. CBBEL provided cost comparisons for design-build options utilizing staged construction to complete the salt storage facility, three of which City staff have selected as possible options; one barn style to complete over three years, one barn style to complete over four years, and one dome style to complete over three years. Due to the significant costs associated with the construction of a salt storage facility, staff recommends that a salt dome structure be constructed with site improvements being constructed over a three-year period for a total estimated design-build cost of \$2,785,649.00. It

would not include a sprinkler system, mechanical room, office/storage space, end loader garage, or lean-to bays for additional equipment storage. This dome style would require a conveyor to fill the facility with salt since there would only be one access door; cost estimates for this conveyor are roughly \$250,000.00 and the conveyor may last around 10-15 years before needing to be replaced. Following discussion about the dome style and required conveyor, the Committee members were inclined to consider the barn style based on the life expectancy of the proposed facilities, taking into account the price for the conveyor and costs of its replacement potentially every 10-15 years. There is also potential to save roughly \$130,000.00 if construction can be completed in the same year rather than in stages over multiple years. Alderman Dimas asked if it would make sense to use an alternative building material like ClearSpan, which is essentially a heavy-duty plastic, for the building initially and upgrade to a more permanent structure down the road. Mr. Flatter noted that it would save money initially, but it would certainly not last as long as a traditional building structure, and depending on the ClearSpan cost it might not be economical to spend the money on something that would only be used a couple of years before being torn down and replaced. Mr. Horvath also noted that in his personal experience with ClearSpan-type structures during his previous employment, staff experienced a myriad of problems spanning from initial construction to maintenance of the structure with ClearSpan panels being blown away in a wind storm and heavy snow collapsing some panels. Mr. Horvath also mentioned that the dome style building does create challenges and limits the space available for future expansion of the site. Following further discussion, the Committee concurred that they preferred the barn style design without the mechanical room, office/storage space, end loader garage, or lean-to bays, but only if additional funding could be found without affecting future road projects. Staff was also instructed to obtain price estimates for the construction of the temporary ClearSpan structure, as well as speak with the City Administrator to determine where, if at all, more funds may be obtained to complete the desired barn style in one year to realize the estimated savings of \$130,000.00. Mr. Flatter also mentioned that there will likely be a request for a change order for the additional engineering analysis that CBBEL has done for the various salt storage facility options.

7. **New Business.** None.

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

9. **Adjournment.** At 9:12 P.M., Alderman Dimas made a motion to adjourn, seconded by Alderman Brown. Motion was unanimously approved by voice vote.

Respectfully submitted,

Ashley Cunningham
Administrative Assistant of Public Works