

COMMITTEE OF THE WHOLE
OCTOBER 9, 2017
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:45 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski and Pransky.

ABSENT: Trustee Trejo

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Michael Cetina, Steve Herron, Roman Tarchala, Dan Anderson, Mark Bozik, Pat Watkins, Caron Bricks, Tom Dahl, Victor Ramirez.

2. APPROVE PREPARED AGENDA

Motion by Trustee Devitt, second by Trustee Domke, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. AMENDMENT TO SPECIAL USE PERMIT FOR 641 N. ROSELLE ROAD –
Caron Bricks

The Planning and Zoning Commission recommended in favor (6-0) of the approval of an Amendment to the Special Use Permit for the Shell gas station at 641 N. Roselle Road following their public hearing on October 3, 2017. No one in the audience spoke in favor of or against the request.

Jalil Oshana dba OJ's Oil Enterprises Ltd, owner of the Shell station at 641 N. Roselle Rd, is requesting an amendment to the Special Use Permit for a gas station that was granted by the Village Board in 1992, in order to construct a canopy over the two (2) existing diesel fueling bays on the property. The canopy would be the same height and design as the existing canopy. Mr. Oshana desires to construct the canopy in order to make the two (2) diesel fueling bays more attractive and user-friendly for diesel-fueled automobiles and trucks.

Mayor Maglio questioned the owner of the property, Jalil Oshana, about the size of the Shell complex. *The property is 2 ¼ acres.*

Staff was directed to proceed as proposed.

5. SPECIAL USE PERMIT AND VARIATION FOR 195 N. GARDEN AVE. – Caron Bricks

The Planning and Zoning Commission recommended in favor (6-0) of the approval of a Special Use Permit for Automotive Repair and a Variation from Required Off-street

Parking following their public hearing on October 3, 2017, with the following conditions:

1. Outdoor storage of vehicles will be limited to the contractor's yard; and
2. Compliance with the fire code.

No one from the public spoke in favor of or against the request.

The petitioner, Mr. Ireneusz (Eric) Tomaszczyk, has signed a lease for Unit A at 195 N. Garden Avenue and he desires to operate an automotive repair facility which is a Special Use in the M – Limited Industrial Zoning District. Mr. Tomaszczyk has stated that he would be open Monday-Friday 8 AM-6PM and Saturday from 9AM-3PM. He would be the only employee of his business, Premier Auto Solutions, due to the small size of the space. Staff has added a variation from the off-street parking to the applicant's Special Use request because the addition of an automotive repair use to the property exceeds the number of designated off-street parking spaces on the property. The Planning & Zoning Commissioners were initially hesitant regarding the off-street parking variation. However, when taking into account the size of the interior rented space (1,500 sf), the 4,000 sf of space that will be dedicated to his business in the contractors yard, and the expected amount of customers, they felt comfortable recommending approval of the Variation with the above conditions.

Staff directed to proceed as proposed.

6. JEWEL VENTURA LIFT STATION REPLACEMENT AND SPRING STREET GENERATOR RELOCATION PROJECT. –Victor Ramirez

The Jewel Ventura Lift Station Replacement Project was identified as one of the high priority projects in the Wastewater Facilities Master Plan which was completed in 2015.

Both lift stations are can, dry pit style construction and at the end of their useful life. The Jewel Lift Station is located at the southeast corner of Cherry Street and Dee Lane and the Ventura Lift Station is located on Granville Avenue at Dee Lane. They operate in series with the Ventura lift station pumping to the Jewel lift station. The improvements that were deemed most feasible involved the elimination of the Ventura lift station, the installation of a gravity sanitary sewer from the Ventura lift station site to the Jewel lift station, and the replacement of the Jewel lift station with a new triplex, submersible lift station. Eliminating one lift station reduces the operating and maintenance costs and the new lift station eliminates the confined space entry requirements.

Since the Ventura lift station is being eliminated, it was determined that the generator could be relocated and reused to provide backup power to the Spring Street lift station, since it currently has no standby power. The generator would be relocated to the Devlin WWTP property and buried power lines would be run to the Spring Street lift station providing for permanent backup power to the lift station.

RHMG Engineers, Inc. was retained by the Village to serve as design and project engineer on the Jewel Ventura Lift Station Replacement and Spring Street Generator Relocation Project. They were responsible for designing the project as well as developing the bid documents and evaluating bid submittals. On August 31, 2017, bids were opened for the Project.

Below is a summary of the bids:

DiMeo Brothers, Inc. \$2,387,466
Martam Construction, Inc. \$2,894,855
H. Linden and Sons \$3,242,559
Joel Kennedy Construction Corp. \$3,462,672
Glenbrook Excavating \$3,995,000
Bolder Contractors \$5,664,949

Normally, the action taken after a bid opening is to bring the bids forward to the Village Board for approval. In the case of a project that will utilize the low interest IEPA loan for funding, which this is, there are a few more steps required. The first step is to approve the Letter of Intent to Award to the contractor. This will be signed and sent to the contractor and also sent to the IEPA. The IEPA will now have this on file, and it confirms the Village's commitment to the project. The IEPA will then process the loan and the Village will, at a future Board meeting, authorize execution of the loan documents, and then actually award the contract to DiMeo Brothers, Inc.

The FY 2017 budget for construction of this project is \$1,393,000. This was the estimate in the IEPA Loan Facility Plan. Since that time the Engineer's Opinion of Probable Cost (EOPC) was revised to \$1,607,920. The low bid is \$2,387,466, which is \$779,546 higher than the EOPC. There is a reliance on preliminary estimates to be relatively accurate to actual costs when bid. In this case the EOPC was off significantly. While it is not a good estimate, it does not change the fact that there were six qualified bidders on this project and the low bid is \$507,389 lower than the next lowest bidder, and significantly lower than the other bidders. Based on that information, the low bid is an accurate representation of what it will cost to build this project.

Staff, and the project engineer, RHMG Engineers, Inc. evaluated other options to consider in light of the difference in cost between the EOPC and low bid:

1. Reject the bids and re-bid the project. In our experience, this typically results in higher bids the next time around, so staff would not recommend this option.
2. Abandon the current project of combining two lift stations into one and change the scope to replace both lift stations with two new submersible lift stations. Since the low unit bid price for replacing just the Jewel Lift Station is \$985,000, the cost to replace both lift stations would be over \$2M. This gets close to the current low bid and leaves us with two lift stations to maintain and operate and not one. If the cost was significantly different, it might be worth considering. However the annual operating and maintenance costs over twenty years would offset any savings.

Therefore, staff would not recommend this option.

3. Reject the bids and redesign this project. Since its inception, there have been a number of options evaluated and the current project was deemed the most appropriate.

After evaluating the options, staff recommends awarding this project to the low bidder DiMeo Brothers, Inc.

Furthermore, staff recommends executing a work order with RHMG, Engineers, Inc. to perform Construction Engineering Services for this project in an amount not to exceed \$127,757. They have the most knowledge of this project as they are currently serving as the design engineer. Attached is the proposed scope of work that includes construction and contract oversight and engineering services.

Trustee Pileski asked how the bids came in so costly. *Some of the costs of certain project items were underestimated by the engineer.*

Trustee Berkshire questioned whether staff was going to look at other project estimates to validate the costs. *Yes, staff will be re-evaluating the project costs.*

Trustee Berkshire asked for more clarification on the options for handling the \$1 million over budget. *Staff will look at deferring a future project or reordering the priorities of the projects to help accommodate for the over budget of this project.*

7. EXECUTIVE SESSION - None

8. CITIZEN COMMENTS/QUESTIONS - None

9. OTHER BUSINESS

- A. Discussion of electronic agenda process – all Trustees will be working through the meeting agendas electronically at the next meeting (10/23/2017).
- B. The budget will be delivered electronically as well.

Mayor Maglio questioned how Executive Session minutes were going to be handled, to insure that no Trustee could take an Executive Session file out of the building. *Staff will work on that.*

10. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Devitt second by Trustee Domke to Adjourn Committee of the Whole at 8:15 p.m.

Upon Voice Vote: **MOTION CARRIED.**