

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
August 26, 2019**

PRESENT: Alderman Thomas Belczak -Chairman, Alderman Joseph Kenny,
Dan Gombac – Director

ABSENT: Alderman Eric Gustafson

ESTABLISH QUORUM

Chairperson Thomas Belczak called the meeting to order at 7:00 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

- a. **Ordinance** - Approval of an ordinance authorizing the disposal of surplus property.

Mr. Dan Gombac, Director reported that this ordinance authorizes the disposal of surplus property.

There was no one in the audience wishing to present public comment.

Alderman Belzak made a motion and it was seconded by Alderman Kenny approval of an ordinance authorizing the disposal of surplus property.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

- b. **Resolution** – Approval to enter into a contract with Allstate Tower, Inc. for the preparation and painting of the communication tower located at 1041 South Frontage Road in an amount not to exceed \$69,977.

Mr. Dan Gombac, Director reported that this is approval for the repainting of the City's South Communication Tower, located at 1041 South Frontage Road/Public Works Facility for the preparation and painting. He reported that staff had solicited for bids and received three responsive bids in August.

Mr. Gombac reported that in 2018 the project was presented and postponed for this year's budget but at that time Tower Works provided a quote in an amount of \$21,600 and in 2019 an amount of \$25,245. He reported that prior to the opening of the re-bid, the previous vendor, Tower Works, provided a quote after the last bid opening in the amount of \$53,240 at which time staff reached out to Tower Works inquiring to why a bid was not returned and the representative of the company identified that it was overlooked. Mr. Gombac reported that upon receipt of the quote, staff again reached out to Tower Works regarding the price escalation and they responded that the increase was due to the prevailing wage act. He reported that Tower Works did not bid on the re-bid project due to their schedule.

Mr. Gombac reported that Allstate Tower, Inc. provided the lowest bid in the amount of \$69,977 which is over budget by \$44,977.

There was much discussion regarding the over budget amount. Chairperson Belczak stated that he would prefer to hold off on the project until next year due to the over budget amount. Alderman Kenny agreed.

There was no one in the audience wishing to present public comment.

Alderman Kenny made a motion and it was seconded by Alderman Belczak to reject the bids for the preparation and painting of the communication tower located at 1041 South Frontage Road in an amount not to exceed \$69,977.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

- c. Resolution** – Accepting a proposal from Associated Technical Services Ltd (ATS) for the 2019 Water Leak Survey, in an amount not to exceed \$12,109.50 for the Leak Detection Phase and a per unit cost for the Leak Location Phase in the amount of \$420.00 per mainline or service leak, and \$95.00 per fire hydrant leak or mainline valve.

Mr. Dan Gombac, Director reported that the leak survey program as proposed by Associated Technical Services Ltd (ATS) includes two phases consisting of surveying 473,616 lineal feet (89.7 lineal miles) of water main and the second phase includes the pinpointing of leaks found in the system. He reported that the proposed quote from ATS is structured in a fashion that the vendor is additionally motivated to find as many leaks as possible since the proposal is further driven on unit costs for pinpointing leaks.

Mr. Gombac reported that based on leak detection results from previous years, ATS has located an average of 20 various leaks and that staff does anticipate finding leaks, but the amount will not be known until the leak survey is completed. He reported that ATS has indicated they will not exceed \$12,109.50 should more than 30 various leaks.

Mr. Gombac reported that five competitive quotes were received but based on the detection phase, ATS was the lowest competitive quote.

There was no one in the audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Kenny approval accepting a proposal from Associated Technical Services Ltd (ATS) for the 2019 Water Leak Survey, in an amount not to exceed \$12,109.50 for the Leak Detection Phase and a per unit cost for the Leak Location Phase in the amount of \$420.00 per mainline or service leak, and \$95.00 per fire hydrant leak or mainline valve.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

- d. Resolution** – Accepting a proposal from Tria Architecture, Inc. for the Professional Design Services for the Public Works Facility located at 1041 South Frontage Road in an amount not to exceed \$23,850.

Mr. Dan Gombac, Director reported that the proposed existing Public Works Garage located at 1041 South Frontage Road is approximately 10,000 square foot building with 2,500 square feet of office space. He reported that the building was built in the mid 1980's as metal building with a brick faced fronting Frontage Road and is currently showing signs of deficiencies.

Mr. Gombac reported that a space allocation study was completed in August of 2001 which was then referred to as the Joint Use Facility. He stated that due to economic factors, the project was tabled.

Mr. Gombac reported that the proposed study will review the existing building conditions, inventory of the fleet, dry goods, and to determine the required renovation/remodeling space needs for the Public Works Street and Water Department. He reported that the proposal includes the existing facility to be updated and expanded, including bringing the building into compliance with the ADA with the expansion concept including up to 10 bays, new roof system, freestanding bay area, locker rooms, HVAC System, plan storage, office reconfiguration, automated truck wash bay, mechanic space reconfiguration, lift systems and general space allocation.

Mr. Gombac reported that staff solicited for competitive proposals and received one non-responsive proposal on August 15, 2019. He reported that Tria Architecture, Inc. submitted all the required documents with the exception of the pricing. He reported that the price schedule was left as, "To Be Determined", thereby submitting no price.

Mr. Gombac reported that since Tria Architecture, Inc. was the only firm that met the qualified requirements for the professional design services, with the exception of the total project cost, staff requested a meeting with their representative at the Public Works Facility to provide a proposal for the requested scope of services.

Chairperson Belczak stated that the proposal has a lot of value and that it is under budget.

There was no one in the audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Kenny approval accepting a proposal from Tria Architecture, Inc. for the Professional Design Services for the Public Works Facility located at 1041 South Frontage Road in an amount not to exceed \$23,850.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

- e. Resolution** – Approval rejecting all bids, waiving the competitive bid process, and accepting a proposal from Kenny Construction Company in an amount not to exceed \$692,560 for the Seminole 72-inch Storm Sewer Lining Project - Seminole

Dr. and Plainfield Rd. - under McDonald's Parking lot, east to 801 Plainfield Rd and a contingency in the amount of \$125,000 for unforeseen excavations and spot repairs due to potential conflicts. The total expenditure request would be not to exceed \$817,560.

Mr. Dan Gombac, Director reported that approval of this resolution is to rejecting all bids, waiving the competitive bid process, and accepting a proposal from Kenny Construction Company in an amount not to exceed \$692,560 for the Seminole 72-inch Storm Sewer Lining Project, Seminole Drive and Plainfield Road under the McDonald's Parking lot, east to 801 Plainfield Road.

Mr. Gombac reported that on August 15, 2019, 2 bids were received. He reported that typically, the lowest base bid vendor would be the lowest responsive bidder for options but in this case due to irregularities staff is recommending rejecting all bids, waiving the competitive bid process and accepting a proposal from Kenny Construction Company. He stated that staff is requesting a contingency in the amount of \$125,000 due to unforeseen excavations that may be required.

Chairperson Belczak suggested that staff prepare a report for the City Council showing the under budget amount versus a year from now.

Mr. Gombac reported that he would prepare a report to present to the City Council.

There was no one in the audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Kenny approval rejecting all bids, waiving the competitive bid process, and accepting a proposal from Kenny Construction Company in an amount not to exceed \$692,560 for the Seminole 72-inch Storm Sewer Lining Project - Seminole Dr. and Plainfield Rd. - under McDonald's Parking lot, east to 801 Plainfield Rd and a contingency in the amount of \$125,000 for unforeseen excavations and spot repairs due to potential conflicts. The total expenditure request would be not to exceed \$817,560.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

- f. Resolution** – Authorizing the Mayor to execute a contract with JLJ Contracting, Inc. for the foundation repairs consisting of waterproofing, and restoration of the Old Lace School in an amount not to exceed \$65,800.

Mr. Dan Gombac, Director reported that the City's Municipal Services Department is responsible for certain capital maintenance projects that are in excess of \$5,000, for the Historical Society as they relate to the Old Lace School, located at the North West corner of 75th Street and Cass Avenue. He reported that in 2018, the caretakers of the Old Lace School Museum had identified that the basement of the building has numerous locations of water infiltration through the existing foundation. Mr. Gombac reported that the staff had confirmed the infiltration and contacted waterproofing professionals to forward budgetary numbers for the 2019/20 Budget proposal including waterproofing

the building foundation perimeter but not restoration. He reported that restoration was not included for budgetary purposes, as staff understood the impact to be minimal.

Mr. Gombac reported that upon reviewing the scope of work and preparation of the contract documents, it was identified that a destructive methodology was required to repair the foundation. He reported that staff solicited for competitive bids and received one responsive bid which is over budget by \$35,800.

Chairperson Belczak stated that the Historical Society needs to find a way to fundraise to fix the issues.

Alderman Kenny stated that he wished that the Historical Society was present to talk to them and explain why this is important and meet in the middle.

It was agreed to table the resolution and hold a special meeting on September 9, 2019 at 6:30 pm so that the representatives from the Historical Society can explain the importance.

There was no one in the audience wishing to present public comment.

- g. Resolution** – Approval awarding a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$216,750.00 for the City's 2019/2020 Tree Trimming and Removal Program.

Mr. Gombac reported that the proposed contract is the second of two contract extensions. He reported that the tree trimming and removal contract was awarded to Homer Tree Care on August 7, 2017 with two optional annual contract extensions and that Homer Tree Care, Inc. has acknowledged the extension and accepts the extension as presented.

There was some discussion regarding composting and an email from a resident. Mr. Gombac reported that this request would be forwarded to the Environmental Committee for further discussion.

There was no one in the audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Kenny to approval awarding a contract extension to Homer Tree Care, Inc. in an amount not to exceed \$216,750.00 for the City's 2019/2020 Tree Trimming and Removal Program.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

- h. Resolution** – Approval of a proposal from Core & Main for the purchase of the commercial water meters and remote readers in an amount not to exceed \$250,162.40.

Mr. Dan Gombac, Director reported that this is Phase 1 of a City-wide meter replacement program. He reported that the existing commercial meters are in excess of 10 years in age and have been identified to be running approximately 5 – 10 % slow and that the existing remote readers are obsolete and the remote guns utilized to read them are failing.

Mr. Gombac reported that over the past several years, the staff has been engaged with the County and several other municipalities to move towards technology as Automated Meter Reading, AMR technology that is supported through dedicated FM frequencies and/or cellular technology. He reported that the joint coop would allow savings for all participating municipalities by utilizing infrastructure such as water towers for antennas and provide on demand readings to municipalities as well as the County of DuPage and that this item will be covered under a separate future IGA agenda. He further reported that the technology is identical to the current automated meter reading standards of Com Ed and Nicor.

Mr. Gombac reported that staff has been exclusively utilizing the Sensus water meter brand for the last 8 years and has the capability to be utilized as part of the future AMR system by replacing the remote (outside) reader and that all meters regardless of the brand are territory protected and there is no further opportunity for competitive bidding. He reported that Core & Main LP is the exclusive authorized distributor of Sensus products in the State of Illinois through 2019 and that staff is recommending that the City maintain one standard and not utilize different meter brand throughout town.

There was no one in the audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Kenny to approval of a proposal from Core & Main for the purchase of the commercial water meters and remote readers in an amount not to exceed \$250,162.40.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

i. **Minutes** – July 22, 2019 Municipal Services Committee

Alderman Kenny made a motion and it was seconded by Alderman Belczak to approval of the July 22, 2019 Municipal Services Committee Meeting Minutes.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 2-0.

DIRECTOR'S REPORT

No report.

NEXT SCHEDULED MEETING

Chairperson Belczak announced that the next meeting is scheduled for Monday, September 23, 2019.

ADJOURNMENT

With no further business before the Committee, Alderman Kenny made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:50 p.m.

RESPECTFULLY SUBMITTED:

**Thomas Belczak
Chairman**

**Eric Gustafson
Alderman**

**Joseph Kenny
Alderman**