



City Council Work Session

Crest Hill, IL

October 09, 2023

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

- [1.](#) Future Well 14 Discussion
- [2.](#) Wilcox Storm Sewer Update
- [3.](#) Sidewalk Pilot Program.
- [4.](#) RFP for Phase 1 Environmental Site Assessment-Old City Hall
- [5.](#) U.S Route 30 Water Main Lining Project-Change Order No. 2
- [6.](#) Public Works Gate Operator Discussion
- [7.](#) Winterfest Discussion
8. Public Comments
9. Mayor's Updates
10. Committee/Liaison Updates
11. City Administrator Updates
12. 120 ILCS 5/2(c)(11)--Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.



Agenda Memo

Crest Hill, IL

Meeting Date:	October 9, 2023
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Well 14 Drilling Improvement.

Summary: The award of this project was discussed at the September 11th workshop meeting and at that meeting it was explained that this project was currently not included in the city existing 2024 budget and that outside funding sources planned to be used have not been received and the timeframe when these funds are not currently known.

Due to the current question on the status of funding for this project, Strand and the City have revisited the decision to construct this well now, in the future or at all. With the city in 2030 moving to the new water supply through the Grand Prairie Water Commission does the construction of the well still make sense at this time.

Discussion of a new well began in 2013 due to the fact that with the city's current number of wells they would supply enough water for both general use and fire protection once the undeveloped sections of the city get developed.

With the city making the decision to move from our own wells to Lake Michigan water supply the capacity that the city will need to supply can be looked at differently than originally thought. The water supply can be looked at as follows:

- Prior to 2030
- After 2030

Prior to 2030: Based on current demand and with maintenance improvements being made to our existing water distribution system which the city has completed or will be completed between now and 2030 the existing number of wells will be able to handle the demand for water along with the ability to provide fire protection flows.

If demand increases due a large development, then a well 14 will be needed along with other infrastructure improvements required to put well 14 into service. The completion of all of these projects is currently scheduled to be completed in late 2026.

As discussed at the September 11th workshop the drilling of Well 14 is not currently included in the 2024 budget. The city has been awarded a grant from the county through the American Rescue fund to \$500,000.00 that can be used for this project or any other infrastructure project. Staff is working with the county finalizing the agreement. The agreement is a reimbursement grant and the work will need to be completed by December 31, 2026. The other funding source is through DCEO funds-\$400,000.00. To date, DCEO has not released this funding and has not provided any information to the city on the DBE/MBE requirements. If we award the project without knowing these requirements the city will be put in a position of possibility not be able to use these funds. Therefore, the following options are available for Well 14:

1. Award the project now with the possibility of not being able to use the DCEO funding.
2. Continue working with the elected officials and DCEO to get the requirements for the DBE/MBE requirements and then rebid the project.
3. Delay the drilling well 14 until there is a need for increased demand. This will provide the city the ability, if desired, to have the developer or developers share in the cost of drilling the well.

The drilling of the well based on the current bid will cost the city \$850,000.00 and as mentioned above is not currently included in the 2024 budget.

Besides the cost of drilling this new well there are other infrastructure items that are needed to bring this new water supply into the city's existing water supply system. These projects included constructing a new raw water supply line from Well 14 to Well 10 located at the corner of Caton Farm Rd and Oakland Ave. Besides this new line improvements to the existing Wellhouse 10 will be needed to accept this raw water line. This work is currently estimated at \$4.5 million currently planned to be completed in 2026.

The southwest corner of Oakland and Caton Farm Rd is also the same location where the city is proposing a new aboveground water storage tank and new water receiving station will be constructed so the city will be able to provide enough storage per IEPA requirements for drinking water supplied by the water commission. Along with the construction of the new storage tank and receiving station modifications to the existing well house 10 will also be needed. The cost of modifying the existing station to accept water from future well 14 would best be completed at the same time as the construction of the storage and new receiving station. The cost to complete Well 10 upgrades can be absorbed into overall construction cost of the storage tank and new receiving stations. These improvements are scheduled to be completed in 2026.

By only constructing the raw water line and eliminating a separate contract to upgrade well 10 to accept the raw water from future Well 14 and include this work in the construction of the new receiving station will save the city approximately 1.5 million dollars.

For the period after 2030 when the city is on the new water supply. The new supply line has been designed to provide water capacity for both demand and fire protection based on full build out of the city. This scenario includes the full build out of the Crest Hill Business Park, Weber and Division, Statesville property, etc.

As mentioned above the storage tank along with our existing elevated storage tanks will provide the 2 days of storage per IEPA requirements if in the case the main supply line needs to be shut down for maintenance.

The other thing to discuss is the case the water supply line is down for a period longer than a 2-day period to some undefined time. In this case, the city will need to use its own wells to provide the water supply. At this point the city has enough wells in place without drilling Well 14 to meet this requirements based on current demand, but any increase in demand would require future Well 14. Therefore, giving the city time to decide on when Well 14 needs to be installed.

Recommended Council Action:

1. Staff recommends that between now and 2026 install the new raw water line from the proposed Well 14 location and Well 10. This is currently planned to be paid through an IEPA loan, but there are a few other funding sources available that can be looked at to help pay for a portion of the project thereby decreasing the city overall cost contribution and allow the city to pay for this project without having to get an IEPA loan. The current estimate of cost for this work is \$2.4 million dollars and has been included in previous presentation to council for the overall cost to construct Well 14. This new line after 2030 can be converted to a distribution line which will provide additional redundancy from the south end of the city to the north and west sides and then be converted back to a raw water line during times of an emergency.
2. Delay the drilling well 14 until there is a need for increased demand. This will provide the city the ability, if desired, to have the developer or developers share in the cost of drilling the well.

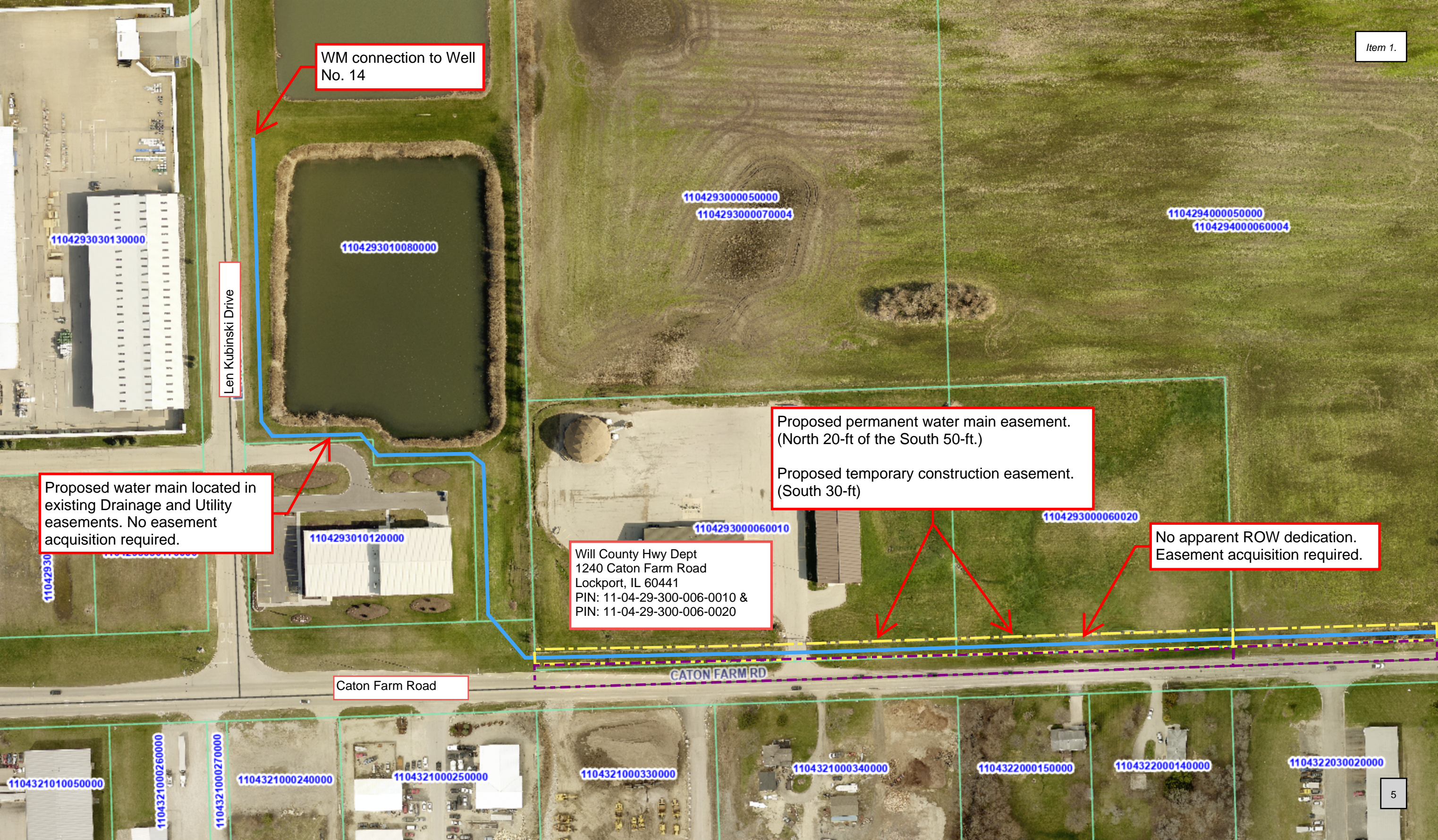
Financial Impact:

Funding Source: Water

Budgeted Amount: n/a

Cost: n/a

Attachments:



WM connection to Well No. 14

11042930130000

Len Kubinski Drive

1104293010080000

1104293000050000
1104293000070004

1104294000050000
1104294000060004

Proposed water main located in existing Drainage and Utility easements. No easement acquisition required.

1104293010120000

Proposed permanent water main easement. (North 20-ft of the South 50-ft.)

Proposed temporary construction easement. (South 30-ft)

1104293000060020

No apparent ROW dedication. Easement acquisition required.

Will County Hwy Dept
1240 Caton Farm Road
Lockport, IL 60441
PIN: 11-04-29-300-006-0010 &
PIN: 11-04-29-300-006-0020

1104293000060010

Caton Farm Road

CATON FARM RD

1104321010050000

1104321000260000

1104321000270000

1104321000240000

1104321000250000

1104321000330000

1104321000340000

1104322000150000

1104322000140000

1104322030020000

Stateville
1010 Caton Farm Road
Lockport, IL 60441
PIN: 11-04-29-400-005-000

Stewart Spreading INC
Lease Caton Farm Road
Lockport, IL 60441
PIN: 11-04-29-400-006-0004

1104294000060004

1104294000050000

Proposed permanent water main easement.
(North 20-ft of the South 50-ft of the West 900-ft)
AND
(South 30-ft of the West 900-ft excepting the West 840-ft)

Proposed temporary construction easement.
(South 30-ft of the West 840-ft)

Will County Hwy Dept
1240 Caton Farm Road
Lockport, IL 60441
PIN: 11-04-29-300-006-0010 &
PIN: 11-04-29-300-006-0020

1104293000060020

WM connection to
existing treatment
facility

Caton Farm Road

CATON FARM RD

Proposed water main located in
existing ROW dedication. No
easement acquisition required.

1104322030040000

Proposed water main located on
Crest Hill property acquired from
Stateville. No easement
acquisition required.

1104322000030000

1104322000230004

Stateville
1010 Caton Farm Road
Lockport, IL 60441
PIN: 11-04-32-200-003-0000

Stewart Spreading INC
Lease Caton Farm Road
Lockport, IL 60441
PIN: 11-04-32-200-023-0004



Agenda Memo

Crest Hill, IL

Meeting Date:	October 9, 2023
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Wilcox Storm Sewer Update

Summary: Staff along with the City Attorney are investigating past engineering work performed in the area of Wilcox, Ludwig, Stern and Oakland area to address stormwater issues. It was determined that there are very old stormwater structures located not only in the private alleys in this area, but also some of which run under or immediately adjacent to structures located on individual lots, all of which is private property to which the City may or may not have easement rights.

The section of Wilcox which is the current focus of the investigation is as follows:

- Oakland (east) and Kelly (west)
- Ludwig (north) and Stern (south).

The investigation has revealed the following:

1. Per discussions with CBBEL, Public Works previously requested design plans within this area which would eliminate the existing storm sewer pipe located in a private alley where it was believed that the city did not have any easement rights.
 - a. The plans for this proposed project were completed in 2019.
 - b. According to the plans, the project scope involved work which was mostly within the City's right-of-way on Stern, Wilcox, and Ludwig.
 - c. Per my discussion with CBBEL, the only easement to be obtained was from the owner of 1702 Wilcox. Public Works staff were aware that an easement would be needed and had preliminary conversations with that property owner. Based on those discussions, staff believed that the property owner was willing to provide this easement. However, I have not been able to find any documentation that the easement was ever acquired.
 - i. Upon further investigation, we have determined that there is a workaround which would avoid the need to obtain the easement from the owner of 1702 Wilcox (and potentially the signatures of all other property

owners on that alley. This would be an easement from only the owner of 1701 Oakland. This easement would be solely on his property rather than the alley.

- ii. If the Council prefers that the work be performed as currently planned, easement rights from not only 1702 Wilcox but also all property owners who abut the alley because any work done in the alley, even if only at the corner lots, would impact the joint ownership rights of all property owners to the north. Attached as Exhibit B is a graphic depiction of the area. The City Attorney has also prepared a Confidential Legal Memorandum outlining the complicated ownership situation with the alleys in this area, and the risks associated with proceeding without written easements from ALL property owners with rights to the alleys. That Memorandum was provided to the Mayor and Council separately.
 - iii. If the Council is OK with obtaining signatures from individual (but not all) property owners, Staff is recommending that we approach the owners of 1701 Oakland to see if they are willing to grant the City an easement along their west property line adjacent to the alley and make the connection from the existing storm sewer pipe to the new rerouted storm sewer pipe installed in Stern Ave.
 - iv. The alternative to the above would be to obtain easements from all but seven of the owners along the alley, which would significantly delay the project.
- 2. Based on the current plans referred to above, no work is proposed plans for the alley between Wilcox and Kelly, which is the location where City had been attempting to secure a signature from Mr. Rojas.
 - i. Based on the City Attorney's analysis, the alley located between Wilcox and Kelly is partly in Stern Park Gardens and partly in the Re-subdivision of Stern Park Gardens. Those properties in Stern Park Gardens each have common ownership of the entire alley while those in the Re-Subdivision have granted utility easement rights in the alley. The Easement document which the City had prepared and previously signed by several residents is still missing the signatures of Mr. Rojas and other owners, and it appears that the ownership of at least one parcel has changed, thereby requiring the signature of the new owner. Before any work can be done in this alley, the City will need the missing signatures and an updated signature from the new owner.
 - b. The City has also recently received a phone call from the property owner at 1714 Kelly asking when the City will complete work in the alley discussed under item d. According to the property owner, a storm sewer structure was installed by the City sometime in the early 2000s and the grading was never completed.
 - i. We have not found any records verifying that the City performed this work or that additional work was needed in the alley.

3. The project described under item 1 will eliminate about 90% of the storm sewer on private property in this area except for a portion that is currently located under the garage at 1716 Kelly and tying into our existing storm sewer system in Kelly Ave.
 - a. If this project is completed, it would not address what is to happen to the existing storm sewer that is running either close to private homes or under the garage at 1716 Kelly Ave.
 - i. The abandoned pipe is 24-inch in diameter and typically any existing pipe that is larger than 10-inch in diameter should be filled to not cause damage at the surface or to existing structures.
 - ii. In addition to moving forward on the current project, the City would attempt to secure individual easements from those owners with storm sewer structures on their property to “abandon in place” any remaining storm sewer pipes on those individual parcels.
 - iii. The work to fill the existing pipes abandoned as part of the project does not have to be completed as part of the original project because the contractor performing this work will be different.
4. In our investigation we also discovered that the property owner at 1715 Kelly back in 2020 had a lawsuit against Mr. Rojas in which she claimed that he had caused flooding at her residence. This lawsuit was dropped.

Staff suggests the following action to be undertaken:

1. The project described above to eliminate 90% of the storm sewer on private property in this area be placed in the 2024/2025 budget and direct staff to work with the property owner at 1701 Oakland to acquire an easement for a catch basin and storm sewer on his property to obviate the need for additional easements from property owners to perform work in the alley.
2. Begin contacting residents where the existing storm sewer line will be abandoned in place and is either close to their residence or under existing structures and have them sign off on not having the pipe filled or granting temporary easement rights to allow the City access to their property to fill the pipes to be abandoned.
3. Once the work in item 2 can be quantified, have plans and bid documents prepared accordingly.
4. For the resident at 1716 Kelly who has indicated that the City has previously installed a catch basin within the alley (potentially without easement rights), below are options to consider:
 - a. Line the existing storm sewer pipe to improve the quality of the pipe and create an agreement of understanding with the resident.
 - b. Work with the residents at 1716 and 1720 Kelly to see if the existing storm line can be relocated out from under the garage. This would require additional investigation to determine if a pipe can be installed between these 2 properties. This option could be expensive because of limited space between the two properties, and an existing fence that would need to be removed and replaced.

- c. Return to the earlier plan of obtaining ROW from the 5 property owners who are in Stern Park Gardens (including Mr. Rojas). Once the easement rights have been secured, the City would be able to install additional storm sewer and regrade the alley for better drainage. The work to install additional storm sewer and regarding can be done as a separate contract or included in the main contract depending on the timing of the access agreement.

Recommended Council Action: Direct staff on the proposal actions discussed above.

Financial Impact:

Funding Source: GF

Budgeted Amount: \$650,000.00

Cost: TBD

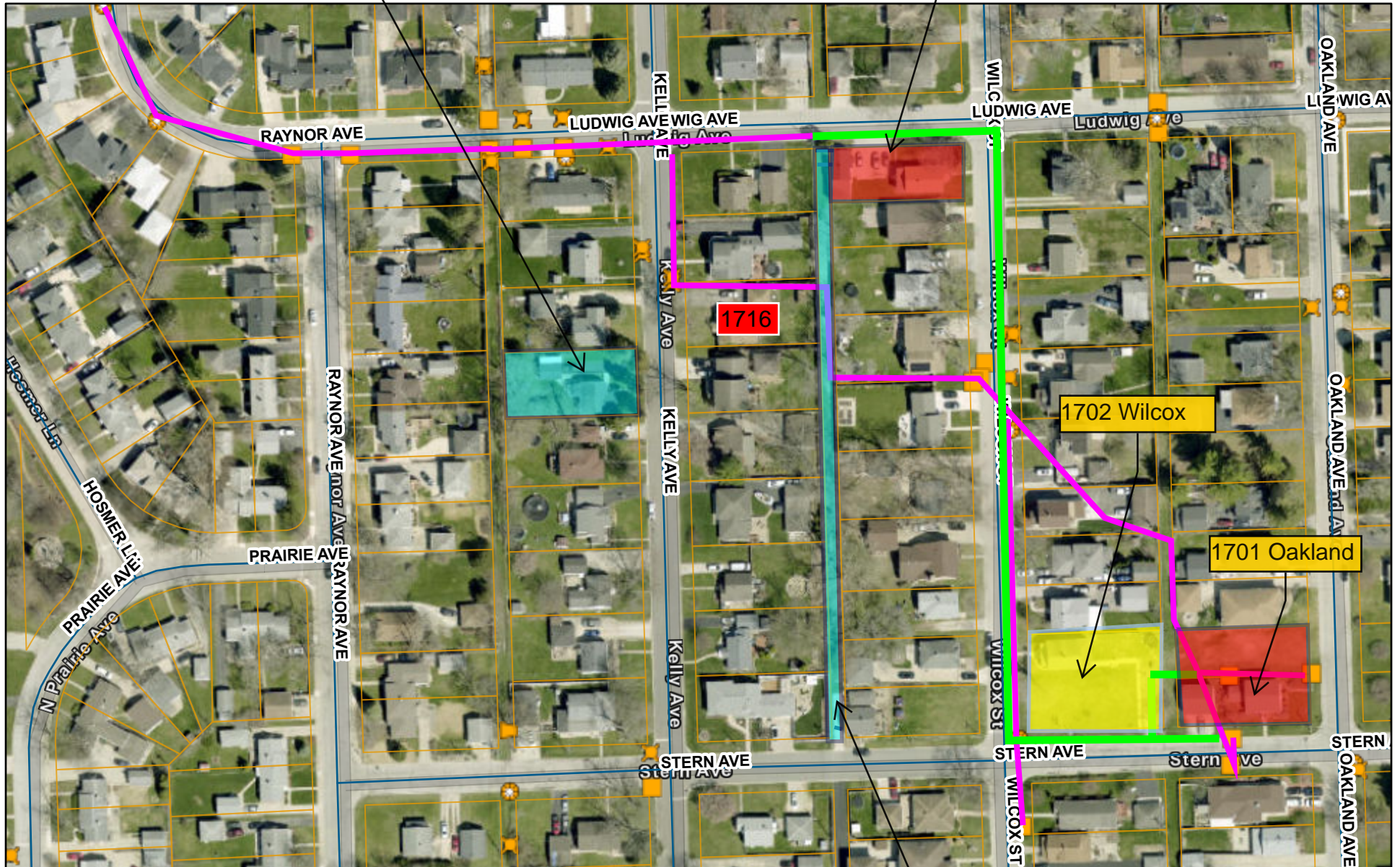
Attachments:

City Of Crest Hill

1715 Kelly

Mr Rojas Property

Item 2.



9/6/2023, 1:18:55 PM

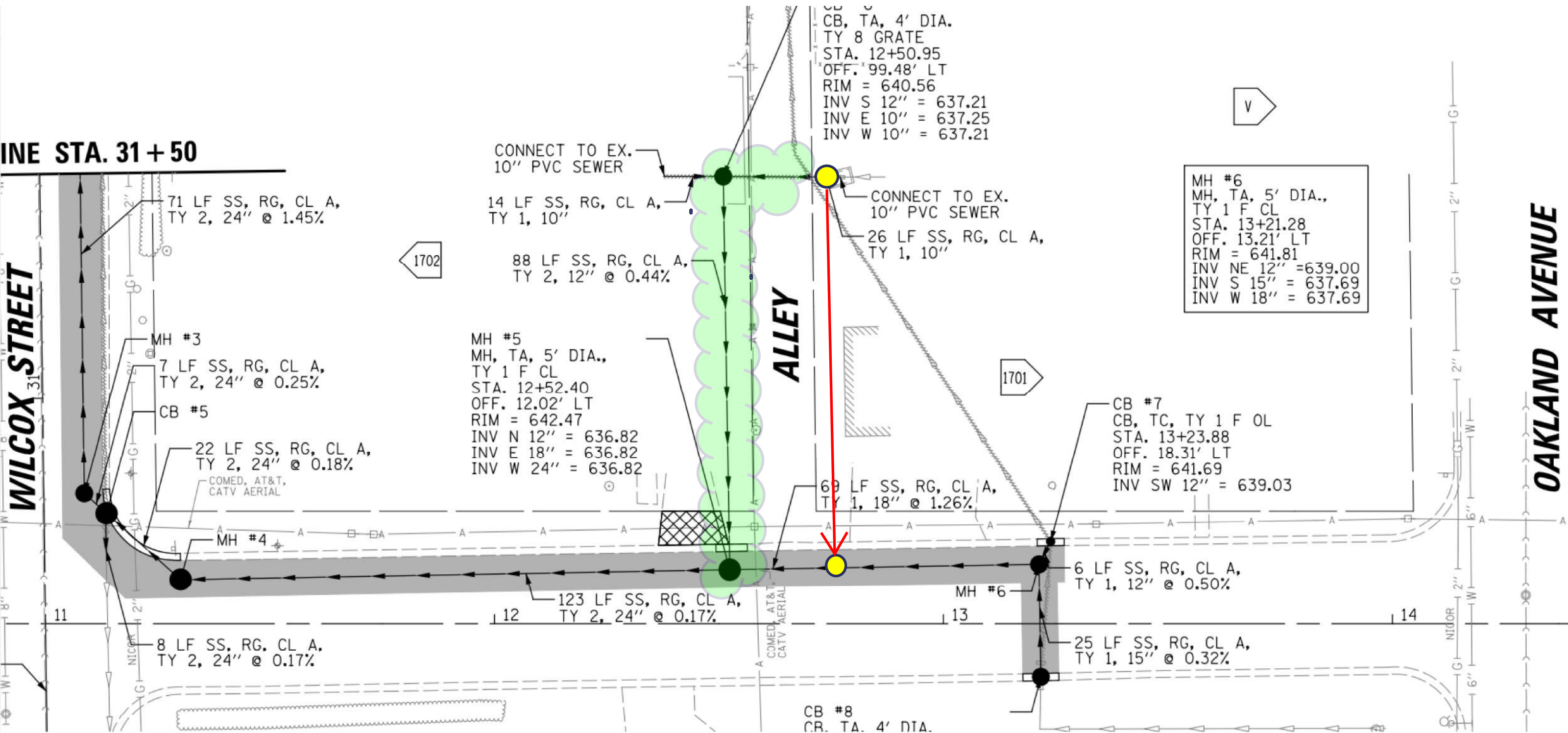
Existing Corrugated 24" Storm Pipe

New 24" Storm Pipe

Alley where plat of easement was being pursued. No work is currently being shown in this alley based on the plans prepared by CBBEL.

No. 324174. Filed for record on the 27th day of February A.D. 1920 at 4.50 o'clock P.M.
William W. Smith
Recorder of Deeds,

EXHIBIT B





Agenda Memo

Crest Hill, IL

Meeting Date: | October 9, 2023
Submitter: | Ronald J Wiedeman
Department: | Engineering
Agenda Item: | Sidewalk Pilot Program.

Summary: Attached is a brochure from Safe Step LLC. The city has used this company in the past to correct sidewalk defects to existing sidewalk due to ADA compliance issues. In the past, we used them primarily to physically eliminate tripping hazards.

This company also provides other services that staff would like to discuss with council about using them for. These services would allow the city to collect information on the condition of our existing sidewalks, while also evaluating them for timely replacement or repair.

This work is an MFT eligible expense, and our current budget has dollars set aside for services like this.

Staff would like to evaluate a small section of the city's existing sidewalks, see attached for location. This will provide some information that can be used to determine if this evaluation process will provide beneficial information.

The goal here is to

- Save Staff time.
- Provide transparency.
- Increase sidewalk safety.
- Reduce resident complaints.
- Enable cost-effective decisions.
- Extend the life of our sidewalk infrastructure.

Recommended Council Action: Direct staff on the proposal discussed above on moving forward with a small pilot sidewalk program.

Financial Impact:

Funding Source: MFT

Budgeted Amount: \$110,000.00

Cost: \$36,360.00

Attachments:

Safe Step Digital Brochure.pdf

Crest Hill Targeted Neighborhoods.pdf



***“Why Replace the Sidewalk . . .
... when it just needs some maintenance?”***
We can fix that!



THE AMERICANS WITH DISABILITIES ACT (ADA) establishes that any abrupt change in elevation greater than 1/4" is a hazard and must be eliminated. While not often "policed," this is the standard by which trip and fall liability is determined.

"The Benefits
of maintaining safe, ADA
compliant walkways
are community-wide
and go far beyond
improving the lives
of our disabled."



HAZARDS and ADA

SAFETY

Our public sidewalks are used more often by more people than any other community facility. Our children, our elderly and everyone in between, use them daily. ADA compliance assures they'll be safe.

LIABILITY

Tens of millions are paid out every year for sidewalk trip and fall injuries. It's a lawyer's dream case; the law is clear on what the standards are for public walkways and who is responsible for ensuring those standards are maintained. ADA compliance virtually eliminates liability for trip and fall incidents.

AESTHETICS

Right or wrong, appearances do matter. Well-maintained properties say a lot about who we are as an institution or a community. The condition of our walkways makes an impression, positive or negative, and influences where we might attend a college, purchase a home or locate a business. ADA compliance is visual evidence that we care.

Unsafe.

Unsightly.

Unacceptable.

Before

After

Item 3.

Professional, Affordable Trip Hazard Management

We are the national leader in uneven sidewalk management. We deliver our client-focused service and quality results in a 4 step process:

1) Discover: We will take time to learn about the current status, needs, and goals for your sidewalk repair program.

2) Evaluate: We will survey current conditions and areas of special concern to identify trip hazards that present a liability risk. Standard inspection surveys are included for Safe Step LLC clients.

3) Recommend: We will provide you with a comprehensive proposal that includes solutions that best meet your goals and objectives.

4) Fulfill: We will use our patented process to repair the sidewalk edge-to-edge, with no damage to adjacent panels or the surrounding landscape. Skilled technicians can even handle those difficult to repair and expensive to replace items such as manhole covers, curbs, handicap ramps, and swimming pool decks.

Specialized ♦ Economical ♦ Innovative ♦ Efficient ♦ Guaranteed

♦ **SPECIALIZED:** Safe Step LLC has specialized in just one thing; restoring safety to sidewalks by eliminating trip hazards. Since 2005, that expertise helps our clients better understand regulations, clarify goals, and develop a cost-saving maintenance strategy.

♦ **ECONOMICAL:** Our clients typically save 40 to 80% over the cost of replacing the concrete. Choosing maintenance over demolition can double the service life of sidewalks. That's not "cost," it's savings.

♦ **INNOVATIVE:** We hold 6 patents on our proprietary Saw-Cutting Technique, achieving a flat, smooth, ADA compliant slope surface. Our GIS Mapping capability is a valuable planning tool for decision makers.

♦ **EFFICIENT:** Our process is fast, clean, and environmentally friendly. No repair option is less disruptive. Not even close.

♦ **GUARANTEED:** There will be No Grinding on any project. All corrections will meet ADA repair slope guidelines. Guaranteed.

Line	High	Low	Linear Ft.	Location	Repair	Notes
1	0.825	0.000	2.0	Central Avenue N	joint	
2	0.500	0.000	6.5	Central Avenue N	joint	
3	0.750	0.000	3.0	Central Avenue N	joint	
4	0.750	0.000	3.0	Central Avenue N	joint	
5	0.500	0.000	3.0	Central Avenue N	joint	
6	0.750	0.000	3.0	Central Avenue N	joint	
7	0.825	0.250	7.0	Central Avenue N	joint	
8	0.375	0.125	4.0	Central Avenue N	joint	
9	0.800	0.000	5.0	Central Avenue N	joint	
10	0.750	0.000	4.0	Central Avenue N	joint	
11	0.500	0.000	6.0	Central Avenue N	joint	
12	0.375	0.000	3.5	Central Avenue N	joint	
13	0.500	0.000	6.0	Central Avenue N	joint	
14	0.500	0.000	6.0	Central Avenue N	joint	
15	0.500	0.000	6.0	Central Avenue N	joint	
16	0.375	0.000	6.0	Central Avenue N	joint	
17	0.825	0.000	6.0	Central Avenue N	joint	
18	0.825	0.000	6.0	Central Avenue N	joint	
19	0.825	0.000	6.0	Central Avenue N	joint	
20	0.825	0.000	6.0	Central Avenue N	joint	
21	0.825	0.000	6.0	Central Avenue N	joint	
22	0.825	0.000	6.0	Central Avenue N	joint	
23	0.825	0.000	6.0	Central Avenue N	joint	
24	0.825	0.000	6.0	Central Avenue N	joint	
25	0.825	0.000	6.0	Central Avenue N	joint	
26	0.825	0.000	6.0	Central Avenue N	joint	
27	0.825	0.000	6.0	Central Avenue N	joint	
28	0.825	0.000	6.0	Central Avenue N	joint	
29	0.825	0.000	6.0	Central Avenue N	joint	
30	0.825	0.000	6.0	Central Avenue N	joint	
31	0.825	0.000	6.0	Central Avenue N	joint	
32	0.825	0.000	6.0	Central Avenue N	joint	
33	0.825	0.000	6.0	Central Avenue N	joint	
34	0.825	0.000	6.0	Central Avenue N	joint	
35	0.825	0.000	6.0	Central Avenue N	joint	
36	0.825	0.000	6.0	Central Avenue N	joint	



What our Safe Step LLC clients are saying . . .

Item 3.

"We have utilized Safe Step every year since 2008. They are prompt, clean, professional, and very easy to work with."

Mike Brady, Street Supervisor
Village of Libertyville, IL

"I have heard nothing but positive feedback on your work!"

Dan Winkler, City Engineer
Lake Geneva, WI

"Our senior living community is a safer place for everyone since Safe Step improved the sidewalks on our campus - efficient and professional repairs."

Terry Egan, President/CEO
Woodstock Christian Life Services (IL)

Safe Step is one of our favorite contractors - not a single complaint in all their projects."

Elton Orozco, Civil Engineer
City of Geneva, IL

"Their customer service is outstanding."

Tim Kieffer
Street Maintenance Supervisor
City of Golden Valley, MN

"The cuts were clean, smooth, and met ADA standards. The workers were very courteous and left no mess behind, resulting in no resident complaints"

Jim Olson, P.E., Public Works
Department
City of St. Louis Park, MN

"Your crew did a great job. I heard no complaints from residents, and when I walked the neighborhood yesterday, every cut was completed beautifully."

JJ Larson, Director of Public Works
Village of Cottage Grove, WI

"Safe Step made my life easy!"

John Nevenhoven, Director of
Public Works
City of Elburn, IL

"Safe Step's ease of construction and use of new viable technology offers clients a good and cost-effective alternative to removal and replacement of concrete sidewalks"

Ray Koenig, Baxter and Woodman
Engineering (IL)

"Safe Step is my easy button!"

Deane Baker, Commissioner
of Public Works
Village of DeForest, WI

"Safe Step helped me look like a genius in my new role, correcting sidewalk hazards for a fraction of my budgeted amount."

Todd Hoppenstedt, Public Works Director
Montgomery, IL



BEFORE



Contact us for a *FREE* on-site consultation.

920-202-0954 • SafeSidewalks@NoTrippin.com • www.NoTrippin.com

AFTER

Crest Hill - Sidewalk Miles of 10.02



Estimated Sidewalk Infrastructure Value

Estimated Sidewalk Miles	Avg Width	Estimated Sq. Ft Cost	Total Value of Sidewalk
10.02	5.00	\$10.00	\$2,645,280

Priority	Color	Miles
1	Red	3.03
2	Yellow	6.99

Philip Sitton • Project Manager • 331.444.4822 • Philip@Notripping.com

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Agenda Memo

Crest Hill, IL

Meeting Date:	October 9, 2023
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	RFP for Phase 1 Environmental Site Assessment-Old City Hall

Summary: The City through the Building Department, has advertised for qualified firms to provide a Request for Proposals (RFP) for professional environmental engineering services for the Old City Hall. This Phase 1 Environmental Study will provide the City with a preliminary study of environmental issues that the property and building might have. This study will provide information on any underground storage tanks, asbestos, lead or other materials in the building that once removed will need to be handled as hazardous waste. This assessment will provide the city, staff and any potential buyers of this property information on the type of materials that will need special processing when removed from the property. This is just a phase 1 study and will provide some preliminary information. If this assessment requires phase 2 this will be addressed after the finding of phase 1.

Three RFQ were received from qualified engineering firms on March 10, 2023. The three firms along with cost to perform the phase 1 are listed below:

ESC Midwest, LLC	\$10,900.00
Seeco Environmental	\$12,730.00
GSG Consultants, Inc.	\$13,200.00

Since this RFP was for professional services and the selection of professional services is typically not determined on price alone face to face interviews were scheduled to help staff determine who would be best to perform these services for the city. The face-to-face interviews were held on August 30, 2023.

The meeting and scoring were performed by Don Seeman, Dave Strahl and myself. Each independently reviewed each firm based on the submitted RFQs, responses to the face-to-face interview and the City's Quality Based Selection Policy and Procedure. The scores from each selection committee member were averaged and the results of each firm and their ranking are attached.

The consultant receiving the highest average score was ESC Midwest, LLC. with Seeco Environmental coming in second and GSG Consultants, Inc. coming in third.

Recommended Council Action: Authorize the mayor to execute the proposal with ESC Midwest, LLC for a not to exceed amount of \$10,900.00 to perform professional environmental engineering services for the Old City Hall- Phase 1 Environmental Study.

Financial Impact:

Funding Source: GF

Budgeted Amount: \$205,000.00

Cost: \$10,900.00

Total Budget amount authorized to date: \$104,915.00.

Attachments:

Final Committee Scoring.xlsx



CITY OF CREST HILL
RFQ FOR PHASE 1 ENVIRONMENTAL SITE ASSESSEMENT-OLD CITY HALL
FINAL COMMITTEE SCORING

Ranking	Team		Ron W	Don S	Dave Strahl	Final Avg. Score
			Score	Score	Score	Score
1	ECS Midwest, LLC		100	100	100	100.0
2	SEECO Enviromental Services		95	95	95	95.0
3	GSG Consultants, inc.		75	90	85	83.3



Agenda Memo

Crest Hill, IL

Meeting Date:	October 9, 2023
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	U.S Route 30 Water Main Lining Project-Change Order No. 2.

Summary: Staff is bringing to council a request to approve change order 2 for the U.S. Route 30 Water Main Lining Project due to differing field conditions to what was known at the time of the design. The existing water main located in U.S. Route 30 was thought to be installed at a constant depth of 5 feet below the pavement elevation throughout the limits of the project. During construction it was found that the water main when it encountered a storm line or utility crossing that was perpendicular to the existing water main was lowered to go beneath these lines. Due to the water main dipping below these existing storm and utility conflicts the process of water main lining cannot be completed as currently proposed. In order to verify that these sections of the water main are in a good condition and do not need to be repaired or replaced additional work is required to physically verify to the condition of existing pipe.

The work below is a summary of the additional work required to verify the condition of the existing water main and address its current condition:

- 22 additional pits need to be dug and pavement resorted in order to visually inspect the existing water main. The cost for each pit is \$27,682.35 This change will increase the contract by \$584,123.10.
- Due to the additional 9 pits, additional video will be required to visually inspect these sections of the water main. The contract unit price is \$4.70 for an additional 2800 ft. This change will increase the contract by \$13,610.00.
- Due to the extra 9 pits additional mobilizations are required to video these lower sections of existing water main. This cost is not included in the cost of completing the actual video. This change will increase the contract by \$34,635.40.
- Due to the additional 9 pits, additional cleaning of these lower sections was required in order to video the existing water main. This change will increase the contract by \$15,910.64.
- Work not covered in Robinson Memo. Due to existing utility conflicts at the six corners intersection, there is a section of existing water main that cannot be lined (approximately

100 ft). Staff are not comfortable lining the entire water main along Plainfield Rd and leaving a small section not lined close to this intersection. Just a couple of years ago, we experienced a water main break just east of this section of the water main.

Due to the location of the connection of the existing water mains at Plainfield Rd, Caton Farm and Gaylord (six Corners) any work completed will need to be completed in the middle of this very busy intersection.

Also, if we just remove and replace the water main in the same location this will still leave 3 water valves in the middle of this intersection. If and when Public Works were required to shut down the existing water main to service a section, again they would be working in the middle of this very busy intersection.

If is staff's suggestion to abandon this section of water main and make a new connection through the right turn lane from Plainfield Rd to Caton Farm Rd. This would eliminate Public Works from having to go into the middle of this intersection to access water valves while also removing the existing water main from this busy intersection. Due to the large amount of traffic which passes through this intersection we are also recommending that this work be completed at night. The cost to complete this work will increase the contract by \$200,120.00.

The current budget has funds within it for this work without having to use fund balance to pay for this additional work. Staff recommends the following:

- Use \$370,000 from the water main replacement account (12-00-7620) that is not currently obligated.
- Move \$98,938.54 from 12-00-7615 to 12-00-7620.

Recommended Council Action: To approve Change Order No 2 for the U.S. Route 30 Water Main Lining Project which will increase the contract amount to \$3,167,938.54.

Financial Impact:

Funding Source: Water

Budgeted Amount: \$2,699,000.00 (Under Account no. 12-00-7620)

Cost: \$3,167,938.54

Attachments:

22-R0541_Crest Hill Memo_20231003_ready for City Staff

To: Ron J. Wiedeman, City Engineer (City of Crest Hill) Date: October 3, 2023

From: David Barnas / John Beissel

Subject: Project U.S. 30 (Plainfield Road) 10-Inch Watermain Lining Maintenance Project No. 22-R0541

During recent weeks of construction, the contractor [Sheridan Plumbing & Sewer] has encountered unexpected field conditions en masse due to undocumented vertical adjustments to the City's 10-inch watermain which appear to have occurred during prior infrastructure project(s). Our office has been working with the contractor to identify the extent of these changes and related anticipated costs.

During the process of cleaning and televising the 10-inch watermain, vertical offsets of 45° or 90° were discovered on either side of storm sewers installed under Plainfield Road. It appears these watermain adjustments were performed during an IDOT roadway widening project in the 1990s to accommodate placement of storm sewers that conflicted with the existing watermain. Lining watermain through a 90° bend is not possible, and lining watermain through 45° bends is not practical. Since the process does not allow for the liner inversion to be steered, twisting of the liner can result, leading to restricted water flow and/or additional future expense to repair. The bends encountered were not delineated on any record drawings or data available from IDOT or Crest Hill. Therefore, the bends could not be identified until the watermain was removed from service and the Contract work in progress.

During project design, typical resources were used to obtain readily available information:

- City records from watermain breaks/GIS did not note watermain lowered at storm sewer crossings.
- Field topography for existing infrastructure cannot identify underground watermain bends and tees.
- Our team obtained IDOT as-built drawings/record drawings to confirm existing infrastructure information; information on the record drawings was utilized as part of our design and bid package.

Subsurface utility exploration (SUE) equipment, had it been used at additional design expense, would similarly not have identified the vertical 45 and 90 degree bends encountered. Furthermore, even if the lowering of watermain was noted on City or IDOT records, the level of detail needed to predict the magnitude of these field changes may not have been available.

As a result of these findings uncovered through the watermain televising, significant scope changes with associated additional costs are needed to complete the watermain lining. We are working with City Staff and Sheridan to minimize these costs for additional access pits at the bends that need to be installed for proper lining. We are evaluating, on a case-by-case basis, if the existing watermain installed horizontally, between the lowest bends at each offset can be left in place or what additional accommodations need to be made.

The Contract, with original Bid Price of \$2,831,319.50, is now projected to have an approximate final contract amount of \$2,968,000.

The major cost elements related to the unexpected watermain vertical bends total approximately \$650,000:

- The original contract drawings estimated eleven (11) access pits to be installed for optimal length of lining segments. However, there are nine (9) additional pits still being investigated, which may total 22 additional pits.
 - As a result, we estimate that ten (10) additional lining set-ups, double the original contract quantity. Each lining run results in additional set up time, curing and testing.
 - An additional 13 access pits to complete the lining at an estimated \$25,767.85 each.
 - An additional 9 access pits that may be needed at an estimated cost of \$27,682.35 each.
 - There will be additional setup time by the lining installer for additional pipe runs, at estimated cost of \$34,635.40.
 - There will be additional cleaning costs at an estimated cost of \$15,910.64.
 - Additional CCTV work at an estimated cost of \$13,600.

- It is also noted that there is a reduced credit of \$148,993.38 from \$241,962.00 for value engineering work outlined in Change Order #1 for revised phasing and pit quantities/locations.
- Other additional costs for the project already accounted for in the Unit Price items, are approximately \$240,000:
 - Repairs to the 10-inch existing watermain on Greengold and Parkrose Streets one block north and one block south, respectively, from Plainfield Road. Fire hydrants on these streets were used to supply the Temporary Water Service Main. During the hydrant repairs, adjacent main was found to be corroded and was repaired. This main, appurtenances, and roadway was repaired at a cost of \$56,667.28.
 - Additional cost for open cut installation of deteriorated watermain and appurtenances at Sweetbriar Road was completed at a cost of \$97,133.15.
 - Additional 2-inch diameter temporary water service main was needed to provide water service to customers in areas where the City lacked enough detailed information. This resulted in an additional cost of \$83,790, per contract unit prices.

In Summary:

Contract Amount	\$2,831,319.50	
Adjustment to Unit Price Items	- \$362,366.82	
Subtotal	\$2,468,982.68	
Estimated Cost Savings	- \$148,993.38	Per Summary from Sheridan Plumbing
Subtotal	\$2,319,989.30	Reflects efforts to reduce the overall cost to below the Contract amount
13 Additional Pits	+ \$334,982.05	Costs relating to “skip” watermain bends
9 Additional Pits	+ \$249,141.05	
Additional Lining Install Set-Up	+ \$34,635.40	
Additional Cleaning Costs	+ \$15,910.64	
Additional CCTV Work	+ \$13,610.00	
Total	\$2,967,818.54	

Despite the unforeseeable circumstances resulting from the vertical bends, watermain lining still appears to have provided the most economical and least invasive alternative to repairing this portion of the City’s watermain and extending its useful lifetime. Completing the required additional work under the current contract will allow the City to utilize competitively bid contract unit prices where possible. In the current construction environment, we believe this action will help the City avoid expected cost increases likely to result from deferring this work to a future budget year.



Agenda Memo**Crest Hill, IL**

Meeting Date: 10/9/23
Submitter: Blaine Kline, Assistant Director of Public Works
Department: Public Works
Agenda Item: Public Works Gate Operator

Summary: There are still a few outstanding items that were not completed during construction of the Public Works facility. The automatic gate operator is an item that was not installed. Installing the gate operator would allow for access to be controlled via the same system that now exists for the secured police department lot at City Center and would give after hours access to the police in case they need to drop a vehicle off for the mechanics. This also provides staff the ability to track when and who access the lot.

Recommended Council Action: Approve staff to move forward with installing a gate operator at Public Works.

Financial Impact:**Funding Source:****Budgeted Amount:** N/A**Cost:** \$10,058.42**Attachments:**

Gate Systems Quote



Quote

**Perimeter Access System Services**

116 Paul Street
Elburn, IL 60119
Phone (630) 556-4283
Fax (630) 556-4478
saleschicago@pass1.net

Page: 1

Order Number: 2311346

Order Date: 9/1/2023

Ship Date: 11/30/2023

Salesperson: 0000

Customer Number: 10-QUOTE

Customer PO # :

Fax Number:

Order Taken By: JMW

Sold To:	Ship To:
CITY OF CRESTHILL 2090 OAKLAND AVE. CRESTHILL, IL 60403	CITY OF CRESTHILL 2090 OAKLAND AVE. CRESTHILL, IL 60403
Confirm To: BLAINE.	

Customer Job Name			Ship VIA		F.O.B.		Terms	
			GS INSTALL		JOB SITE		TO BE DETERMINED	
Item Number	Whse	Unit	Ordered	Shipped	Back Order	Price	Amount	
SUPPLY THE FOLLOWING FOR AN EXISTING SLIDE GATE: APPROXIMATE OPENING 24 FT.								
**** EQUIPMENT ****								
CSL24UL	010	EACH	1.000	0.000	0.000	5,144.92	5,144.92	
LM High-Traffic Commercial Slide Gate Operator with Battery Backup with Eye.					LM01			
MPEL	010	EACH	1.000	0.000	0.000	288.06	288.06	
LM Mounting Plate for SL3000/CSW200/RSW12V					LM03			
L505AL	010	EACH	1.000	0.000	0.000	285.34	285.34	
LM Large Profile Edge, 5' with Channel.					LM03			
LMWEKITU	010	EACH	1.000	0.000	0.000	313.12	313.12	
LM Monitored Wireless Edgo Kit, Includes Wireless Edge Receiver and Transmitter , Expansion Board Mounting Harness and Hardware.					LM03			
LOOPDETL	010	EACH	2.000	0.000	0.000	258.82	517.64	
LM Plug-In Loop Detector for MOST NEW(2016) LIFTMASTER OPERATORS.					LM03			
575025	010	EACH	4.000	0.000	0.000	62.00	248.00	
CANTILEVER ROLLER COVER-TOP					E700			
891LM	010	EACH	3.000	0.000	0.000	65.44	196.32	
LM 1 Button Transmitter Security+ 2.0 Vendor Item # G891LM					LM04			
								Continued



Quote



Perimeter Access System Services

116 Paul Street
Elburn, IL 60119
Phone (630) 556-4283
Fax (630) 556-4478
saleschicago@pass1.net

Page: 2
Order Number: 2311346
Order Date: 9/1/2023
Ship Date: 11/30/2023
Salesperson: 0000
Customer Number: 10-QUOTE
Customer PO # :
Fax Number:
Order Taken By: JMW

Sold To:	Ship To:
CITY OF CRESTHILL 2090 OAKLAND AVE. CRESTHILL, IL 60403	CITY OF CRESTHILL 2090 OAKLAND AVE. CRESTHILL, IL 60403
Confirm To: BLAINE.	

Customer Job Name			Ship VIA		F.O.B.		Terms	
			GS INSTALL		JOB SITE		TO BE DETERMINED	
Item Number	Whse	Unit	Ordered	Shipped	Back Order	Price	Amount	
72-9C-D	010	EACH	1.000	0.000	0.000	481.44	481.44	
CEO 72" Black Steel Gooseneck Dual Height Twin Post Pad Mount					PED1			
NOTE: ACCESS CONTROLS NOT INCLUDED IN THIS ESTIMATE.								
INSTALLATION OF EQUIPMENT VIA PERIMETER ACCESS:								
**** INSTALLATION ****								
Z9OMC	010	EACH	1.000	0.000	0.000	1,034.12	1,034.12	
OPERATOR INSTALLED ON EXISTING CONCRETE SLAB OR NEW SLAB (POURED BY OTHERS)					Z9			
Z9PE	010	EACH	1.000	0.000	0.000	444.96	444.96	
INSTALLATION OF PHOTO EYE ON EXISTING GATE POST OR COLUMN, OR ON POSTS CORRECTLY SET BY OTHERS.					Z9			
Z9EDGELAB	010	EACH	1.000	0.000	0.000	380.07	380.07	
LABOR, TOOLS AND FASTENERS TO MOUNT A REVERSING EDGE AND EDGE TRANSMITTER TO A GATE PANEL					Z9			
								Continued



Quote



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Page: 3

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CITY OF CRESTHILL 2090 OAKLAND AVE. CRESTHILL, IL 60403	CITY OF CRESTHILL 2090 OAKLAND AVE. CRESTHILL, IL 60403
Confirm To: BLAINE.	

Customer Job Name			Ship VIA		F.O.B.		Terms	
			GS INSTALL		JOB SITE		TO BE DETERMINED	
Item Number	Whse	Unit	Ordered	Shipped	Back Order	Price	Amount	
Z9DLA620	010	EACH	2.000	0.000	0.000	1,034.12	2,068.24	
VEHICLE LOOP - 6 X 20 SAWCUT AND SEALED IN ASPHALT					Z9			
Z9SERVICE	010	EACH	1.000	0.000	0.000	265.00	265.00	
INSTALLATION OF ROLLER COVERS FOR UL325.					Z9			
Z9SERTERM	010	EACH	1.000	0.000	0.000	1,744.00	1,744.00	
LABOR, CONNECTING AND FASTENERS TO FIELD TERMINATE, ADJUST AND TEST EQUIPMENT AND ACCESSORY DEVICES					Z9			
ALL HIGH/LOW VOLTAGE, PHONE LINES AND CONDUITS BY OTHERS. PASS TO MAKE ALL FINAL CONNECTIONS & TES								

Customer Approval: _____ Date: _____

Customer Printed Name: _____



**DUE TO CURRENT MARKET PRICE FLUCTUATIONS,
ALL PRICING IS SUBJECT TO CHANGE**

WWW.PROACCESSSYSTEMS.COM

All quotations and sales offers products by Fencing Supply Group or any of its affiliates are subject to FSG's then current Terms and Conditions of Sale located at <https://fencingupplygroup.com/terms-offers/>.

Net Order:	13,411.23
Less Discount:	3,352.81
Freight:	0.00
Sales Tax:	0.00
Order Total	10,058.42



Agenda Memo

Crest Hill, IL

Meeting Date: | October 9, 2023

Submitter: | Blaine Kline, Assistant Director of Public Works

Department: | Public Works

Agenda Item: | Winterfest

Summary: Staff has quickly been working on bringing back the Winterfest event for November 25th at the new City Center and has established the below bullet points as discussion items for the event. After input from the council, staff will work with the special events committee to finalize event details.

- Location – City Center (Setup TBD)
- Date & Time: November 25th 3:30-7PM
- Light Ceremony 4:30-5:00pm? (sunset 4:26pm)
- Light Proposals Attached (Annual lease options)
- Event Items to discuss:
 - Live music and stage
 - Hayrack rides (Close Crest Hill Dr. from north of the police sallyport entrance to Speedway)
 - Reindeer petting zoo
 - Ice Sculptures
 - Kids crafts table
 - Pictures with Santa inside community room
 - Hot chocolate and cookies station
- Event partners? Lockport Park District, Lions Club.....
- Sponsorship, staff will reach out to obtain sponsorships to help offset the costs associated with the lights and the event.

Recommended Council Action: Provide direction on how to proceed with Winterfest.

Financial Impact:

Funding Source: Special Events 01-10-8001 & Facilities Management 01-04-5300

Budgeted Amount: \$10,000 Special Events & \$10,000 Facilities Management

Cost: \$20,000

Attachments:

City Center Light Proposals

Artistic

Holiday Designs

Item 7.

CRESTHILL, IL HOLIDAY LIGHTING 2023





City Hall View 1



City Hall View 2



City Hall View 3



City Hall View 4



City Hall Close Up

Part #	Description	Dimensions	Purchase Price	QTY	Purchase x Qty	Lease Price	Lease Total
	C9 Roofline	(825 ft total roofline)	\$2.05	825	\$1,691.25	\$1.75	\$1,443.75
	Wreath Lit	3 ft	\$190.00	6	\$1,140.00	\$105.00	\$630.00
203322	2D Gold Ornament with Spangles	H 4.9ft x W 7ft	\$1,350.25	2	\$2,700.50	\$367.27	\$734.54
203323	2D Gold Two Ornament Display	H 5.74ft x W 11.48ft	\$1,692.09	1	\$1,692.09	\$460.25	\$460.25
202988 / 409166	Majestic Deer - 6.4ft	H 6.4ft x W 4.59ft x D 0.98ft	\$5,193.17	1	\$5,193.17	\$1,412.54	\$1,412.54
LEASE TOTAL WITH QUANTITY							\$4,681.08
SHIPPING							\$571.89
FIELD SERVICE							\$3,500.00
LEASE TOTAL WITH QUANTITY							\$8,752.97

Thank You

Thank you for allowing Artistic Holiday Designs
the opportunity to present our ideas.

www.ArtisticHolidayDesigns.com

Derek Norwood

708-223-8506

DerekN@ArtisticHolidayDesigns.com





Item 7.

Company Address 6813 Hobson Valley Drive, Suite 102
Woodridge, IL 60517

Phone 630-769-9999

Fax 630-437-5559

Contract Date Aug 17, 2023

Quote Number ZH-16762

Contact Name Chris Hall - City Of Crest Hill

Phone (815) 741-5108

Email amartino@cityofcresthill.com

Address 20600 City Center Blvd
Crest Hill, IL 60403-5600

Prepared By Jon Parrish

Preparer's Email

Estimator Jon

Quantity	Product Details	Description	List Price	Total
975	LED C9 Light Strand - Warm White	left side, front and right side, upper and lower outward facing gutters. MAY NEED 40' LADDER FOR LEFT SIDE	\$ 9.00	\$ 8,775.00
975	2 Part Clips	Will have to glue in plastic disk to hold c9 strand. We can reuse in future years. Could use magnet clip at same price, however, will have issues with any snow or ice from roof.	\$ 1.00	\$ 975.00
6	LED 48" Holiday Wreath Warm White	2 wreaths around ligh on post. 3 entrances	\$ 264.00	\$ 1,584.00
Grand Total				\$ 11,334.00

Above includes installation, extension cords, timers and take down.

Fees & Terms

Your signature is evidence that you have read and accepted all terms & conditions (front & back) of this proposal.

A 35% deposit is due at the time of order: \$ 3,967

Balance is due upon completion of job: \$ 7,367

Client

AHL Representative

Signature

Date

Signature

Date

Everything you need to know

Item 7.

Estimate: American Holiday Lights will provide an estimate to the customer. American Holiday Lights (AHL) will use the customers' verbal description to approximate as closely as possible the described layout: however, AHL will not be responsible for any changes in design, color, or location after installation has begun. If customer request changes to any or all portions of completed work, customer will be responsible for original and changed installation cost. Electrical cords and electrical accessories are included in the estimated price; however, additional charges may apply for all items to be decorated which extend 50 feet or more from an originating power source. For safety and quality purposes, electrical cords and accessories will be supplied by AHL. Customer requested additions to the original estimate will result in increasing the actual price. All pricing discussions should be made directly to AHL Customer Service. AHL field staff may not be equipped for calculating final pricing.

Payment: Payment is due in full immediately following the initial installation. A 35% down payment will be required in advance of the installation date.

Service: AHL reserves the right to reject service to any property deemed unsafe by AHL. Price includes:

1. Use of a stated quantity of lights and electrical accessories from the installation date through no later than the end of January the following year.
2. Single-time installation of lights according to a layout planned and approved by the homeowner.
3. Removal of lights at completion of holiday season. All AHL supplied materials are the property of AHL and must be returned to AHL. AHL cannot guarantee consistent light bulbs orientation due to twisting nature of light strands. AHL also reserves the right to take and use photographs or video of the customers' property for marketing and media purposes.

Electricity: The homeowner must provide AHL clear access to safe electricity in one of two places, the front door or in front of the garage. Electrical outlets should not be tethered to high AMP devices such as refrigerators. AHL will not be held responsible for inadequate, faulty, or overloaded electrical sources at the place of service. Customers may be required to provide electrical connection from inside the house.

Warranty: AHL will test all lighting at completion of installation and will leave project fully functional. Defects must be communicated to AHL within 24 hours of installation. AHL will not be responsible for any defects or damage associated with weather conditions such as wind, rain, snow and ice.