



City Council Work Session

Crest Hill, IL

December 12, 2022

7:00 PM

Council Chambers

1610 Plainfield Road, Crest Hill, IL 60403

Agenda

- [1.](#) West Plant Change Order Discussion
- [2.](#) IT Director Salary Range
3. Public Comments
4. Mayor's Updates
5. Committee/Liaison Updates
6. City Administrator Updates
7. 5 ILCS 120/2 (c)(1)-The appointment, employment, compensation of specific employees (Executive Session) (Amended 12-14-22)

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.



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	December 12, 2022
Submitter:	Mark Siefert, Director of Public Works
Department:	Public Works
Agenda Item:	West Plant Change Order Discussion

Summary: The purpose of this memo is to educate and seek guidance from the City Council as Strand Associates, Inc (Strand) and City staff work cooperatively with Vissering Construction to identify components of the West Sewage Treatment Plant (STP) Improvements project to be removed to reduce overall project costs while minimizing the impacts on the quality of the upgraded facility. Specifically, we have identified a significant number of potential cuts, one of which includes removing a mechanically cleaned screen. While the cost to remove a screen from the project will result in large savings, City staff and Strand believe the value of having a second screen in the project outweighs the potential savings.

As a reminder to all, the City received three bids for the West STP Improvements project. The low bidder was Vissering Construction Company out of Streator, Illinois with a lump sum bid of \$51,770,000. Unfortunately, Vissering's bid was higher than anticipated for a variety of reasons, most notably, the current inflationary conditions in the economy.

Since the bid opening, Strand and City staff have worked diligently to identify potential project savings. To date, the following changes have been implemented as part of awarding the project to Vissering Construction:

Deductive Bid Alternative No. 1 was selected.

Multiple alternative manufacturers were selected.

The total savings associated with the changes above totaled \$1,130,000. As a result, the project was awarded to Vissering Construction for \$50,640,000.

In addition to the changes above, City staff and Strand worked together to identify several more reductions in project scope to further reduce the overall project costs as discussed above. The original list of project cuts, which was provided to Vissering, can be found in the Table 1 below. The dollar value identified for each project cut represents the original credit offered by Vissering.

Scope Reduction Item	Credit Offered
Sand Filter Media Removal	\$77,000
Sludge Removal	\$270,500
E70 Bridge Crane Removal	\$4,700
Screen Removal	\$278,345
Office Furniture	\$100,000
Replace Glass Lined Ductile Iron Pipe (DIP) with Standard DIP	\$8,000
Change Buried DIP to Polyvinyl Chloride (PVC) Pipe	\$110,000
Structure 16 Aluminum Covers to Grating	\$6,899
Structure A10 Aluminum Covers to Grating	\$8,020
Remove Samplers	\$35,503
Aeration Tank Elevated Walkways	\$9,329
Remove Downstream Filter Valves	\$39,500
Remove Filter Bypass Piping	\$50,000
Reduce Final Clarifier Slab Thickness	\$40,940
Reduce Amount of Sidewalk	\$21,680
Modify Functionality of Process Return Pumping Station	\$25,300
Offsite Storage	\$10,000
Replace Elevator with Lift	\$56,000
Easing Testing Requirements	\$0
Modify Effluent Pipe Material	\$140,000
Primary Clarifier Elevated Walkway Removal	\$10,941
South Digester Elevated Walkway	\$19,075
Blower Building Bathroom	\$2,700
Biosolids Building Surface Material	\$0
Change Some Slide/Sluice Gates to Stop Plates	\$9,800
Remove Interior Lights in Biosolids Storage	\$4,600
Eliminate Warranty Bond	\$7,500
Minimize Site Piping Demo	\$27,500
Total Value of Credits Provided	\$1,373,832

Table 1

There are several items where the credit offered did not match City staff and Strand's expectations. These items are highlighted in red in Table 1. As a result, City staff and Strand met with Vissering on November 22, 2022, to discuss the list of scope items to be removed from the project and the credits being offered. It became clear that there were several items on the list which were misinterpreted by Vissering. As a result, the credit associated with several items will increase as detailed in Table 2 below. Table 2 below also includes additional scope reduction items that have been identified since the meeting along with their estimated value.

Scope Reduction Item	Credit Offered	Anticipated Revised Credit
Sand Filter Media Removal	\$77,000	\$77,000
Sludge Removal	\$270,500	\$270,500
E70 Bridge Crane Removal	\$4,700	\$24,000
Screen Removal	\$278,345	\$300,000
Office Furniture	\$100,000	\$100,000
Replace Glass Lined Ductile Iron Pipe (DIP) with Standard DIP	\$8,000	\$15,000
Change Buried DIP to Polyvinyl Chloride (PVC) Pipe	\$110,000	\$110,000
Structure 16 Aluminum Covers to Grating	\$6,899	\$20,000
Structure A10 Aluminum Covers to Grating	\$8,020	\$25,000
Remove Samplers	\$35,503	\$35,503
Aeration Tank Elevated Walkways	\$9,329	\$50,000
Remove Downstream Filter Valves	\$39,500	\$39,500
Remove Filter Bypass Piping	\$50,000	\$50,000
Reduce Final Clarifier Slab Thickness	\$40,940	\$40,940
Reduce Amount of Sidewalk	\$21,680	\$21,680
Modify Functionality of Process Return Pumping Station	\$25,300	\$80,000
Offsite Storage	\$10,000	\$10,000
Replace Elevator with Lift	\$56,000	\$85,000
Easing Testing Requirements	\$0	\$0
Modify Effluent Pipe Material	\$140,000	\$140,000
Primary Clarifier Elevated Walkway Removal	\$10,941	\$15,000
South Digester Elevated Walkway	\$19,075	\$28,000
Blower Building Bathroom	\$2,700	\$15,000
Biosolids Building Surface Material	\$0	\$0
Change Some Slide/Sluice Gates to Stop Plates	\$9,800	\$0
Remove Interior Lights in Biosolids Storage	\$4,600	\$18,000
Eliminate Warranty Bond	\$7,500	\$7,500
Minimize Site Piping Demo	\$27,500	\$27,500
Newly Identified Items		
Masonry Material Modifications		\$30,000
Building E70 Wall Material Change		\$25,000
Sluice Gate Material Change		\$30,000
Removal of Gates		\$30,000
Removal of Filter Auto-covers		\$18,471
Use of City's internet service		\$5,000
Total Value of Credits Provided	\$1,373,832	\$1,743,594

Table 2

City staff and Strand have evaluated the list of scope items, as well as the value of the credits agreed upon and expected. City staff's intention is to draft a change order to finalize the list of scope reduction items summarized in Table 3 below. This table summarizes the selected changes.

Scope Reduction Item	Anticipated Credit	Revised
Sand Filter Media Removal	\$77,000	
Sludge Removal	\$270,500	
E70 Bridge Crane Removal	\$24,000	
Office Furniture	\$100,000	
Replace Glass Lined Ductile Iron Pipe (DIP) with Standard DIP	\$15,000	
Change Buried DIP to Polyvinyl Chloride (PVC) Pipe	\$110,000	
Structure 16 Aluminum Covers to Grating	\$20,000	
Structure A10 Aluminum Covers to Grating	\$25,000	
Remove Samplers	\$35,503	
Aeration Tank Elevated Walkways	\$50,000	
Remove Downstream Filter Valves	\$39,500	
Remove Filter Bypass Piping	\$50,000	
Reduce Final Clarifier Slab Thickness	\$40,940	
Reduce Amount of Sidewalk	\$21,680	
Modify Functionality of Process Return Pumping Station	\$80,000	
Replace Elevator with Lift	\$85,000	
Modify Effluent Pipe Material	\$140,000	
Primary Clarifier Elevated Walkway Removal	\$15,000	
South Digester Elevated Walkway	\$28,000	
Blower Building Bathroom	\$15,000	
Remove Interior Lights in Biosolids Storage	\$18,000	
Minimize Site Piping Demo	\$27,500	
Masonry Material Modifications	\$30,000	
Building E70 Wall Material Change	\$25,000	
Sluice Gate Material Change	\$30,000	
Removal of Gates	\$30,000	
Removal of Filter Auto-covers	\$18,471	
Use of City's internet service	\$5,000	
Total Value of Credits Provided	\$1,426,094	

Table 3

It should be noted, the final Change Order will be presented to the City Council for approval at a later date when it has been finalized.

In general, the scope reduction items removed from the final list (Table 3) were items where City staff and Strand believe the value of the credit does not match the impact of the project. The largest scope reduction item removed from the list is the aforementioned mechanically cleaned screen. There are several reasons why City staff and Strand believe the mechanically cleaned screen should remain in the project. Specifically:

1. The cost to install a second screen in the future will be larger than the value of the credit being offered as well as the totalized additional principal and interest payments associated with leaving it in the project. Installing a second screen in the future would be more costly for multiple reasons:

a. There is lost economy of scale when installing a single piece of equipment as a stand-alone project. Specifically, there are certain costs associated with any project, regardless of size, such as contractor mobilization costs, insurance costs, bond costs, etc. As a result, the cost to install a single screen as a standalone project would be around \$325,000 in today's dollars.

b. The rate of inflation is significantly higher than the interest rate on the City's current loan. As a result, a standalone project that would be \$325,000 today, would be approximately \$415,000 in five years assuming an annual inflation rate of 5%.

Removing a screen from the project will have long term implications on the facility. Firstly, if the remaining screen were ever to break, the screen would have to be bypassed. A bypass screen will be provided, however, the effectiveness of the removal of screenings will be reduced. With a bypass screen, staff would also have to staff the plant 24/7 until a new screen or repair would be able to be procured. As a result, it could result in damage to downstream pumping and treatment equipment. Additionally, if only one screen were to be installed, it would have to run all the time. Having a second screen would allow them each to run half the time, potentially increasing the life of each screen.

We appreciate your consideration and would be happy to answer any questions you might have.

Recommended Council Action: Recommend that staff move forward and bring a final change order to council for approval for a deduct that does not include deducting the mechanically cleaned screen

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: None



Agenda Memo

Crest Hill, IL

Meeting Date: December 12, 2022
Submitter: Jim Marino, City Administrator
Department: Administration
Agenda Item: IT Director Salary Range

Summary: Before the job announcement for the IT Director position can be posted, the salary range for the position needs to be determined. Attached is a list of salary ranges provided by Lisa for the same and comparable positions in other communities. This salary survey was conducted by North Aurora and shared with us.

Recommended Council Action: Establish a salary range for the IT Director position.

Financial Impact:

Funding Source: General Fund & Water Sewer Fund

Budgeted Amount: \$120,000

Cost: TBD

Attachments: Comparable salary ranges

Information Technology Manager				
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Batavia	Information Systems Manager	114,689	158,137	
Cary	Contractor			
Channahon	n/a			
Crest Hill	Director of Technology		122,408	122,400
Darien	Admin Assist to City Administrator	67,980	91,773	91,773
Geneva	Information Technology Manager	90,563	131,316	
Lemont	Contractor			
Lisle	n/a			
Montgomery	n/a			
Oswego	Information Technology Director	102,259	153,388	123,520
Saint Charles	Network Manager	105,374	150,535	134,192
Shorewood	n/a			
South Elgin	Information Technology Manager	89,918	117,333	117,333
Sugar Grove	n/a			
Warrenville	Contractor			
Willowbrook	n/a			
Winfield	Contractor			
Wood Dale	IT Director	110,188	157,850	153,400
Woodstock	Information Technology (IT) Director	106,413	148,970	
Yorkville	Contractor			
North Aurora	Information Technology Manager			107,077
Range Data				
Average		98,423.02	136,856.62	123,769.63
50th Percentile		103,816.50	148,969.60	122,960.00
60th Percentile		105,581.76	150,221.92	123,520.00
65th Percentile		105,945.34	151,105.60	126,188.00
70th Percentile		106,308.92	152,246.80	128,856.00
75th Percentile		107,356.60	153,388.00	131,524.00
80th Percentile		108,677.92	155,172.80	134,192.00