

AGENDA
Municipal Services Committee
August 23, 2010
6:30 P.M. – Council Chambers

1. **Call to Order & Roll Call**
2. **Establishment of Quorum**
3. **New Business**
 - a. **Ordinance** - **8105 Cass Avenue, Q Billiards:** Petitioner seeks a variation to expand an existing nonconforming use
 - b. **Ordinance** - **1041 S. Frontage Road, Darien Municipal Services:** Petitioner seeks a variation to permit the construction of a detached accessory structure, a salt barn, within the front yard and interior side yard, and to reduce the front yard setback from 50 feet to 15 feet
 - c. **Resolution** - Purchase a new Portable Air Compressor
 - d. **Resolution** - Approval of a Resolution rejecting all sealed bids for the Salt Storage Facility
 - e. **Resolution** - Accepting a Proposal from Martino Concrete Company for the installation of a concrete footing for the Salt Storage Facility
 - f. **Resolution** - Accepting a Proposal from Dukane Precast Inc for the fabrication and installation of the precast structural walls for the Salt Storage Facility
 - g. **Resolution** - Accepting a Proposal from Advance Steel Erection Inc for the fabrication and installation of the Steel Roof Joists and Decking walls for the Salt Storage Facility
 - h. **Resolution** - Accepting a Proposal from Care Sheet Metal and Roofing, Inc. for the material and installation of the membrane roofing for the Salt Storage Facility
 - i. **Resolution** - Accepting a Proposal from Martino Concrete Company for the material and installation of a concrete floor for the Salt Storage Facility
 - j. **Minutes** - July 26, 2010 – Municipal Services Committee

- 4. Director's Report**
 - a. To be presented
- 5. Next regularly scheduled meeting – September 27, 2010.**
- 6. Adjournment**

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: August 23, 2010

Issue Statement

PZC 2010-10: **8105 Cass Avenue, Q Billiards:** Petitioner seeks a variation to expand an existing nonconforming use.

Applicable Regulations: Zoning Ordinance, Section 5A-4-3-3: Expansion of Nonconforming Uses
 Zoning Ordinance, Section 5A-8-2: B-1 Neighborhood Convenience Shopping District

General Information

Petitioner: Bob Taft
 Action Billiards, dba Q Billiards
 8109 Cass Avenue
 Darien, IL 60561

Property Owner: Campus Property Management
 P.O. Box 8642
 Rolling Meadows, IL 60008

Property Location: 8105 Cass Avenue, Darien Plaza Shopping Center

PIN: 09-34-102-019

Existing Zoning: B-1 Neighborhood Convenience Shopping District

Existing Land Use: Retail shopping center

Surrounding Zoning and Land Use:

North: B-1 Neighborhood Convenience Shopping District – banquet, eating/drinking establishment.

South: B-1 Neighborhood Convenience Shopping District – offices.

East: B-1 Neighborhood Convenience Shopping District – offices.

West: B-1 Neighborhood Convenience Shopping District – vacant parcel.

Comprehensive Plan Update: Commercial

History: The property was annexed into the City with an Annexation Agreement in 1972. The Agreement provided the permitted uses within the shopping center. The Agreement has since expired, therefore the underlying zoning district uses apply.

Size of Property: 2.97 acres

Floodplain: None.

Natural Features: None.

Transportation: Property has access to Cass Avenue.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the petitioner:

1. ALTA/ACSM Land Title Survey, 1 sheet, dated August 30, 1989.
2. Written description of use, 1 sheet, prepared by petitioner.
3. Floor layout, 1 sheet, prepared by petitioner.

Planning Overview/ Discussion

The Darien Plaza shopping center, the subject property, is located on the east side of Cass Avenue, south of Concord Place. Q Billiards is located within the shopping center and proposes to expand into the adjacent space to the north, the north end of the shopping center, formally occupied by Cardinal Fitness.

The petitioner submitted a written description of how the additional space will be used.

The space at the north end of the shopping center has been vacant for at least a couple of years.

The current Zoning Ordinance was adopted in 2000. Previous land use regulations, including the previous Zoning Ordinance and a now expired Annexation Agreement covering the property, permitted amusement establishments at this location. However, since the expiration of the Annexation Agreement and the adoption of the current Zoning Ordinance in 2000, the permitted uses within this zoning district were altered.

Currently, the following uses are within the shopping center:

- Rosati's Pizza – eating establishment
- Uncle Mao's Chinese Cuisine – eating establishment
- Vacant
- Darien Liquor – package liquor store
- La Nolte – eating establishment
- Sunset Cleaners – cleaners
- Sylvia Bakery – retail bakery
- Q Billiards – billiards
- Vacant – proposed expansion of Q Billiards, 5,000 square feet

The number of required parking stalls is based on the square footage of the building, not the uses within the shopping center. Based on the plat of survey, there are 158 parking stalls provided for the shopping center, with 27,973 square feet of building area. Therefore, 112 parking stalls are required per the Zoning Ordinance (4 parking stalls/1,000 gross square foot of building area.).

Q Billiards tends to be busiest when the other establishments in the shopping center are closed.

Proposed signage is required to comply with the Sign Code, including wall, window and free-standing signage.

The variation request must address the following criteria for approval:

1. Whether the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

Staff Findings/Recommendations

Staff does not object to the petition. Staff believes the proposed use is appropriate for this site and therefore recommends approval of this petition. Staff is not aware of any complaints regarding Q

Billiards.

Staff finds the proposed variation will not adversely alter the character of the property or the neighborhood, nor will it create adverse impacts onto adjacent properties, nor will it increase congestion in the public streets. Therefore, staff recommends the Commission make the following recommendation to grant the variation:

Based upon the submitted petition and the information presented, the request associated with PZC 20010-10 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition.

Planning and Zoning Commission Review – August 18, 2010

The Planning and Zoning Commission considered this matter at its meeting on August 18, 2010. The following members were present: Beverly Meyer – Chairperson, Robert Erickson, Donald Hickok, Ronald Kiefer, John Lind, Susan Vonder Heide and Michael Griffith – Senior Planner.

Members absent: Gloria Jiskra, Raymond Mielkus, Kenneth Ritzert and Elizabeth Lahey – Secretary.

Michael Griffith, Senior Planner, reviewed the staff agenda memo. He noted that the use was legal established but over time with the City adopting a new Zoning Ordinance in 2000, the permitted uses for the various zoning district changed, which caused the petitioner's use to be come nonconforming.

Mr. Griffith stated staff checked with the Darien Police Department to see if there were any issues. He stated the Police Department did not have any concerns, calls to Q Billiards are similar to other liquor establishments.

Robert Taft, the petitioner, was present. He stated the larger space will allow for private parties and to allow more food service.

Commissioners Hickok and Lind noted that it will get rid of an empty space and that there have not been problems in the past.

There was not anyone in the public to offer comments.

Without further discussion, Commissioner Vonder Heide made the following motion, seconded by Commissioner Kiefer:

Based upon the submitted petition and the information presented, the request associated with PZC 20010-10 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition.

**Upon a roll call vote, THE MOTION CARRIED by a vote of 6-0.
(Commissioners Jiskra, Mielkus and Ritzert were absent.)**

Staff Comments – Municipal Services Committee

Based on the recommendation by the Planning and Zoning Commission, staff recommends the Committee make the following recommendation to approve the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 20010-10 is in conformance with the standards of the Darien City Code and, therefore, I move the Municipal Services Committee recommend approval of the petition.

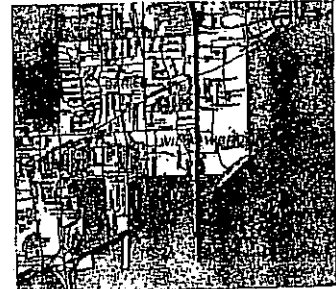
Decision Mode

The Planning/Zoning Commission considered this item at its meeting on August 18, 2010.
The Municipal Services Committee will consider this item at its meeting on August 23, 2010.

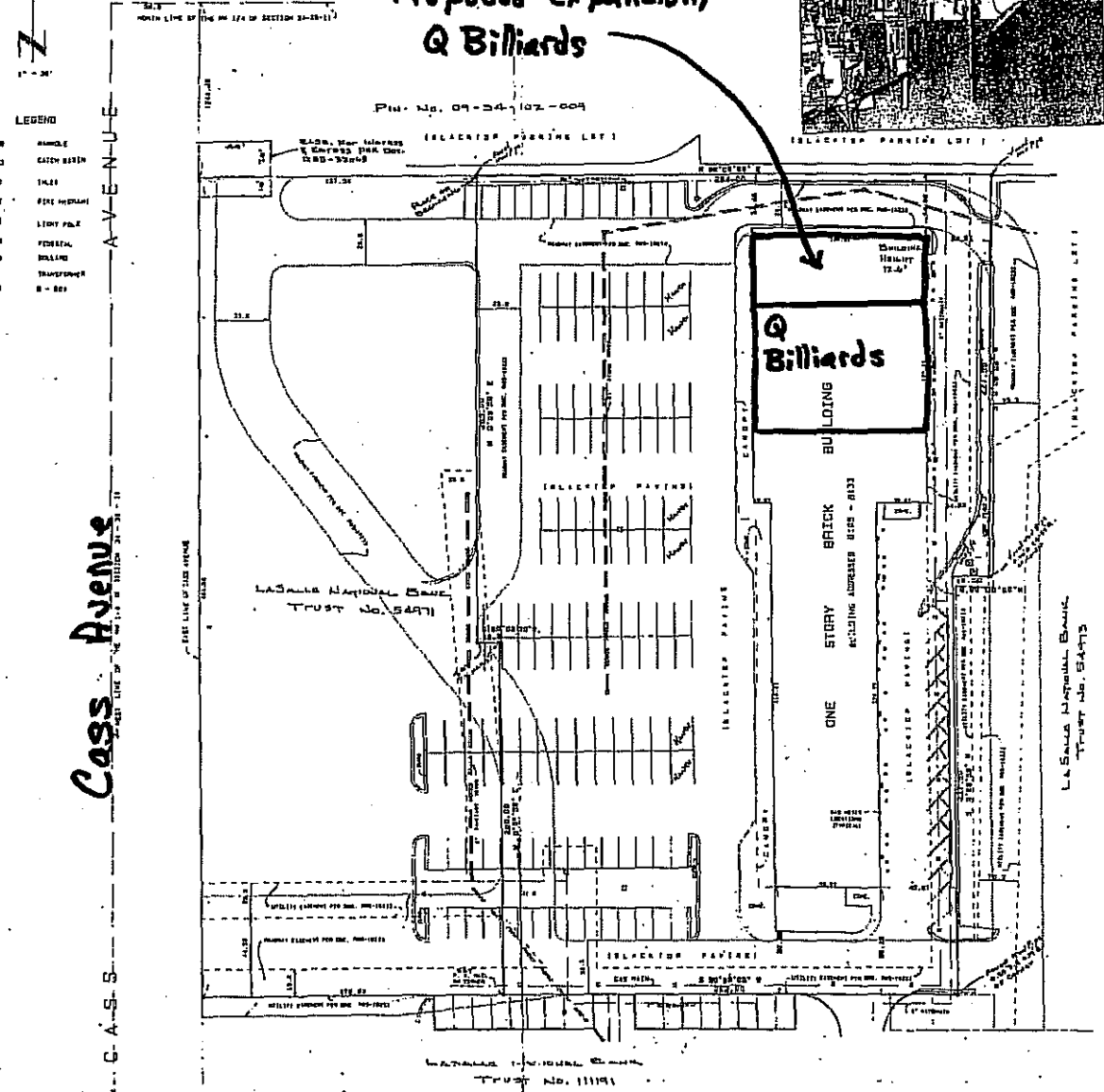
ALTA / ACSM LAND TITLE SURVEY

PARCEL ONE
 OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50.0 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 34 AND 124.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 34; THENCE "EAST" 121.00 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE "THENCE SOUTH 8 DEGREES 20 MINUTES 20 SECONDS WEST, 220.0 FEET; THENCE "EAST" 220.0 FEET; THENCE SOUTH 8 DEGREES 20 MINUTES 20 SECONDS EAST, 220.0 FEET; THENCE "WEST" 121.00 FEET; THENCE NORTH 8 DEGREES 20 MINUTES 20 SECONDS EAST, 221.00 FEET; THENCE "WEST" 220.0 FEET TO THE POINT OF BEGINNING, IN DADE COUNTY, FLORIDA.

PARCEL 2: EASEMENT FOR HIGHWAYS AND EGRESS AS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 15, 1978 AS DOCUMENT 878-18121 AND RECORDED MARCH 15, 1985 AS DOCUMENT 878-18121 AND RECORDED MAY 2, 1985 AS DOCUMENT 878-31063
 PARCEL 3: EASEMENT FOR HIGHWAYS AND EGRESS AND PUBLIC UTILITIES AS CONTAINED IN RECIPROCAL GRANT OF EASEMENT RECORDED FEBRUARY 9, 1978 AS DOCUMENT 878-07473 AND LOCATION AGREEMENT RECORDED MARCH 15, 1985 AS DOCUMENT 878-18243
 COMMONLY KNOWN AS 8105 CASS AVENUE, DAREN, FLORIDA
 PIN NUMBER 09-34-102-018



**Proposed expansion,
 Q Billiards**



- LEGEND**
- SAMPLE
 - CATCH BASIN
 - INLET
 - FIRE HYDRANT
 - LIGHT POLE
 - FENCE
 - BELLINE
 - TRANSFORMER
 - 8" - 20"

Cass Avenue

THIS SURVEY WAS MADE BY ME AND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA. I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 12345. I HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THIS SURVEY.

1. PROPERTY DESCRIBED CONTAINS 2.51 ACRES
2. NEIGHBORHOOD CONTAINS 2.51 ACRES
3. PROPERTY CONTAINS TWO REGULAR STORIES PARCEL
4. TOTAL ONE SUPERSEDED PARKING SPACES OFFER PARKING SPACES Y SPACES PER 100 SQ. FT. OF FLOOR SPACE
5. PROPERTY IS ZONED - (L-1) (L-2) (L-3)
6. AS PER RECORDS
7. TOTAL AREA OF THE PROPERTY IS 2.51 ACRES
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GRAPHIC SCALE

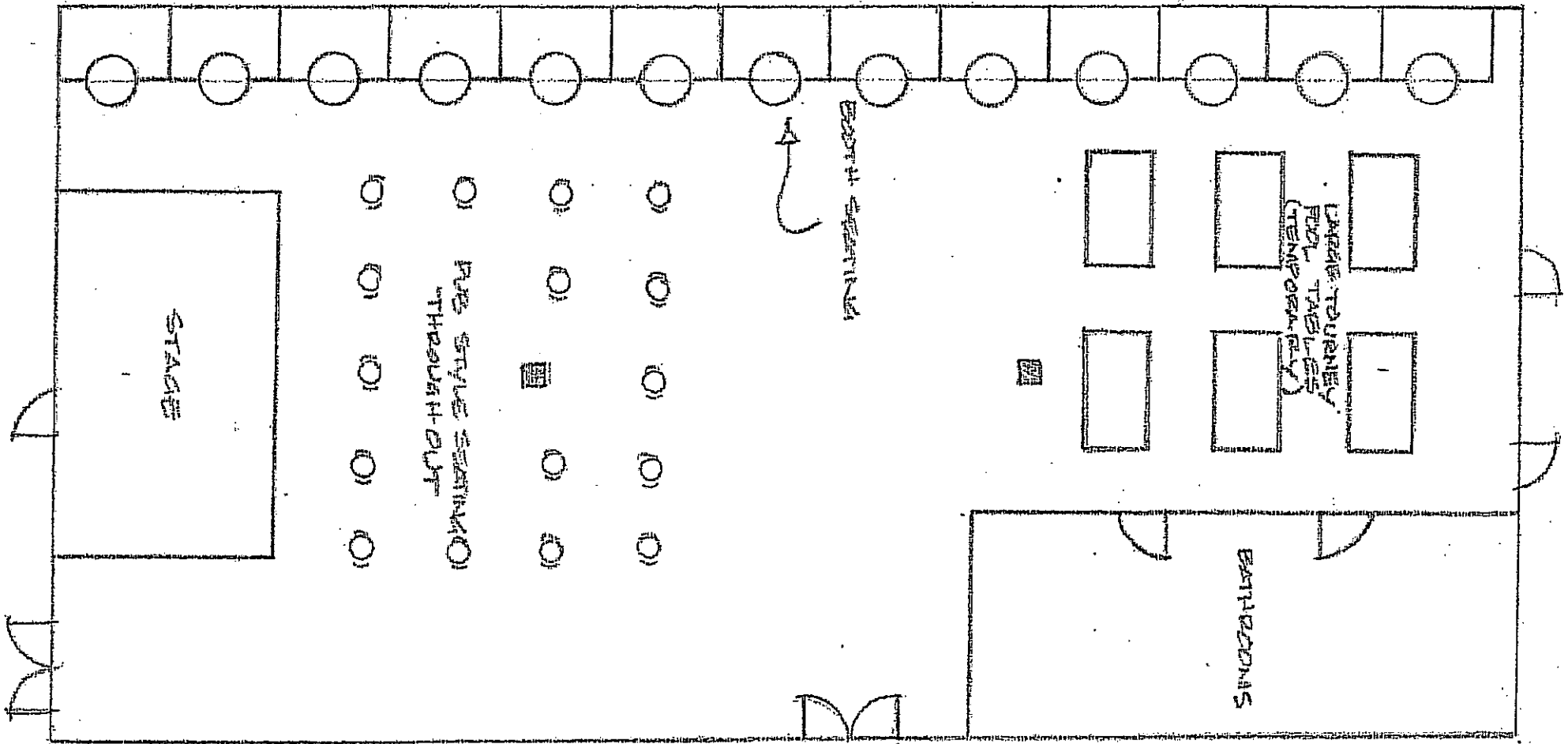
To Whom It May Concern:

This letter is to address my request to expand Q Billiards and Sports Bar next door to the vacant space at 8105 S Cass ave. It was a Cardinal Fitness prior but has been empty for approximately 2.5 years. I would be simply opening a section of the adjoining wall in the current Q Billiards for an entry way. The newly expanded side would be used for private parties, extra space to hold larger pool tournaments, and move our entertainment to that new side. Once the addition is complete I would be rearranging the current inside layout of Q Billiards to accommodate better seating for eating. It would help me to focus more on the food service aspect of my business.

Sincerely,

Robert Taft

Owner of Q Billiards and Sports Bar



8105 Cass Ave: Proposed expansion,
Q Billiards

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
MEETING DATE: August 23, 2010

Issue Statement

PZC 2010-11: **1041 S. Frontage Road, Darien Municipal Services:** Petitioner seeks a variation to permit the construction of a detached accessory structure, a salt barn, within the front yard and interior side yard, and to reduce the front yard setback from 50 feet to 15 feet.

Applicable Regulations: Zoning Ordinance, Section 5A-5-9-2: Location and Yard Regulations of Accessory Buildings, Structures, and Uses of Land.
 Zoning Ordinance, Section 5A-9-4-7: I-1 General Industrial District, Yard Requirements.

General Information

Petitioner: City of Darien
 Municipal Services Department
 1041 S. Frontage Road
 Darien, IL 60561

Property Owner: City of Darien
 1702 Plainfield Road
 Darien, IL 60561

Property Location: 1041 S. Frontage Road

PIN: 09-34-303-026

Existing Zoning: I-1 General Industrial District

Existing Land Use: Municipal public works facility

Surrounding Zoning and Land Use:

North: I-1 General Industrial District, I-55 - expressway.
South: R-1 Single-Family Residence District (DuPage County) – forest preserve.
East: R-2 Single-Family Residence District (DuPage County) – single-family home.
West: I-55 and Cass Avenue interchange - expressway.

Comprehensive Plan Update: Industrial

History:

Size of Property: acres
Floodplain: None.
Natural Features: None.
Transportation: Property has frontage on S. Frontage Road.

Documents Submitted

This report is based on the following information submitted to the Community Development Department by the petitioner:

1. Plat of Survey, 1 sheet, prepared by Schomig Land Surveyors, Ltd., dated July 20, 2010.
2. Building Elevation, 1 sheet.
3. Aerial Photo of property.

Planning Overview/ Discussion

The subject property is the City's public works facility, located at the southeast corner of the I-55 and Cass Avenue interchange. The City proposes to construct a new salt barn, 65 feet x 75 feet. The barn will comply with applicable building height regulations within the I-1 zoning district, maximum permitted height of 35 feet.

The proposed salt barn location is within both the front yard and interior side yard. Per the Zoning Ordinance, detached accessory structures are not permitted within front and side yards. Additionally, the Zoning Ordinance requires a building setback of 50 feet from the front lot line. The proposed salt barn is to be 17 feet from the front lot line. The salt barn will meet the required 5-foot setback from a side lot line.

In 2004, the parcels containing the City's public works facility and the trucking facility were resubdivided. Currently, the lot owned by the City extends further to the east, by 480 feet. However, the eastern portion of the lot is currently unavailable for the salt barn, as it is being used by the adjacent trucking facility through a lease. There is not available space elsewhere on the lot for the salt barn.

The variation request must address the following criteria for approval:

1. Whether the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

Staff Findings/Recommendations

Based on current lot configuration and activities on the lot, the proposed location for the salt barn is limited. The proposed location best meets the needs of the City.

Staff finds that the proposed variation will not adversely alter the character of the property or neighborhood, nor will it impair an adequate supply of light and air to adjacent properties, nor will it increase congestion in the public streets or increase the danger of fire. Therefore, staff recommends the Commission make the following recommendation to grant the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 20010-11 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition.

Planning and Zoning Commission Review – August 18, 2010

The Planning and Zoning Commission considered this matter at its meeting on August 18, 2010. The following members were present: Beverly Meyer – Chairperson, Robert Erickson, Donald Hickok, Ronald Kiefer, John Lind, Susan Vonder Heide and Michael Griffith – Senior Planner.

Members absent: Gloria Jiskra, Raymond Mielkus, Kenneth Ritzert and Elizabeth Lahey – Secretary.

Michael Griffith, Senior Planner, reviewed the staff memo.

Chairperson Meyer stated she spoke to Dan Gombac, Director, Community Development/Municipal Services. She stated the salt barn will not cause drainage problems. She stated the barn location will allow the trucks to back off S. Frontage Road to load and unload the salt.

The Commission discussed reorienting the salt barn parallel to S. Frontage Road, providing a smaller setback than requested, and having the door face the southeast.

The Commission noted that the survey did not provide a clear idea of where the barn would be on the property, relative to other structures.

There was not anyone from the public.

Without further discussion, Commissioner Hickok made the following motion, seconded by Commissioner Erickson:

Based upon the submitted petition and the information presented, the request associated with PZC 20010-11 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition, subject to:

- 1. Rotating the salt barn so it is parallel to S. Frontage Road right-of-way line.**
- 2. Providing a 5-foot setback off the S. Frontage Road right-of-way line.**
- 3. Locating the salt barn door on the southeast side of building.**
- 4. Providing a final site plan or staking the site.**

**Upon a roll call vote, THE MOTION CARRIED by a vote of 6-0.
(Commissioners Jiskra, Mielkus and Ritzert were absent.)**

Staff Comments – Municipal Services Committee

Staff will address the Commission's recommendation at the Committee meeting, specific to the orientation of the salt barn and the door location. Staff recommends the Committee make the following recommendation to approve the variation petition:

Based upon the submitted petition and the information presented, the request associated with PZC 20010-11 is in conformance with the standards of the Darien City Code and, therefore, I move the Municipal Services Committee recommend approval of the petition.

Decision Mode

The Planning/Zoning Commission considered this item at its meeting on August 18, 2010.
The Municipal Services Committee will consider this item at its meeting on August 23, 2010.



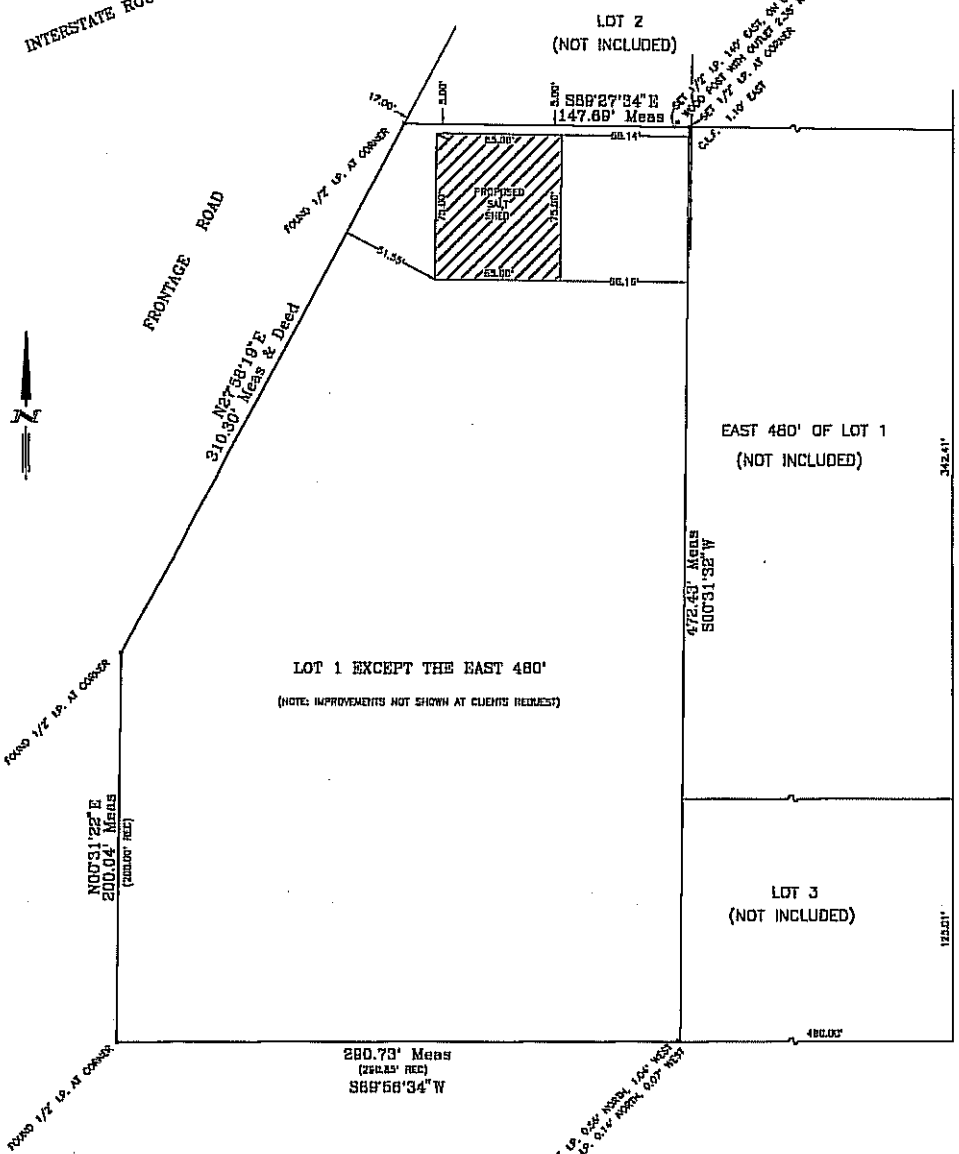
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

808 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@GEOGLOBAL.NET
PHONE (708) 352-1452
FAX (708) 352-1454

LOT 1 (EXCEPT THE EAST 480 FEET THEREOF) IN DARIEN PUBLIC WORKS SUBDIVISION BEING PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

INTERSTATE ROUTE I-55



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDINGS WHICH OR OTHER RESTRUCTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE DAMAGED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW.

SURVEY DATE: JULY 20 , 2015.
ORDERED BY: CITY OF DARIEN
PLAT NUMBER: 12025, 1111-142 SPALD " " = "



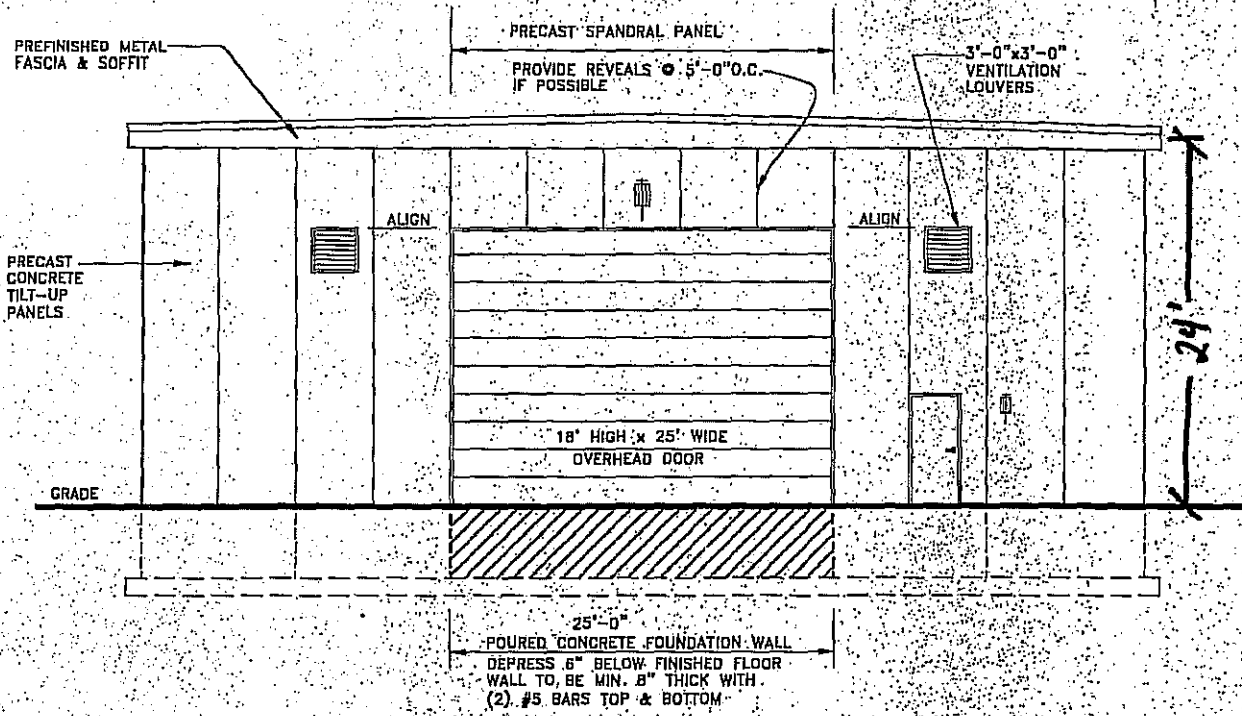
STATE OF ILLINOIS }
COUNTY OF COOK } ss.
WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED TO THIS PLAT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF MEASUREMENT, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED, AND DEEMED TO PREVAIL, ANGULAR RELATIONSHIP OF LOT LINES.

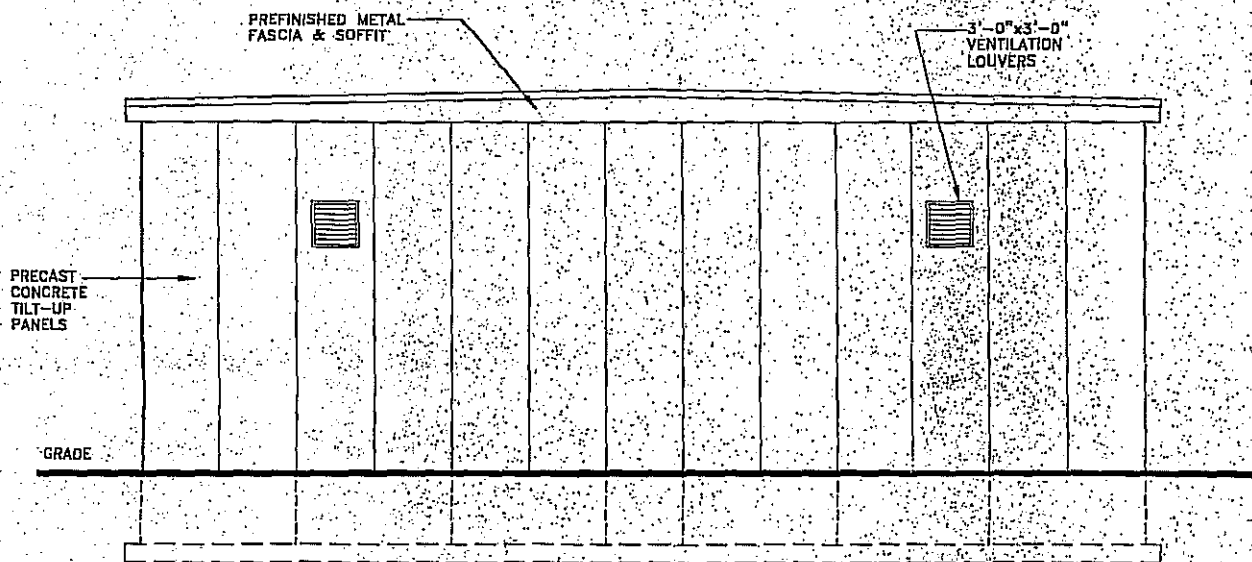
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS UNIFORM STANDARDS FOR A BOUNDARY SURVEY.

- LP = IRON PIPE
- C.L.F. = CHAIN LINK FENCE
- M.F. = WOOD FENCE
- BL = BUILDING LINES
- P.A.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE NUMBER 035-001446

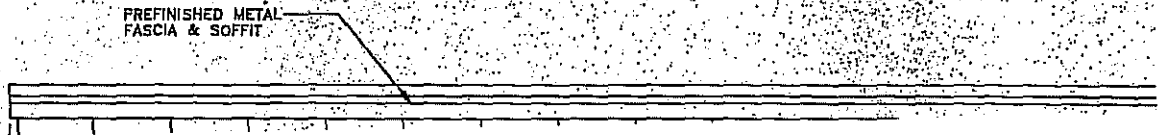


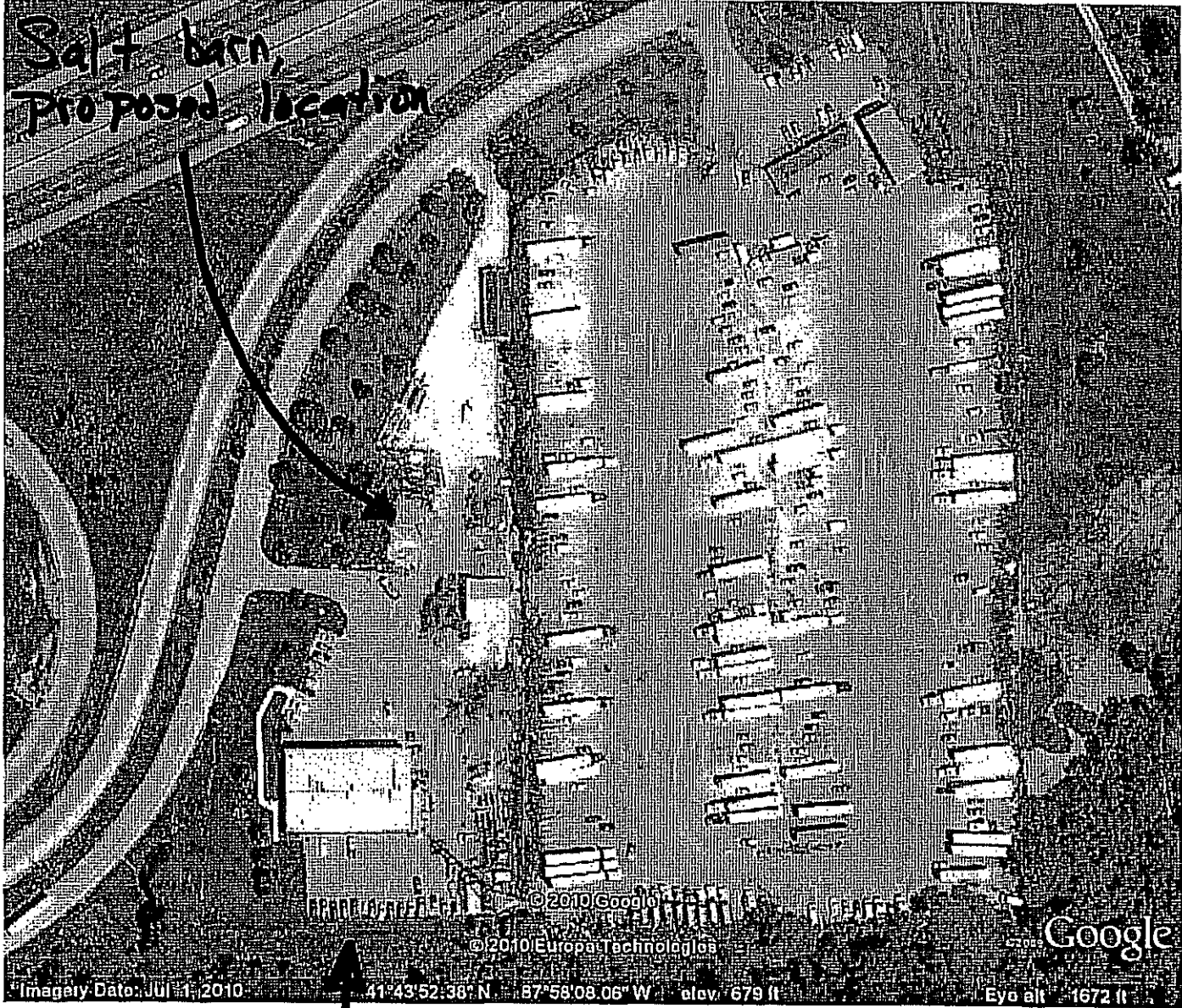
1 FRONT ELEVATION (WEST)
 A-1 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (EAST)
 A-1 SCALE: 1/8" = 1'-0"

1041 S. Frontage Rd.
 Proposed salt barn





Salt barn,
Proposed location

1041 S. Frontage Rd

AGENDA MEMO

**Municipal Services Committee
August 23, 2010**

ISSUE STATEMENT

A resolution authorizing the purchase of one (1) new Portable Air Compressor from McAllister Equipment Company in the amount of \$11,995.00.

BACKGROUND/HISTORY

The proposed portable air compressor would be replacing a 1986 air compressor. The air compressor would be utilized for operating power hand tools for storm sewer and street related repairs.

Below please find a summary of the three quotes received for the purchase of the Portable Air Compressor.

VENDOR	MODEL DESCRIPTION	PRICE QUOTED
McAllister Equipment Co.	Ingersoll Rand Portable Air Compressor	\$11,995.00
MacDonald Machinery Co	Ingersoll Rand Portable Air Compressor	\$12,749.00
Volvo Construction Equip	Ingersoll Rand Portable Air Compressor	\$13,225.00

The current budget included funds for the proposed equipment and would be expensed from the following line account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 10/11 BUDGET	PROPOSED EXPENDITURE	PROPOSED BALANCE
01-30-4815	Portable Air Compressor	\$12,500.00	\$ 11,995.00	\$ 505.00

STAFF RECOMMENDATION

Staff recommends approval of the resolution authorizing the purchase one (1) new Portable Air Compressor from McAllister Equipment Company in the amount of \$11,995.00.

ALTERNATE DECISION

As recommended by the Committee.

DECISION MODE

This item will be placed on the September 7, 2010 City Council agenda for formal consideration.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE NEW PORTABLE AIR COMPRESSOR FROM MCALLISTER EQUIPMENT COMPANY IN THE AMOUNT OF \$11,995.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien hereby authorizes a purchase of one (1) new Portable Air Compressor from McAllister Equipment Company in the amount of \$11,995.00, a copy of which is attached hereto as "Exhibit A" and is by this reference expressly incorporated herein.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September 2010.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September 2010.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



McAllister Equipment Co.
 150 E. North Ave
 Villa Park, IL 60181 630-530-7600



QUOTE / SALES ORDER

Cust. PO _____ Proposal No. _____ Salesman Steve Morley Date July 19, 2010

Customer <u>City of Darien</u> Address <u>1041 S. Frontage Road</u> <u>Darien, IL 60561</u> <u>David Fell</u> Phone <u>630-429-1711</u> Fax <u>630-887-0091</u>	Ship To <u>dfell@darien.il.us</u> _____ _____ Phone _____ Fax _____
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F.O.B. Point of Origin - Ship Via CPU PREPAID COLLECT
 TERMS: CASH WITH ORDER C.O.D. NET 30 DAYS INSTALLMENTS
 ALL RENTALS ARE PAYABLE IN ADVANCE UPON PRESENTATION OF INVOICE.
Indicate Down Payment term and finance rate in "Finance Details" space provided below.

QTY	MODEL	ITEM / SN	TYPE *	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	P185WJD		N	Ingersoll Rand Portable Air Compressor	\$11,995.00	\$11,995.00
				185 cfm @ 100 psi		
				Tow Behind Unit with A Frame Tow Bar		
				48 hp John Deere Diesel Engine		
				27 Gallon Fuel Tank Capacity		
				Large Interior Tool Box		
				2 3/4" Air Service Outlets w/Chicago Couplers		

Trade-In / Rental Purchase Credit Details:

Equipment Price	11,995.00
Trade-In Credit	_____
R.P. Credit	_____
Net Price	11,995.00
Sales Tax Rate %	_____
Sales Tax	_____
SUB-TOTAL	11,995.00
Freight	_____
TOTAL	11,995.00

Finance Details:

* TYPE N = NEW U = USED R = RENTAL PR = PURCHASE OF RENTAL EQUIPMENT
 A = ACCESSORIES P = PARTS S = SERVICE/REPAIR

Notes:

McAllister Equipment Company

THIS DOCUMENT IS A CONTRACT INCLUDING FORM LD 151A, WHICH CONTAINS IMPORTANT TERMS AND CONDITIONS. I HAVE READ THIS CONTRACT AND FORM LD 151A AND AUTHORIZE THE ENTRY OF THE ABOVE ORDER SUBJECT TO THE TERMS AND CONDITIONS CONTAINED

Signature _____ Title _____ Date _____ Customer Signature _____ Title _____ Date _____

THIS ORDER NOT ACCEPTED OR BINDING UNTIL APPROVED BY AN OFFICER OF MCALLISTER EQUIPMENT COMPANY

Shipping Reference _____ This space for internal use only

AGENDA MEMO
Municipal Services Committee
August 23, 2010

ISSUE STATEMENT

Approval of a resolution rejecting all the sealed bids for the Salt Storage Facility and waiving the competitive bid process and authorizing the Salt Storage Facility project in an amount not to exceed \$220,000.

BACKGROUND

The proposed FY 10-11 Budget included \$150,000 for the replacement of the City's salt storage facility. The proposed project called for a new 75 foot by 65 foot precast concrete building that would accommodate the City's full salt allotment for a year. The building would be constructed near the current shed located at 1041 South Frontage Road.

During the bid process, staff broke the project into separate sealed bid requests. Out of 26 bid requests, there was a very low response rate, and the lowest bids amounted to a building that was approximately \$115,000 over budget. Staff contacted all the vendors who had not submitted bids. The comments relayed from these companies ranged from the project being beyond their capabilities, that they did not have time to complete the project, or that they forgot to submit.

The item was discussed at the July 26th, 2010, Municipal Services Committee, with a staff recommendation to reject the bids. The Committee recommended approval of the bid. The committee based their recommendation on several assumptions made based on the information they had during the discussion. For example, the committee discussed the possibility of obtaining a better bid price since the salt building was designed to hold a full one year supply of salt. Staff has researched pricing and can not conclude we would receive a better price than we receive now through the State's joint bid program. Also, the committee thought there may be additional funds available from our other capital projects that may be under budget. However, this year's projects are running extremely close to budget. Since the bid exceeds the budgeted amount, staff has forwarded this to the Admin/Finance Committee. Alderman Marchese and Alderman Galan were present at the Admin/Finance Committee.

The Administrative Finance Committee also discussed this item at the August 9, 2010 Committee meeting and recommended rejecting all the bids and proceeding with the project at a not to exceed amount of \$220,000.00. Staff was directed to review non essentials for the remainder of the project and forward the items for budget consideration for the FY 11/12 Budget.

The Staff will undertake the role of the general contractor for the Salt Storage Facility as well as undertake certain facets of the project. Attached as Attachment A, please find a summary of the various phases, vendors and costs associated with the project.

STAFF RECOMMENDATION

The Staff recommends rejecting the bids and the Admin/Finance Committee recommends proceeding with the project in an amount not to exceed \$220,000.00. The shortfall of \$55,000 would be reviewed for potential cost savings from various line items throughout the year.

ALTERNATE CONSIDERATION

Not approving the Salt Storage Facility.

DECISION MODE

This item will be placed on the September 7, 2010 City Council agenda for formal approval.

JOB LOCATION		SALT STORAGE FACILITY					Attachment A	
DESCRIPTION	AWARDED VENDOR	QUANTITY	UNIT	UNIT PRICE	TOTAL COST	REVISED COST SCHEDULE	DEFER TO 2011 BUDGET	
ARCHITECTURAL PLANS	DON MORRIS AND ASSOCIATES	1	LUMP SUM	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00		
SURVEYING-SITE PLAN	SCHOMIG SURVEYORS	1	LUMP SUM	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00		
SOIL BORINGS	TESTING SERVICES INC	1	LUMP SUM	\$ 2,950.00	\$ 2,950.00	\$ 500.00		
CONCRETE FOOTING	MARTINO CONCRETE	1	LUMP SUM	\$ 17,750.00	\$ 17,750.00	\$ 15,750.00		
PRECAST CONCRETE	DUKANE PRECAST	1	LUMP SUM	\$ 110,000.00	\$ 110,000.00	\$ 98,500.00		
STEEL JOYCE SUPPORTS	ADVANCE STEEL ERECTION	1	LUMP SUM	\$ 28,800.00	\$ 28,800.00	\$ 28,500.00		
ROOF	CARE SHEET METAL AND ROOFING	1	LUMP SUM	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
DOORS LOUVRES VENTS	ANAGOS DOORS	1	LUMP SUM	\$ 16,590.00	\$ 16,590.00	\$ -	\$ 17,000.00	
CONCRETE SLAB	MARTINO CONCRETE	1	LUMP SUM	\$ 25,100.00	\$ 25,100.00	\$ 24,600.00		
TOTAL OUTSOURCED COSTS					\$ 220,890.00	\$ 187,550.00		
ADDITIONAL COSTS AND SUPPLIES								
LIGHTING	LOCAL SUPPLIER	1	LUMP SUM	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00		
ELECTRICAL	CITY STAFF AND LOCAL ELECTRICIAN	1	LUMP SUM	\$ 6,500.00	\$ 6,500.00	\$ 4,800.00		
CONCRETE SEALER	CONCRETE CLINIC	25	GALLONS	\$100.00	\$ 2,500.00	\$ 2,500.00		
SOFFIT VENTS FASCIA GUTTERS	TO BE DETERMINED	1	LUMP SUM				\$ -	
TOP SOIL-MATERIAL	DUPAGE TOPSOIL	185	CUBIC YARD	\$ 13.00	\$ 2,405.00		\$ 2,405.00	
TOTAL LENGTH (FT)=		200						
WIDTH (FT)=		100						
AREA (CY)=		185						
TOP SOIL-INSTALLED	TO BE DETERMINED	185	CUBIC YARD	\$ 25.00	\$ 4,625.00	\$ -	\$ 4,625.00	
TOTAL LENGTH (FT)=		200						
WIDTH (FT)=		100						
AREA (CY)=		185						
HYDRO SEEDING INSTALLED	TO BE DETERMINED	2222	LUMP SUM	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00	
TOTAL LENGTH (FT)=		200						
WIDTH (FT)=		100						
AREA (SF)=		20000						
STONE GRADE B	ORANGE CRUSH-RECYCLED CONCRETE	862.5	TON	\$ 10.50	\$ 9,056.25			
TOTAL LENGTH (FT)=		75		\$ 6.50		\$ 5,606.25		
WIDTH (FT)=	862.5	75						
AREA (SY)=	CITY OF DARIEN-PICKUP	625						
STONE GRADE CA-7		0	TON	\$ 15.00	\$ -	\$ -		
TOTAL LENGTH (FT)=		0						
WIDTH (FT)=		0						
AREA (SY)=		0						
DUMP FEES	LAND AND LAKES	163	PER LOAD	\$ 60.00	\$ 9,780.00	\$ 9,780.00		
TOTAL LENGTH (FT)=		100						
WIDTH (FT)=		100						
AREA (CY)=		2037						
TRUCKING	CITY OF DARIEN	204	HOURLY	\$ 84.00	\$ 17,136.00	\$ -		
SUB-TOTAL COST					\$ 281,392.25	\$ 214,436.25	\$ 27,530.00	
LUMP SUM		\$ 5,000.00	LUMP SUM	\$ -	\$ -	\$ 5,000.00		
TOTAL COST-REVISED					\$ 281,392.25	\$ 219,436.25		
BUDGET					\$ 150,000.00	\$ 220,000.00		
INSURANCE AMOUNT					\$ 14,000	\$ -		
TOTAL ALLOCATED FUNDS					\$ 164,000.00	\$ 220,000.00		
PROJECT SHORTFALL					\$ (117,392.25)	\$ 563.75		

ATTACHMENT A

RESOLUTION NO. _____

**A RESOLUTION REJECTING ALL SEALED BIDS FOR THE SALT SHED FACILITY
AND WAIVING THE COMPETITIVE BID PROCESS AND AUTHORIZING THE
SALT STORAGE FACILITY PROJECT IN AN AMOUNT NOT TO EXCEED
\$220,000.00**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU
PAGE COUNTY, ILLINOIS, as follows:**

SECTION 1: The City Council of the City of Darien rejects all sealed bids for the Salt Shed Facility and waiving the competitive bid process and authorizing the Salt Shed Facility project in an amount not to exceed \$220,000.00.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
COUNTY, ILLINOIS, this 7th day of September 2010.**

AYES: _____

NAYS: _____

ABSENT: _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this 7th day of September 2010.**

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA MEMO
Municipal Services Committee
August 23, 2010

ISSUE STATEMENT

A resolution waiving the competitive bid process and accepting a proposal from Martino Concrete Company for the installation of a concrete footing for the Salt Storage Facility in the amount of \$15,750.00.

BACKGROUND

The proposed FY 10-11 Budget includes funds for the replacement of the City's salt storage facility. The proposed project calls out for a new precast concrete building dimensioned at 75 feet by 65 feet. The proposed building would be constructed at the existing Public Works facility located at 1041 South Frontage Road.

The proposed project is broken down into the following phases:

- Phase 1-Concrete Footing-Cast in Place Concrete**
- Phase 2-Precast Structural Walls and Installation
- Phase 3-Steel Roof Joists and Decking
- Phase 4-Roofing-Membrane Roofing
- Phase 5-Doors and Vents (to be determined at a later date)
- Phase 6-Concrete Floors

The proposed work is for the installation of a **Concrete Footing (Phase 1)** as specified per the attached drawings. The Municipal Services Department would be responsible for the excavation and removal of all spoils.

Sealed bids were opened on July 22, 2010 and Staff had received one (1) sealed bid. The bids were rejected on a previous agenda and City Staff has renegotiated the pricing schedule with Martino Concrete.

The proposed expenditure would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 10/11 BUDGET	REVISED BUDGET ALLOCATION	PROPOSED EXPENDITURE	YEAR TO DATE TO BE EXPENDED	PROPOSED BALANCE
25-35-4815	SALT STORAGE FACILITY- PHASE 1-CONCRETE FOOTING	\$150,000.00	\$220,000.00	\$15,750.00	\$15,750.00	\$204,250.00
TOTALS		\$150,000.00	\$220,000.00	\$15,750.00	\$15,750.00	\$204,250.00

COMMITTEE RECOMMENDATION

The Municipal Services Committee discussed this item at the July 26, 2010 Committee meeting. The Administrative Finance Committee discussed this item at the August 9, 2010 Committee meeting and recommended approval of the Salt Storage Facility with a revised amount of not to exceed \$220,000 and to defer non-essential components for building until the FY 11/12 Budget.

ALTERNATE CONSIDERATION

Not approving the proposal.

DECISION MODE

This item will be placed on the September 7, 2010 City Council agenda for formal approval.

RESOLUTION NO. _____

A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM MARTINO CONCRETE COMPANY FOR THE INSTALLATION OF A CONCRETE FOOTING FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$15,750.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien does hereby waive the competitive bid process and accept a proposal from Martino Concrete Company for the installation of a concrete footing for the Salt Storage Facility in the amount of \$15,750.00, attached hereto as "Exhibit A".

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

MATERIALS SUMMARY			RENEGOTIATED
Item	Dimension	Unit Price	08/11/10 Amount
Concrete Footing	65 Feet x 75 Feet	Lump Sum	\$15,750 +7,750
Total Cost			17,750 100

Cost in Writing:

\$15,750⁰⁰ *DEA*

Seventeen thousand seven hundred fifty & ⁰⁰/₁₀₀

The undersigned agrees to furnish any or all of the above materials upon which prices are bid at the above bid unit prices subject to the following conditions.

- (1) It is understood and agreed that the current Standard Specifications for Road and Bridge Construction adopted by the Department of Transportation shall govern insofar as they may be applied and insofar as they do not conflict with the special provisions and supplemental specifications attached hereto.
- (2) It is understood that quantities listed are approximate only and that they may be increased or decreased as needed to promptly complete the work at the above unit price bid.
- (3) Delivery in total or partial shipments as ordered shall be made within the time specified in the special provisions or by the terms of acceptance at the point and in the manner specified in the "MATERIAL QUOTATIONS". If delivery on the job site is specified, it shall mean any place or places on the road designated by the awarding authority or its authorized representative.
- (4) The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from contracting with any unit of State or local government as a result of a violation of State laws prohibiting bid-rigging or bid-rotating.

Bidder Martino Concrete Co By John Lamorgese
 Address 1232 Richfield Ct Woodridge, IL 60517 Title owner
 Telephone Office 630 202-0611 Fax 630-910-4393
 E-mail martino-con@msn.com
 Accepted By: _____ Date: 7/22/10
 _____ Date: _____

contract will be returned, with the exception of the accepted Bidder, after the contract is awarded. The bid deposit of the accepted Bidder will be returned after acceptance by the City of satisfactory performance bond where such bond is required or completion of contract where no performance bond is required.

The bidder shall list a minimal of five (5) references, preferably municipal contacts, of related work completed within the last five (5) years.

1. Client: City of Darien
Contact: Dan Gombac
Telephone No: 630 887-0008

2. Client: Downers Grove township
Contact: Andy Anderson
Telephone No: 630 816-6118

3. Client: Rose Paving
Contact: FRED Coleman
Telephone No: 708-990-7804

4. Client: Pave Works
Contact: Nick WALLACE
Telephone No: 312-301-8030

5. Client: The TRAILS
Contact: Guthrie
Telephone No: 630-351-1650

Contract

1. THIS AGREEMENT, made and concluded the _____ day of _____ between the City of Darien acting by and through its City Council known as the party of the first part, and _____ his/their executors, administrators, successors or assigns, know as the party of the second part.

2. Witnesseth: That for and inconsideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, the party of the second part agrees with said party of the first part as his/their own proper cost and expense to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. And it is also understood and agreed that the Notice to Contractors, Special Provisions and Proposal hereto attached are essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, the said parties have executed these presents on the date above mentioned.

Attest: _____ The _____ of _____
City Clerk By _____ Mayor

(Seal)

(If a Corporation)

Corporate Name _____

By _____
President Party of the Second Part

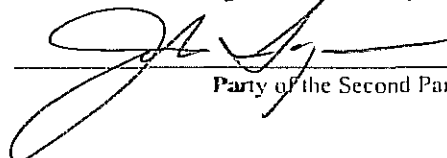
(If a Co-Partnership)

Attest: _____
Secretary

Partners doing Business under the firm name of

_____ Party of the Second Part

(If an individual)


_____ Party of the Second Part

AGENDA MEMO
Municipal Services Committee
August 23, 2010

ISSUE STATEMENT

A resolution waiving the competitive bid process and accepting a proposal from Dukane Precast, Inc. for the fabrication and installation of the precast structural walls for the Salt Storage Facility in the amount of \$98,500.00.

BACKGROUND

The proposed FY 10-11 Budget includes funds for the replacement of the City's salt storage facility. The proposed project calls out for a new precast concrete building dimensioned at 75 feet by 65 feet. The proposed building would be constructed at the existing Public works facility located at 1041 South Frontage Road.

The proposed project is broken down into the following phases:

- Phase 1-Concrete Footing-Cast in Place Concrete
- Phase 2-Precast Structural Walls and Installation**
- Phase 3-Steel Roof Joists and Decking
- Phase 4-Roofing-Membrane Roofing
- Phase 5-Doors and Vents (to be determined at a later date)
- Phase 6-Concrete Floors

The proposed work is for the fabrication and installation of the **Precast Structural Walls (Phase 2)** as specified per the attached drawings.

Sealed bids were opened on July 22, 2010 and Staff had received one (1) sealed bid. The Bids were rejected on a previous agenda and City Staff has renegotiated the pricing with the Dukane Precast, Inc, see attached e-mail correspondence.

The proposed expenditure would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 10/11 BUDGET	REVISED BUDGET ALLOCATION	PROPOSED EXPENDITURE	YEAR TO DATE TO BE EXPENDED	PROPOSED BALANCE
25-35-4815	SALT STORAGE FACILITY-PHASE 1- CONCRETE FOOTING	\$150,000.00	\$220,000.00	\$15,750.00	\$15,750.00	\$204,250.00
25-35-4815	SALT STORAGE FACILITY-PHASE 2- Precast Structural Walls	\$150,000.00	\$220,000.00	\$98,500.00	\$114,250.00	\$90,000.00
TOTALS		\$150,000.00	\$220,000.00	\$114,250.00	N/A	N/A

COMMITTEE RECOMMENDATION

The Municipal Services Committee discussed this item at the July 26, 2010 Committee meeting. The Administrative Finance Committee discussed this item at the August 9, 2010 Committee meeting and recommended approval of the Salt Storage Facility with a revised amount of not to exceed \$220,000 and to defer non-essential components for building until the FY 11/12 Budget.

ALTERNATE CONSIDERATION

Not approving the proposal.

DECISION MODE

This item will be placed on the September 7, 2010 City Council agenda for formal approval.

Dan Gombac

From: kokeefe@dukaneprecast.com
Sent: Thursday, August 12, 2010 11:45 AM
To: Dan Gombac
Subject: Darien Salt Storage Facility

Dan,

I wanted to follow up with our conversation the other day about your Salt Storage Facility. I went back to our vendors/subs and we received some cost reductions for this project. We would be willing to do this job for \$98,500 if you would be willing to eliminate any performance and payment bond and we could get this under contract in the next 60 days.

Thanks,

Kevin O'Keefe
Sales Representative
Direct Phone 630-548-6586
Cell Phone 630-470-5340
Direct Fax 630-848-3238
kokeefe@dukaneprecast.com
Dukane Precast, Inc.
1805 High Grove Lane
Naperville, IL 60540

We Keep Precast Thinking.....

- Wall Panels
- Parking Structures
- Precast Storm Water Management Systems
- Double Wall System (*Interior/Exterior Finished*)
- DOT Sound Walls
- Structural, Architectural, & More

RESOLUTION NO. _____

A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM DUKANE PRECAST INC. FOR THE FABRICATION AND INSTALLATION OF THE PRECAST STRUCTURAL WALLS FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$98,500.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien does hereby waive the competitive bid process and accept a proposal from Dukane Precast Inc. for the fabrication and installation of the precast structural walls for the Salt Storage Facility in the amount of \$98,500.00, attached hereto as "Exhibit A".

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

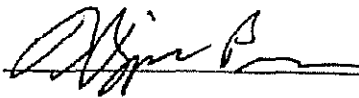
MATERIALS SUMMARY			
Item	Dimension	Unit Price	Amount
Precast Concrete Walls	65 Feet x 75 Feet	Lump Sum	7,502 SF
Total Cost	\$110,000.00		

Cost in Writing: *Renewed 98,500.00*
08/12/10 *RR*
 One Hundred Ten Thousand Dollars

The undersigned agrees to furnish any or all of the above materials upon which prices are bid at the above bid unit prices subject to the following conditions.

- (1) It is understood and agreed that the current Standard Specifications for Road and Bridge Construction adopted by the Department of Transportation shall govern insofar as they may be applied and insofar as they do not conflict with the special provisions and supplemental specifications attached hereto.
- (2) It is understood that quantities listed are approximate only and that they may be increased or decreased as needed to promptly complete the work at the above unit price bid.
- (3) Delivery in total or partial shipments as ordered shall be made within the time specified in the special provisions or by the terms of acceptance at the point and in the manner specified in the "MATERIAL QUOTATIONS". If delivery on the job site is specified, it shall mean any place or places on the road designated by the awarding authority or its authorized representative.
- (4) The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from contracting with any unit of State or local government as a result of a violation of State laws prohibiting bid-rigging or bid-rotating.

Bidder Dukane Precast, Inc.
 Address 1805 High Grove Lane, Naperville, IL
 Telephone Office 630.355.8118
 E-mail gripper@dukaneprecast.com

By 
 Title R. G. Ripper, President
 Fax 630.355.0441

Accepted By: _____

Date: _____
 Date: _____

Contract

1. THIS AGREEMENT, made and concluded the _____ day of _____ between the City of Darien acting by and through its City Council known as the party of the first part, and _____ his/their executors, administrators, successors or assigns, know as the party of the second part.

2. Witnesseth: That for and inconsideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, the party of the second part agrees with said party of the first part as his/their own proper cost and expense to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. And it is also understood and agreed that the Notice to Contractors, Special Provisions and Proposal hereto attached are essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, the said parties have executed these presents on the date above mentioned.

Attest:

City Clerk

(Seal)

The _____ of _____

By _____
Mayor

(If a Corporation)

Corporate Name _____

By _____
President Party of the Second Part

(If a Co-Partnership)

Attest:

Secretary

Partners doing Business under the firm name of

Party of the Second Part

(If an individual)

Party of the Second Part

The bid deposit of all except the three lowest bidders on each contract will be returned within twenty (20) calendar days after the opening of the bids. The remaining bid deposits on each contract will be returned, with the exception of the accepted Bidder, after the contract is awarded. The bid deposit of the accepted Bidder will be returned after acceptance by the City of satisfactory performance bond where such bond is required or completion of contract where no performance bond is required.

The bidder shall list a minimal of five (5) references, preferably municipal contacts, of related work completed within the last five (5) years.

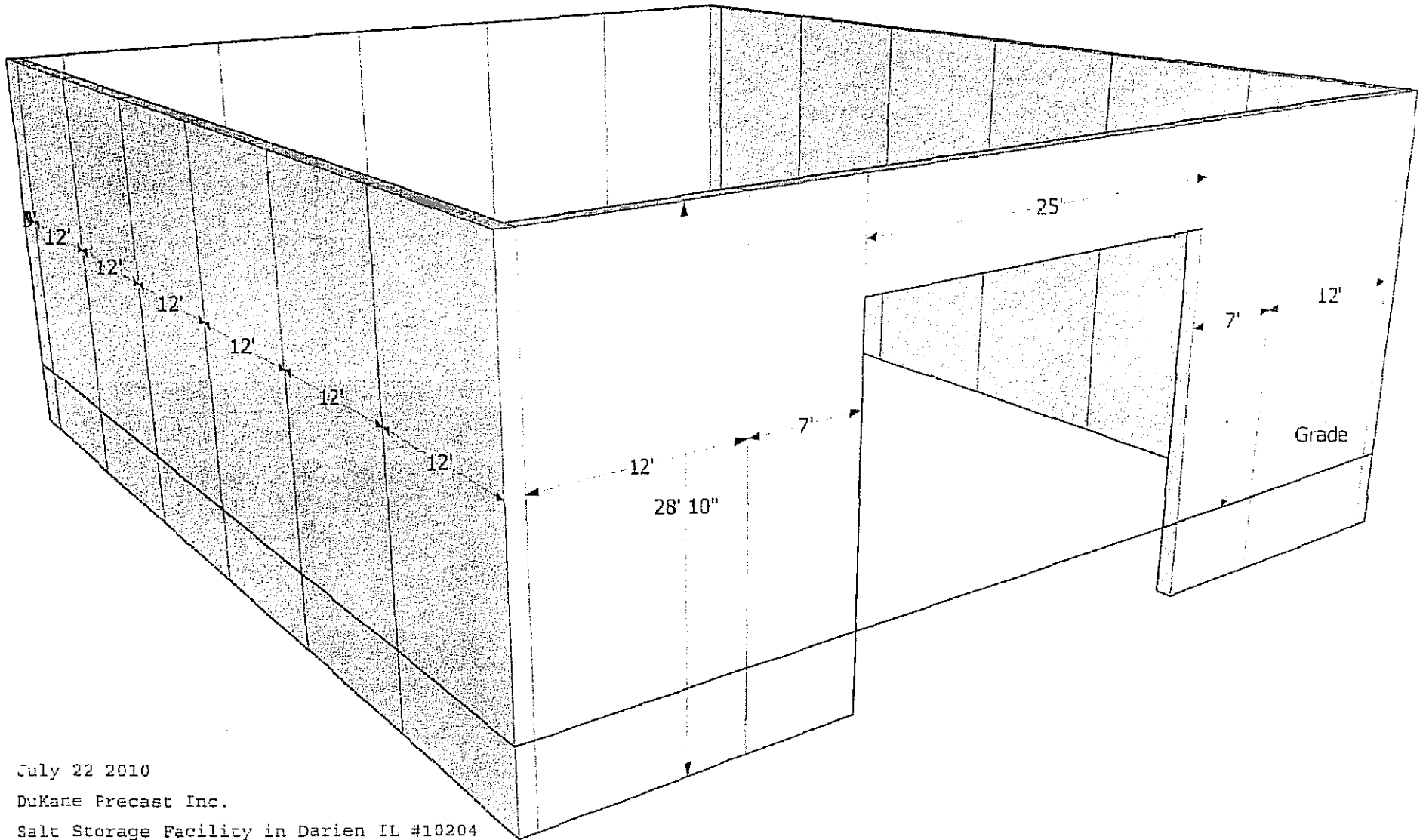
1. Client: New Mokena Fire Station #3
Contact: Mark Fordan
Telephone No: 815.531.3400

2. Client: Winnetka Park District Service Center
Contact: Tom Gullen
Telephone No: 847.501.2069

3. Client: City of Naperville Trash Compactor
Contact: Dick Dublinski
Telephone No: 630.420.4101

4. Client: Village of Wilmette Public Works Facility
Contact: Taeho Lee
Telephone No: 773.290.1587

5. Client: Orland Fire Protection Facility
Contact: Vicki Rak
Telephone No: 815.727.2200

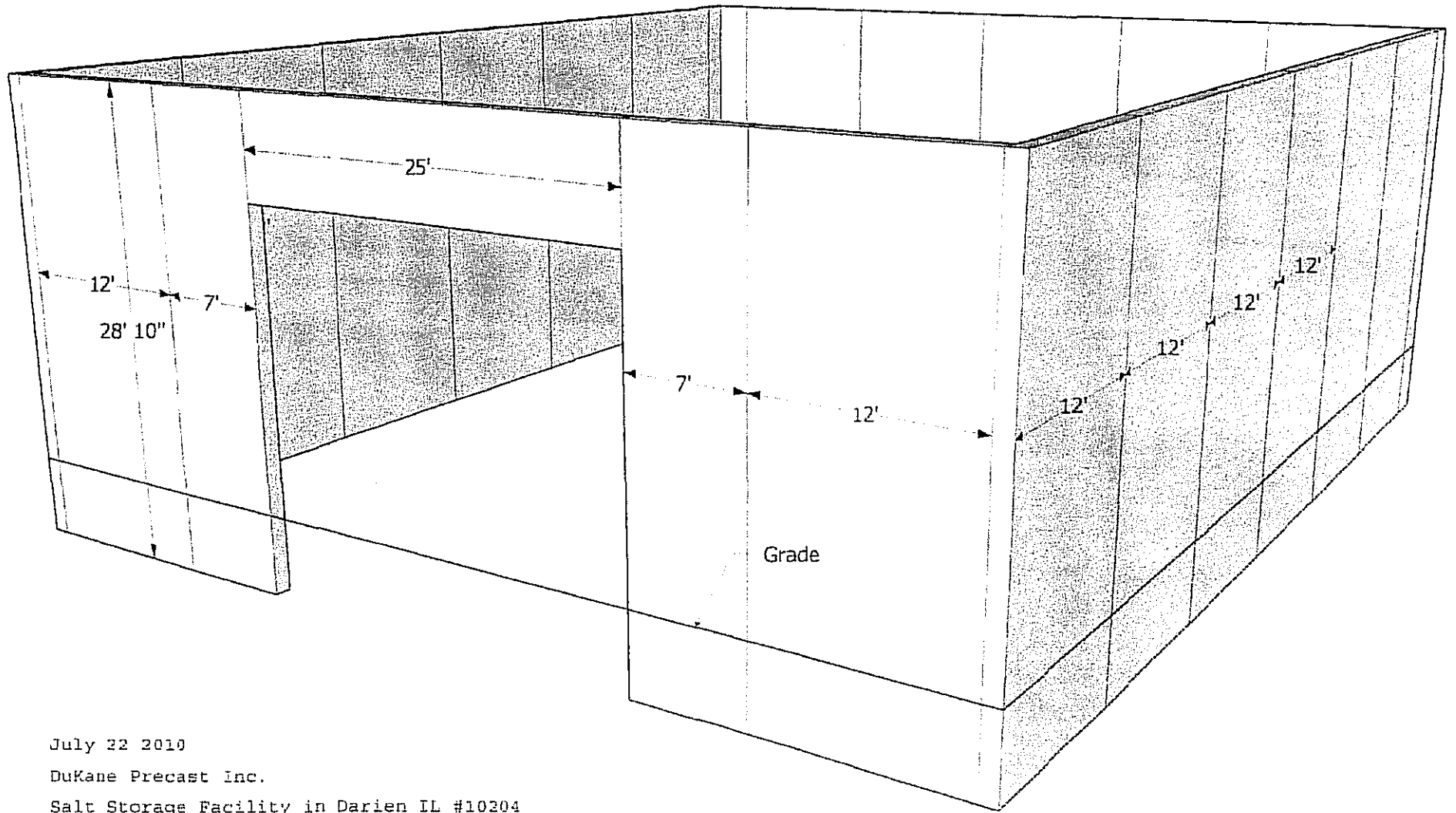


July 22 2010

DuKane Precast Inc.

Salt Storage Facility in Darien IL #10204

12'-0" wide panel layout (vertical 6'-0" on center reveal lines not shown for clarity)

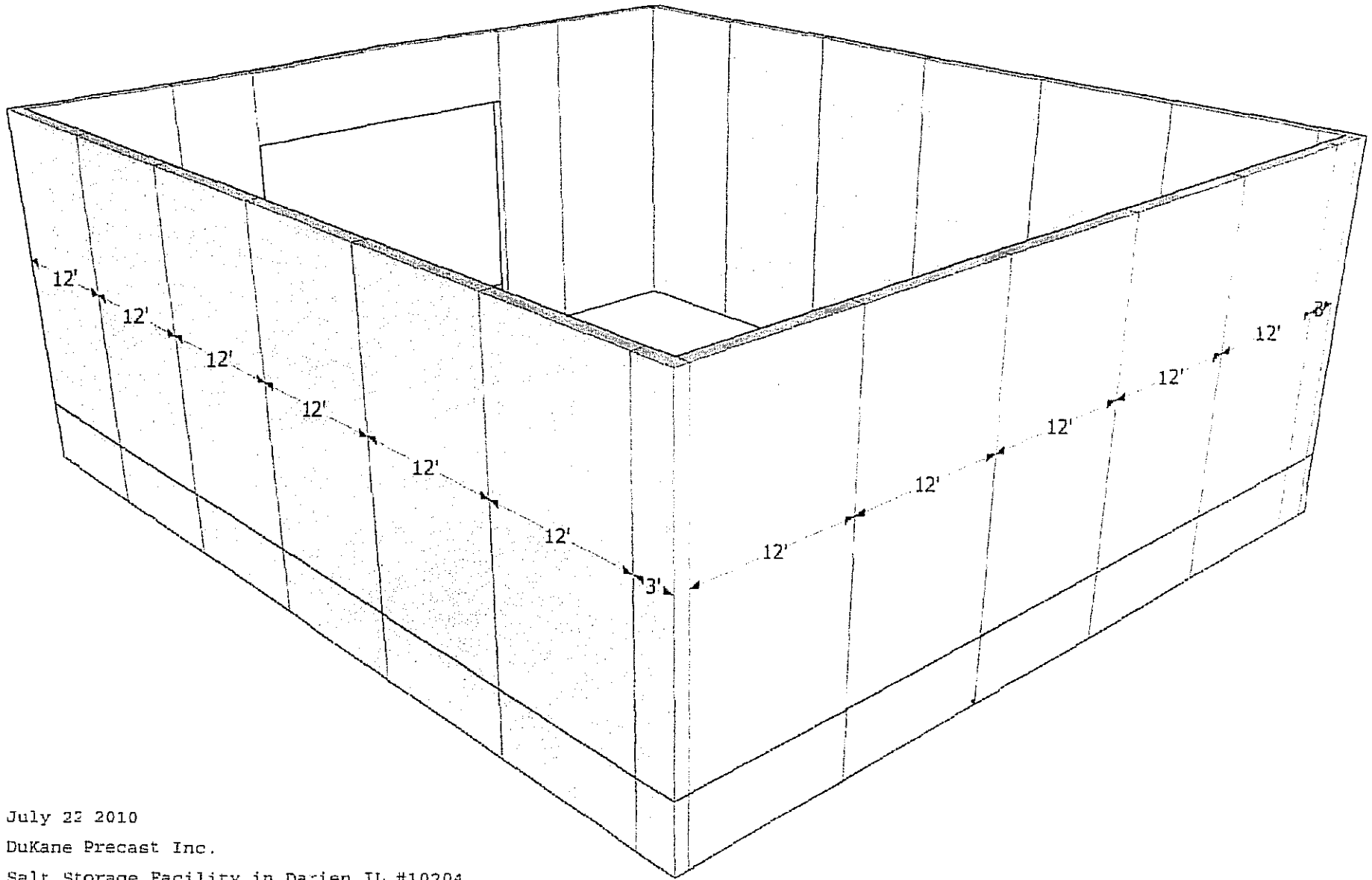


July 22 2010

DuKane Precast Inc.

Salt Storage Facility in Darien IL #10204

12'-0" wide panel layout (vertical 6'-0" on center reveal lines not shown for clarity)

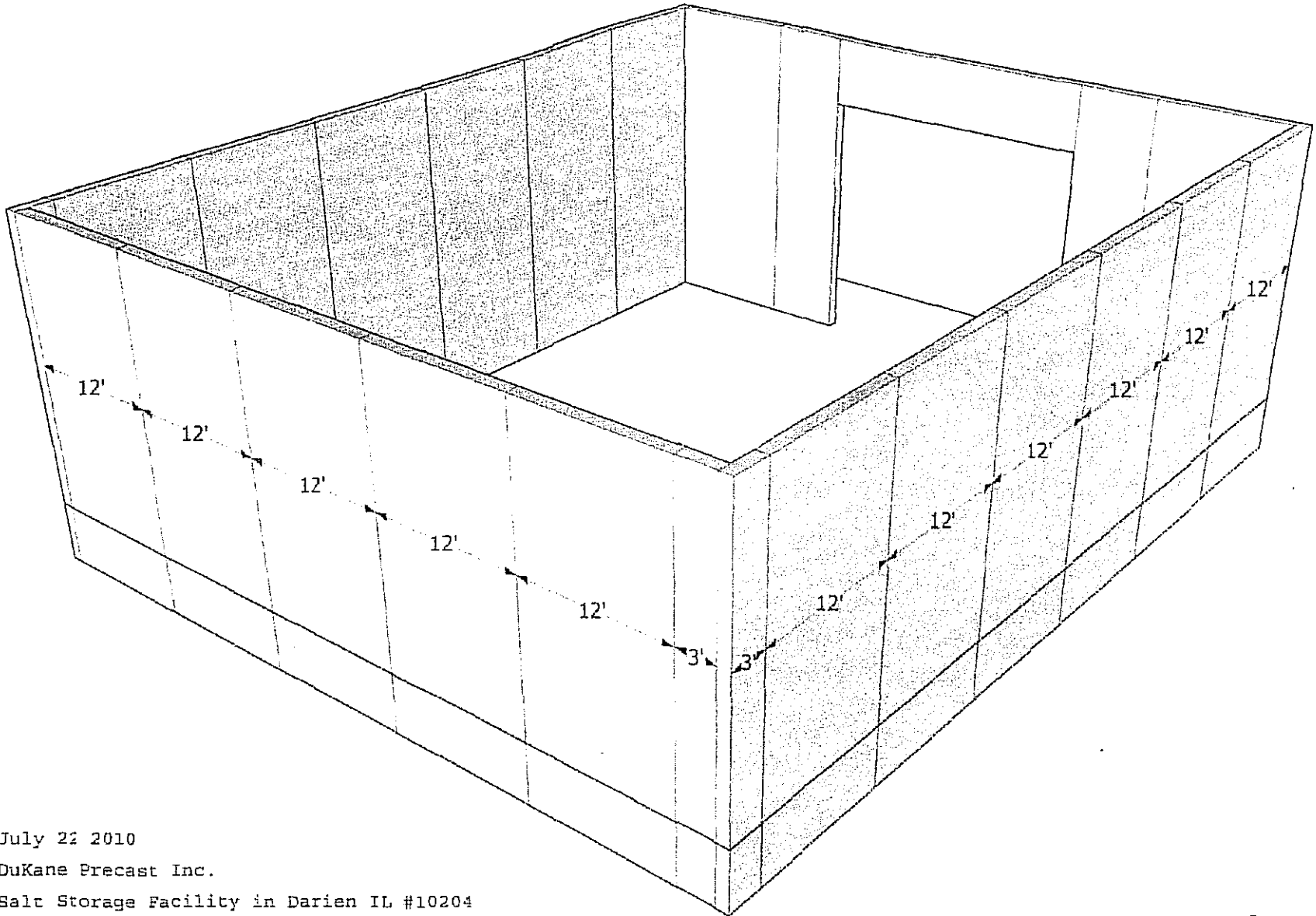


July 22 2010

DuKane Precast Inc.

Salt Storage Facility in Darien IL #10204

12'-0" wide panel layout (vertical 6'-0" on center reveal lines not shown for clarity)

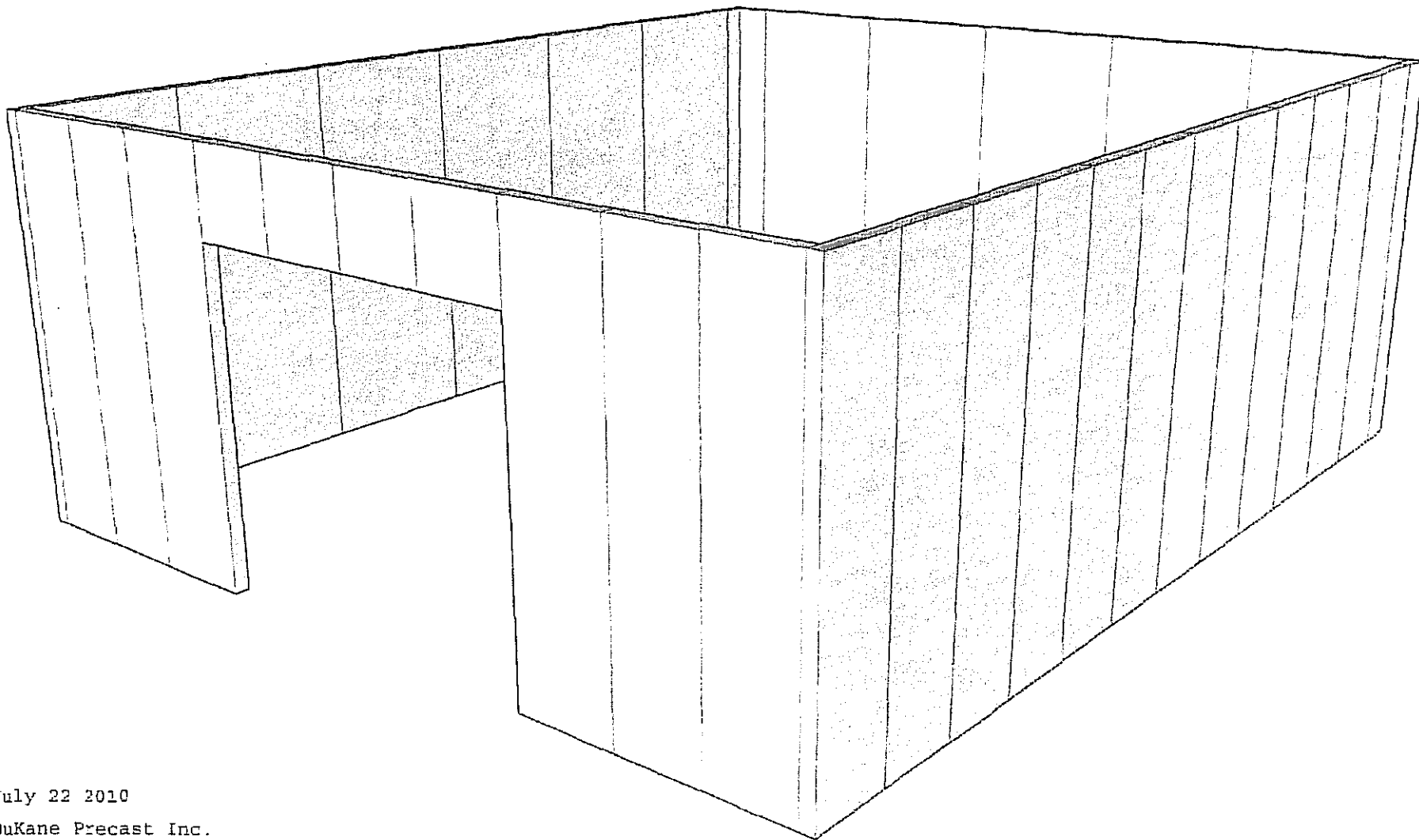


July 22 2010

DuKane Precast Inc.

Salt Storage Facility in Darien IL #10204

12'-0" wide panel layout (vertical 6'-0" on center reveal lines not shown for clarity)



July 22 2010

DuKane Precast Inc.

Salt Storage Facility in Darien IL #10204

12'-0" wide panel layout with approximately vertical 6'-0" on center reveal lines

AGENDA MEMO
Municipal Services Committee
August 23, 2010

ISSUE STATEMENT

A resolution waiving the competitive bid process and accepting a proposal from Advance Steel Erection, Inc. for the fabrication and installation of the Steel Roof Joists and Decking walls for the Salt Storage Facility in the amount of \$28,500.00.

BACKGROUND

The proposed FY 10-11 Budget includes funds for the replacement of the City's salt storage facility. The proposed project calls out for a new precast concrete building dimensioned at 75 feet by 65 feet. The proposed building would be constructed at the existing Public Works facility located at 1041 South Frontage Road.

The proposed project is broken down into the following phases:

- Phase 1-Concrete Footing-Cast in Place Concrete
- Phase 2-Precast Structural Walls and Installation
- Phase 3-Steel Roof Joists and Decking**
- Phase 4-Roofing-Membrane Roofing
- Phase 5-Doors and Vents (to be determined at a later date)
- Phase 6-Concrete Floors

The proposed work is for the fabrication and installation of the **Steel Roof Joists and Decking (Phase 3)** as specified per the attached drawings. The Bids were rejected on a previous agenda and City Staff has renegotiated the pricing with Advance Steel Erection, Inc. see attached correspondence.

Sealed bids were opened on July 22, 2010 and Staff had received one (1) sealed bid. The bids were rejected on a previous agenda and City staff has renegotiated the pricing schedule with Advance Steel Erection Inc.

The proposed expenditure would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 10/11 BUDGET	REVISED BUDGET ALLOCATION	PROPOSED EXPENDITURE	YEAR TO DATE TO BE EXPENDED	PROPOSED BALANCE
25-35-4815	SALT STORAGE FACILITY- PHASE 1-CONCRETE FOOTING	\$150,000.00	\$220,000.00	\$15,750.00	\$15,750.00	\$204,250.00
25-35-4815	SALT STORAGE FACILITY- PHASE 2-Precast Structural Walls	\$150,000.00		\$98,500.00	\$ 114,250.00	\$105,750.00
25-35-4815	SALT STORAGE FACILITY- PHASE 3- Steel Roof Joists and Decking	\$150,000.00		\$28,500.00	\$142,750.00	\$77,250.00
TOTALS		\$150,000.00	\$220,000.00	\$142,750.00	\$142,750.00	\$77,250.00

COMMITTEE RECOMMENDATION

The Municipal Services Committee discussed this item at the July 26, 2010 Committee meeting. The Administrative Finance Committee discussed this item at the August 9, 2010 Committee meeting and recommended approval of the Salt Storage Facility with a revised amount of not to exceed \$220,000 and to defer non-essential components for building until the FY 11/12 Budget.

ALTERNATE CONSIDERATION

Not approving the proposal.

DECISION MODE

This item will be placed on the September 7, 2010 City Council agenda for formal approval.

RESOLUTION NO. _____

A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM ADVANCE STEEL ERECTION, INC. FOR THE FABRICATION AND INSTALLATION OF THE STEEL ROOF JOISTS AND DECKING WALLS FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$28,500.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien does hereby waive the competitive bid process and accept a proposal from Advance Steel Erection, Inc. for the fabrication and installation of the steel roof joists and decking walls for the Salt Storage Facility in the amount of \$28,500.00, attached hereto as "Exhibit A".

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Company	ADVANCE Steel Erection, Inc.
Representative	Dino Pentgalis
Address	2531 E. OAKTON ST. ARLINGTON HTS, FL
Telephone	847-921-3537
Facsimile	847-437-5376
E-Mail Address	AUFSTEELINC@aol.com

- (1) Sealed bids will be received in the office of the City of Darien until 10:00 o'clock A.M. on Thursday, July 22, 2010, for furnishing materials equipment and labor as specified above for the **Steel Joist and Steel Decking -Salt Storage Building**, at which time all bids will be publicly opened and read.
- (2) Sealed bids shall be submitted on the reverse side of this form and enclosed in a sealed envelope labeled as **Steel Joist and Steel Decking -Salt Storage Building**
- (3) The right is reserved by the City of Darien to reject any or all bids.

The effective date of these bids will be the date of the opening above. These bids will be placed on file and remain firm for 90 days.

The City reserves the right to re-advertise for new or additional bids if not satisfied with the original or revised bids on file. The original and revised bids shall remain in effect for the duration of the contract upon City Council approval, unless terminated in writing by the City to the awarded vendor.

It is understood that all materials are in compliance and approved by the Illinois Department of Transportation. The requirements of the Standard Specifications for Road and Bridge Construction adopted by the Department shall govern insofar as they apply.

The quantities of material shown are for information only. They represent the best known estimate of material needed. The actual quantities purchased may be increased or decreased by any amount subject to any maximum quantities specified by the supplier. Submitted bids with limits or conditions shall be rejected.

Bidders will be required to certify that for all Work to be performed pursuant to the Contract Documents, at least the prevailing rate of wages as found and determined by the State of Illinois will be paid to all workers and employees working on the Project.

All bids shall be accompanied by a bid deposit of 5% of the total bid amount. Bid deposits shall be in the form of a certified check, a bank cashier's check drawn on a responsible bank doing business in the United States and shall be made payable to the City of Darien, or bid bond.

ADVANCE STEEL ERECTION, INC.
2531 EAST OAKTON STR.
ARLINGTON HEIGHTS, IL 60005
847 437 5370 Fax **847 437 5376**

Quotation #0710-18

August 16, 2010

CITY OF DARIEN
1702 Plainfield Road

Darien, IL 60561
630-852-5000 Fax 630-852-4709

Attention Daniel Gombac

Revised

Allow us to tender our quotation on the project
SALT STORAGE BLDG - SOUTH FRONTAGE RD., DARIEN, IL

Subject to the following Exclusions, Terms and Conditions:

Scope of Work

- 1) - 1-1/2", 20 GA. TYPE "B", METAL ROOF DECK INSTALLED.
- 2) - STEEL JOISTS & BRIDGING INSTALLED.
- 3) - STEEL INSTALLED:
 - 16 GA. "Z" HEIGHT VARIES TO MATCH ROOF SLOPE FOR DECK SUPPORT (PER DETAIL 2/ A-2)
- 4) - DELIVER ONLY:
 - (2) - 8"Ø STEEL PIPE BOLLARDS
- 5) - SHOP DRAWINGS FOR APPROVAL
- 6) - ALL STEEL TO BE SHOP PRIMER EXCEPT STEEL EMBEDDED INTO CONCRETE
- 7) - PRICE GOOD FOR 30-DAYS
- 8) - WE ASSUMED ACCESS CLOSE TO THE BUILDING OF THE TRAILERS AND THE CRANE.

OUR BID IS BASED IN DRAWINGS DATE (7/2/2010) WITH REVISION OF ADDENDUM #1,
ARCHITECT: DON MORRIS ARCHITECTS P.C.

Notes

1. THIS QUOTE DOES NOT INCLUDE TAXES.

2. WORK TO BE DONE PER OSHA SUB PART R

This offering excludes the following:

- EMBEDDED PLATES (BY PRECAST CONTRACTOR)

Terms and Conditions:

- 1) THE PARTIES HERETO AGREE THAT IN THE EVENT THAT A PARTY BREACHES THIS CONTRACT THE BREACHING PARTY SHALL PAY THE NON-BREACHING PARTY ALL REASONABLE ATTORNEYS' FEES AND LITIGATION COSTS INCURRED AS A RESULT OF THE BREACH.
- 2) ADVANCE STEEL ERECTION, INC. SHALL BE ENTITLED TO RECEIVE PROGRESS PAYMENT ON A MONTHLY BASIS. ALL INVOICES SUBMITTED BY ADVANCE STEEL ERECTION SHALL BE DUE WITHIN THIRTY DAYS OF THE DATE OF THE INVOICE. IF NOT PAID WITHIN THIRTY DAYS, THE OUTSTANDING AMOUNTS SHALL BEAR INTEREST AND SERVICE CHARGES AT THE RATE OF 1 1/2% PER MONTH.

We propose to provide this project as described above, with an estimated weight of **24,936.80#**
for the lump sum price **\$28,500.00**

Thank you for the opportunity to quote on this project.

Sincerely,

DINO PERTSALIS
GENERAL MANAGER
ADVANCE STEEL ERECTION, INC.

ACCEPTED BY: _____ (Company name)

PRINT FULL NAME: _____

TITLE: _____

DATE: _____

SIGNATURE: _____

Contract

1. THIS AGREEMENT, made and concluded the 21 day of July 2010 between the City of Darien acting by and through its City Council known as the party of the first part, and Advance Steel Erection, Inc./their executors, administrators, successors or assigns, know as the party of the second part.

2. Witnesseth: That for and inconsideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, the party of the second part agrees with said party of the first part as his/their own proper cost and expense to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. And it is also understood and agreed that the Notice to Contractors, Special Provisions and Proposal hereto attached are essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, the said parties have executed these presents on the date above mentioned.

Attest:
City Clerk

The _____ of _____
By _____
Mayor

(Seal)

(If a Corporation)

Corporate Name Advance Steel Erection, Inc.

By Pertsolis
President Party of the Second Part

(If a Co-Partnership)

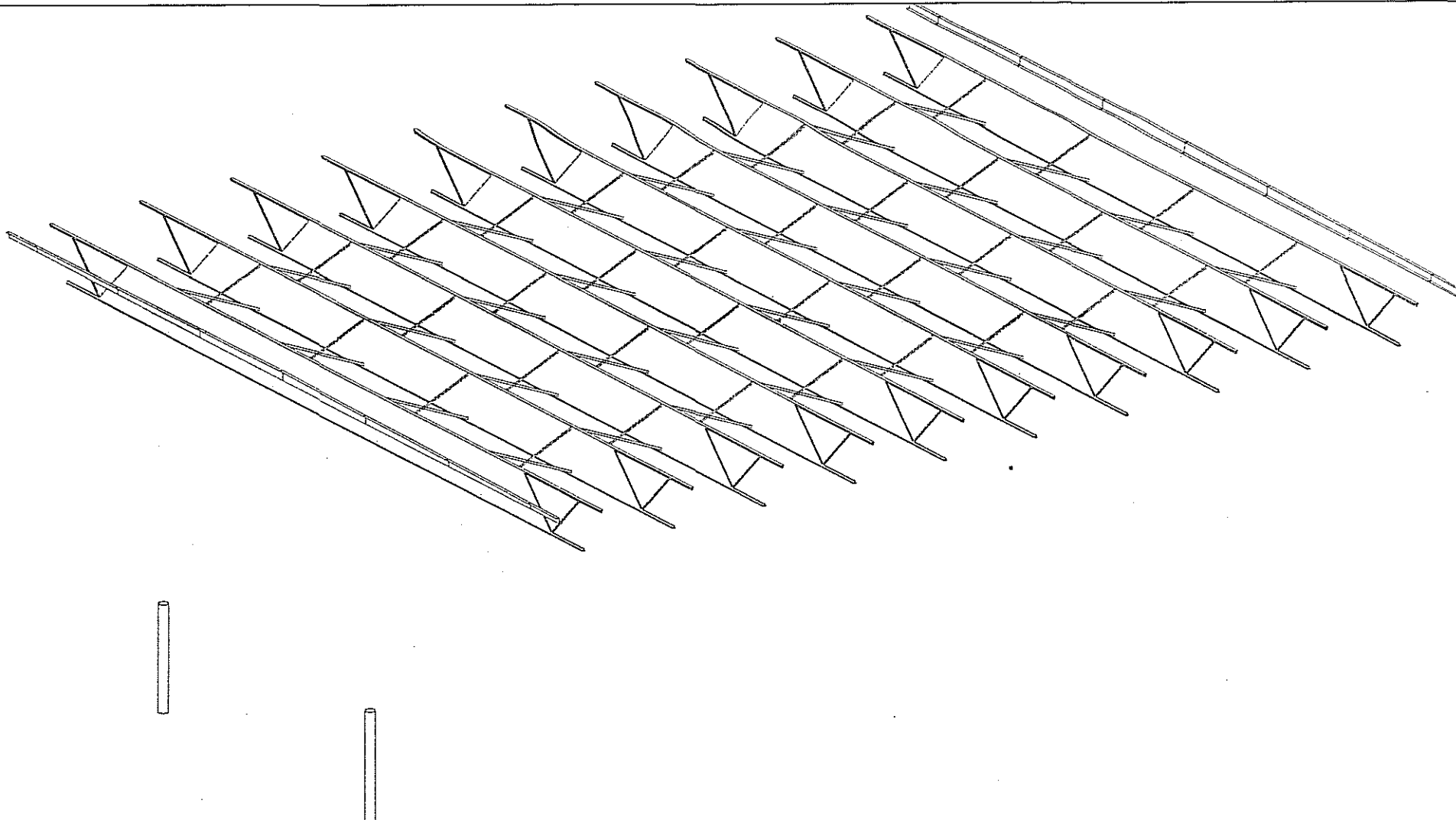
Attest:
Secretary

Partners doing Business under the firm name of

Party of the Second Part

(If an individual)

Party of the Second Part



3 - D - DIAGRAM

**JOB NAME: SALT STORAGE BUILDING
SOUTH FRONTAGE ROAD, DARIEN, IL.**

ADVANCE STEEL ERECTION, INC.
2531 EAST OAKTON ST.
ARLINGTON HEIGHTS, IL- 60005
(847) 437- 5370
dino@advancesteelerectioninc.com

Warning: This drawing is the property of Advance Steel Erection, Inc. It is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Advance Steel Erection, Inc. All rights reserved.

REV	DESCRIPTION	DATE
A	ADVANCE STEEL ERECTION, INC.	
	2531 E OAKTON STREET	TEL: 847-437-5370
	ARLINGTON HEIGHTS, IL	FAX: 847-437-5376
	DESCRIPTION	3 - D - DIAGRAM
	PROJECT NAME	SALT STORAGE BUILDING
	DRAWN BY	CH4450 BY
	DATE DRAWN	07/10/2010
	LOCATION	SOUTH FRONTAGE ROAD, DARIEN, IL

AGENDA MEMO
Municipal Services Committee
August 23, 2010

ISSUE STATEMENT

A resolution waiving the competitive bid process and accepting a proposal from Care Sheet Metal and Roofing, Inc for the material and installation of the membrane roofing for the Salt Storage Facility in an amount not to exceed \$15,000.00.

BACKGROUND

The proposed FY 10-11 Budget includes funds for the replacement of the City's salt storage facility. The proposed project calls out for a new precast concrete building dimensioned at 75 feet by 65 feet. The proposed building would be constructed at the existing Public Works facility located at 1041 South Frontage Road.

The proposed project is broken down into the following phases:

- Phase 1-Concrete Footing-Cast in Place Concrete
- Phase 2-Precast Structural Walls and Installation
- Phase 3-Steel Roof Joists and Decking
- Phase 4-Roofing**
- Phase 5-Doors and Vents (to be determined at a later date)
- Phase 6-Concrete Floors

The proposed work is for the fabrication and installation of the **Roofing- (Phase 4)**.

Sealed bids were opened on July 22, 2010 and Staff had received no bids while four bid proposals were sent out. Staff has recently received two quotes for the roofing material and installation from the following vendors:

Vendor	Cost	Renegotiated
Care Sheet Metal, Inc	\$16,500.00	\$15,000.00
Rooftech Systems Inc	\$33,600.00	N/A

The proposed expenditure would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 10/11 BUDGET	REVISED BUDGET ALLOCATION	PROPOSED EXPENDITURE	YEAR TO DATE TO BE EXPENDED	PROPOSED BALANCE
25-35-4815	SALT STORAGE FACILITY- PHASE 1-CONCRETE FOOTING	\$150,000.00	\$220,000.00	\$15,750.00	\$ 15,750.00	\$204,250.00
25-35-4815	SALT STORAGE FACILITY- PHASE 2-Precast Structural Walls	\$150,000.00		\$98,500.00	\$114,250.00	\$105,750.00
25-35-4815	SALT STORAGE FACILITY- PHASE 3- Steel Roof Joists and Decking	\$150,000.00		\$28,500.00	\$142,750.00	\$77,250.00

Roofing-Salt Storage Facility

August 23, 2010

Page 2

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 10/11 BUDGET	REVISED BUDGET ALLOCATION	PROPOSED EXPENDITURE	YEAR TO DATE TO BE EXPENDED	PROPOSED BALANCE
25-35-4815	SALT STORAGE FACILITY- PHASE 4- Roofing-Membrane Roofing	\$150,000.00		\$15,000.00	\$157,750.00	\$62,250.00
TOTALS		\$150,000.00	\$220,000.00	\$157,750.00	\$157,750.00	\$62,250.00

COMMITTEE RECOMMENDATION

The Municipal Services Committee discussed this item at the July 26, 2010 Committee meeting. The Administrative Finance Committee discussed this item at the August 9, 2010 Committee meeting and recommended approval of the Salt Storage Facility with a revised amount of not to exceed \$220,000 and to defer non-essential components for building until the FY 11/12 Budget.

ALTERNATE CONSIDERATION

Not approving the proposal.

DECISION MODE

This item will be placed on the September 7, 2010 City Council agenda for formal approval.

RESOLUTION NO. _____

A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM CARE SHEET METAL AND ROOFING INC. FOR THE MATERIAL AND INSTALLATION OF THE MEMBRANE ROOFING FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$15,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien does hereby waive the competitive bid process and accept a proposal from Care Sheet Metal and Roofing Inc. for the material and installation of the membrane roofing for the Salt Storage Facility in the amount of \$15,000.00, attached hereto as "Exhibit A".

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



9536 W. 47TH STREET
BROOKFIELD, IL 60513

PHONE: (708) 387-9784
FAX: (708) 387-9783

August 16, 2010

Mr. Dan Gombac
Community Development
City of Darien
1720 Plainfield Road
Darien, IL 60561

Re: Salt Storage Building
South Frontage Road
Darien, IL

Work Proposed: We propose to install a complete new single-ply modified bitumen roof system heat-welded per manufacturer's specifications.

Procedure:

1. We propose to mechanically fasten 1" Polyisocyanurate insulation and a 75 lb base sheet to metal decking with approved 3" screws and 3" plates to achieve an I-60 MPH wind uplift pattern.
2. Heat-weld new single-ply modified bitumen specifications.
3. All flashings to consist of new modified bitumen per manufactures specifications.
4. Sheet metal on perimeter of building not included in price.

Mr. Dan Gombac
City of Darien

August 16, 2010
Page 2

5. This roof will be guaranteed for a term of 10-years against leakages due to defective materials and 3-years against labor.

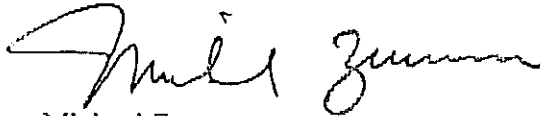
Total Labor & Materials: \$15,000.00

Note:

- The blueprint we received has no gutter and downspouts on it.
- **ADD \$1,250.00** for new 24 gauge 7: box gutter (if needed).
- **ADD \$150.00** for 5" 26 gauge downspouts (if needed).
- **ADD \$1,500.00** for 24 gauge metal nozing flashed with modified bitumen.

Sincerely,

CARE Sheet Metal & Roofing, Inc.



Michael Zuccaro
President

ACCEPTANCE OF PROPOSAL: *The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.*

This must be signed & dated in order for Proposal to be accepted by Care Sheet Metal & Roofing, Inc. Permit fees, if any, not included. Price valid for 30 days. Unpaid balances past 30 days will carry a service charge of 1.5% per month collection expenses and any legal fees.

ACCEPTED: _____ DATE: _____

AGENDA MEMO
Municipal Services Committee
August 23, 2010

ISSUE STATEMENT

A resolution waiving the competitive bid process and accepting a proposal from Martino Concrete Company for the material and installation of a concrete floor for the Salt Storage Facility in the amount of \$24,600.00.

BACKGROUND

The proposed FY 10-11 Budget includes funds for the replacement of the City's salt storage facility. The proposed project calls out for a new precast concrete building dimensioned at 75 feet by 65 feet. The proposed building would be constructed at the existing Public Works facility located at 1041 South Frontage Road.

The proposed project is broken down into the following phases:

- Phase 1-Concrete Footing-Cast in Place Concrete
- Phase 2-Precast Structural Walls and Installation
- Phase 3-Steel Roof Joists and Decking
- Phase 4-Roofing-Membrane Roofing
- Phase 5-Doors and Vents (to be determined at a later date)
- Phase 6-Concrete Floors**

The proposed work is for the **material and installation of a concrete floor for the Salt Storage Facility (Phase 6)** as specified per the attached drawings. Sealed bids were opened on July 22, 2010 and Staff had received one (1) sealed bid. The bids were rejected on a previous agenda and City Staff has renegotiated the pricing schedule with Martino Concrete.

The proposed expenditure would be expended from the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 10/11 BUDGET	REVISED BUDGET ALLOCATION	PROPOSED EXPENDITURE	YEAR TO DATE TO BE EXPENDED	PROPOSED BALANCE
25-35-4815	SALT STORAGE FACILITY-PHASE 1-Concrete Footing	\$150,000.00	\$220,000.00	\$15,750.00	\$15,750.00	\$204,250.00
25-35-4815	SALT STORAGE FACILITY-PHASE 2-Precast Structural Walls	\$150,000.00		\$98,500.00	\$114,250.00	\$105,750.00
25-35-4815	SALT STORAGE FACILITY-PHASE 3- Steel Roof Joists and Decking	\$150,000.00		\$28,500.00	\$142,750.00	\$77,250.00
25-35-4815	SALT STORAGE FACILITY-PHASE 4- Roofing-Membrane Roofing	\$150,000.00		\$15,000.00	\$157,750.00	\$62,250.00
25-35-4815	SALT STORAGE FACILITY-PHASE 6- Concrete Floor	\$150,000.00		\$24,600.00	\$182,350.00	\$37,650.00
TOTALS		\$150,000.00	\$220,000.00	\$182,350.00	\$182,350.00	\$37,650.00

COMMITTEE RECOMMENDATION

The Municipal Services Committee discussed this item at the July 26, 2010 Committee meeting. The Administrative Finance Committee discussed this item at the August 9, 2010 Committee meeting and recommended approval of the Salt Storage Facility with a revised amount of not to exceed \$220,000 and to defer non-essential components for building until the FY 11/12 Budget.

ALTERNATE CONSIDERATION

Not approving the proposal.

DECISION MODE

This item will be placed on the September 7, 2010 City Council agenda for formal approval.

RESOLUTION NO. _____

A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM MARTINO CONCRETE COMPANY FOR THE MATERIAL AND INSTALLATION OF A CONCRETE FLOOR FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$24,600.00.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: The City Council of the City of Darien does hereby waive the competitive bid process and accept a proposal from Martino Concrete Company for the material and installation of a concrete floor for the Salt Storage Facility in the amount of \$24,600.00, attached hereto as "Exhibit A".

SECTION 2: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of September, 2010.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

MATERIALS SUMMARY			
Item	Dimension	Unit Price	Amount
Concrete Slab	65 Feet x 75 Feet	Lump Sum	\$24,600 Revised 25,100.00 25
Total Cost			25,100.00 24,600 Revised 25

02/11/10

Cost in Writing:

Twenty Five Thousand One Hundred & 00/100

The undersigned agrees to furnish any or all of the above materials upon which prices are bid at the above bid unit prices subject to the following conditions.

- (1) It is understood and agreed that the current Standard Specifications for Road and Bridge Construction adopted by the Department of Transportation shall govern insofar as they may be applied and insofar as they do not conflict with the special provisions and supplemental specifications attached hereto.
- (2) It is understood that quantities listed are approximate only and that they may be increased or decreased as needed to promptly complete the work at the above unit price bid.
- (3) Delivery in total or partial shipments as ordered shall be made within the time specified in the special provisions or by the terms of acceptance at the point and in the manner specified in the "MATERIAL QUOTATIONS". If delivery on the job site is specified, it shall mean any place or places on the road designated by the awarding authority or its authorized representative.
- (4) The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from contracting with any unit of State or local government as a result of a violation of State laws prohibiting bid-rigging or bid-rotating.

Bidder Martino Concrete Co.
 Address 1232 Richfield Ct
 Telephone Office 630-202-0611
 E-mail martino-con@msn.com

By John Lamorgese
 Title OWNER
 Fax 630-910-4393

Accepted By: _____

Date: 7/21/10
 Date: _____

contract will be returned, with the exception of the accepted Bidder, after the contract is awarded. The bid deposit of the accepted Bidder will be returned after acceptance by the City of satisfactory performance bond where such bond is required or completion of contract where no performance bond is required.

The bidder shall list a minimal of five (5) references, preferably municipal contacts, of related work completed within the last five (5) years.

1. Client: City of DARIEN
Contact: Dan Gombac
Telephone No: 630 887-0008

2. Client: Downer Grove Township
Contact: Andy Anderson
Telephone No: 630-816-6118

3. Client: Rose Paving
Contact: FRED Colman
Telephone No: 708-990-7804

4. Client: Pave Works
Contact: Nick Wallace
Telephone No: 312-301-8030

5. Client: The TRAILS
Contact: Guthe
Telephone No: 630-351-1650

Contract

1. THIS AGREEMENT, made and concluded the _____ day of _____ between the City of Darien acting by and through its City Council known as the party of the first part, and _____ his/their executors, administrators, successors or assigns, know as the party of the second part.

2. Witnesseth: That for and inconsideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, the party of the second part agrees with said party of the first part as his/their own proper cost and expense to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. And it is also understood and agreed that the Notice to Contractors, Special Provisions and Proposal hereto attached are essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, the said parties have executed these presents on the date above mentioned.

Attest:

City Clerk

(Seal)

The _____ of _____
By _____
Mayor

(If a Corporation)

Corporate Name _____

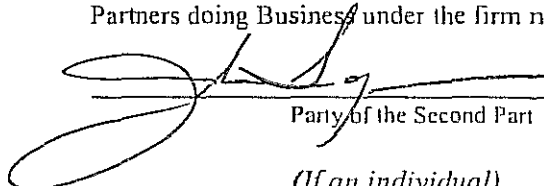
By _____
President Party of the Second Part

(If a Co-Partnership)

Attest:

Secretary

Partners doing Business under the firm name of



Party of the Second Part
(If an individual)

Party of the Second Part

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
RESCHEDULED
July 26, 2010**

PRESENT: Chairperson Joseph Marchese, Alderman John Galan, Alderman Ted Schauer, Dan Gombac-Director, Elizabeth Lahey-Secretary

ABSENT: None

Chairperson Marchese called the Municipal Services Committee Meeting to order at 6:00 p.m. at City Hall - City Hall Conference Room, Darien, Illinois and declared a quorum present.

NEW BUSINESS

A. Sign Ordinance Variation – 8975 Lemont Road – Circle K/Shell

Mr. Dan Gombac, Director, presented the staff report. He reported that the petitioner is proposing to replace the existing price display sign with a LED illuminated display. He stated that LED has become popular over the years and that there are a couple of signs in the City who have LED illuminated signs.

Mr. Gombac reported that the petitioner meets the criteria per the Sign Code and that the PZC recommended approval. He stated that the Committee received a colored copy of the proposed sign and that the ground elevation will be altered to meet the City Code. He stated that the photo displays the old and the new sign.

Ms. Auna Foote, Corporate ID Solutions, explained that daily pricing changes would be updated at 2:00 a.m.

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

Alderman Galan made a motion and it was seconded by Alderman Schauer that based upon the submitted petition and the information presented, the request associated with PZC 2010-09 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented subject to the following:

- 1. LED price display is not to blink, flash, flutter, produce varying light intensity or have any other animated graphics.**

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Chairperson Marchese announced that this would be forwarded to the City Council on Monday, August 2nd.

B. Ashbrook Court Plat of Dedication

Mr. Dan Gombac, Director presented the staff report. He stated that the plat is to accept a private roadway and make it public within the Ashbrook Court Development.

Mr. Gombac reported that the Homeowners Association requested that the City take ownership of the Court within the Development in October 2009 and that the City Council approved acceptance of private roadways in December of 2006. He stated that City Council authorized City staff to begin the process of accepting a future Plat of Dedication for the roadways within the Development on February 1, 2010.

Mr. Gombac stated that the Homeowners Association has completed all of the items as noted in the February 1, 2010 Agenda Memo and that the City Engineer and City Attorney have reviewed and coordinated the language necessary for approval.

Alderman Galan questioned why the City should approve.

Mr. Gombac stated that in 2006 the City Council accepted Norman Court because residents were paying taxes and not receiving the benefits.

Chairperson Marchese stated that Thistlewood Court was the first to be accepted.

Alderman Galan stated that there was much discussion regarding parking enforcement and questioned if parking will be enforced.

Mr. Gombac stated that the City will enforce parking.

Mr. Gombac reported that there have been subdivisions who have also petitioned but that the City turned down. He stated that subdivisions have the opportunity to improve the area prior to City acceptance.

Alderman Schauer questioned the life expectancy of the street.

Mr. Gombac stated that the street has at least five more years and it is in very good shape.

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

Alderman Schauer made a motion and it was seconded by Alderman Galan to approve A RESOLUTION TO ACCEPT A PLAT OF DEDICATION FOR ASHBROOK COURT AND CERTAIN PROPERTY.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Mr. Gombac reported that there were no outstanding invoices from the subdivision.

C. Pump Repairs – Plant 2-1220 Plainfield Road

Mr. Dan Gombac, Director reported that this is a resolution authorizing the Mayor to accept a proposal from Omni Pump Repairs for the City's water system to rebuild internal critical components of three pumps at Plant Two. The pumps are beginning to show a steady flow of water running from the bearings whereas a constant drip is normal. The water is used as a lubricant for the casings bearings. He further stated that the pumps have not been rebuilt since 1992.

Alderman Schauer questioned if the pumps are dripping now.

Mr. Gombac stated that the pumps are still dripping and that staff is requesting a contingency amount not to exceed \$5,000 for internal parts or machining if required. He stated that staff received four quotes.

Alderman Galan questioned why the quotes were so different.

Mr. Gombac stated that the proposals are different because the vendor looks at it differently. He stated that Omni Pump Repairs has excellent references.

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

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A PROPOSAL FROM OMNI PUMP REPAIRS IN AN AMOUNT NOT TO EXCEED \$15,800.00 TO REBUILD INTERNAL CRITICAL COMPONENTS OF THREE PUMPS LOCATED AT PLANT TWO – 1220 PLAINFIELD ROAD.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

D. 2010 Asphalt Trailer

Mr. Dan Gombac, Director reported that the Committee viewed the equipment on the tour. He stated that the proposed asphalt trailer would replace a 1998 asphalt unit and would be used for hot and cold asphalt pot hole patching throughout the year. He reported that staff received three quotes and recommends purchasing one new Asphalt Box Trailer from Bonnell Industries, Inc. in the amount of \$17,945.00.

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

Alderman Marchese made a motion and it was seconded by Alderman Schauer authorizing the purchase of one (1) new Asphalt Box Trailer from Bonnell Industries, Inc. in the amount of \$17,945.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

E. Reject all Bids – 2010 Salt Storage Shed Project

Mr. Dan Gombac – Director presented the staff report. He reported that last week sealed bids were opened and that the project was broken down into separate sealed bid requests. He stated that the Committee received the project cost sheet and bid tabulation and that Staff has not received bids from any roofing contractor.

Mr. Gombac reported that the proposed project is estimated at approximately \$115,000 over budget. He explained that a typical building with precast walls has a trench pour footing. Due to the force of the machine loaders pushing salt against the walls the precast building was designed to be six feet below grade and a conventional concrete footing would also be required. Gombac met with the design engineers and further requested if there were alternatives to the design with no avail. The design was mathematically calculated to prevent the walls from kicking out.

He stated that by building the proposed facility the City would be able to hold our full salt allotment or 2,700 tons for a year. The City could have a cost benefit by having the salt all at one time. Due to the cost increase staff is looking at reducing the footprint and style to approximately store 1,800 tons.

Mr. Gombac stated that reducing the building footprint and/or a salt dome would still be in the price range of \$200,000.

Chairperson Marchese stated that the condition of the present building is poor and that it will probably not take another winter.

Alderman Schauer questioned how much salt the present building holds.

Mr. Gombac stated that the present building holds 300 tons which is enough for one 24-hour storm.

Alderman Schauer questioned the life of a new building.

Mr. Gombac stated that all the material would be galvanized and that the life expectancy is at least 40 years.

Mr. Gombac reported that staff looked at reducing the building height by two feet but that there would be a problem with the overhead clearance for loaders.

Alderman Schauer questioned the savings by ordering the salt at once.

Mr. Gombac reported that the City could save approximately 5-10% and informed the Committee that this information has not been verified.

Chairperson Marchese stated that he would like to find a way to proceed with a new building.

Alderman Galan stated that reducing the building will reduce the amount of salt by 33% but that the cost of the building will not be reduced by 33%. He questioned where to get \$115,000.

Mr. Gombac reported that there may be additional dollars available from the Capital programs but that it is too early to tell. He stated that the ditching programs are on target with one project indicating a several thousand dollar savings.

Alderman Galan stated that the difference in building price from 2,700 to 1,800 is minimal and that there will be some cost savings by purchasing 2,700 tons of salt. He stated by doing this the City is protecting the economy. He further stated that this scenario should be approached as a \$280,000 project with the intent that the difference will be made up with a carryover and savings by purchasing the salt in bulk and payback in years.

Chairperson Marchese agreed and stated that this needed to be pursued. He suggested that staff look into cost savings on electrical, painting, topsoil etc and postponing these items until the following budget year.

Alderman Schauer stated that the issue is not the money but the logic.

Chairperson Marchese stated that it will be helpful to demonstrate to the City Council the cost of project versus the actual costs. He suggested that this be forwarded for discussion in a work session with the City Council.

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

Alderman Galan made a motion and it was seconded by Alderman Marchese approving the sealed bids for all outsourced phases of the Salt Storage Facility in an amount not to exceed \$280,000 for the project.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Mr. Gombac stated that this would be forwarded to the Administrative/Finance Committee.

Alderman Galan stated that he realized that it was a courtesy but that he would prefer it be presented to the Committee of the Whole.

Mr. Gombac reported that a public hearing will also be scheduled for the location of the building. He reported that once approved that the building construction would take approximately 12 weeks.

Alderman Galan questioned the timing and confirmed that construction needs to begin in September.

F. Purchase a new Nine Ton Dovetail Trail – Replace Unit 301

Mr. Dan Gombac, Director reported that this is a resolution authorizing the purchase of a Nine Ton Dovetail Trailer to be utilized for transporting material such as pipe, concrete manhole structures, sod and larger bulkier items. He reported that there is a \$55.00 shortfall and that the deficit would be reimbursed from a savings realized earlier in the year from the equipment account.

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

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve A RESOLUTION AUTHORIZING THE PURCHASE OF ONE NEW NINE TON DOVETAIL TRAILER FROM A&W TRUCK AND TRAILER IN THE AMOUNT OF \$6,555.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

G. Minutes – June 21, 2010 Municipal Services Committee

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve the June 21, 2010 Municipal Services Committee Meeting Minutes.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

DIRECTOR'S REPORT

A. Update June Storm Cleanup

Mr. Dan Gombac, Director reported that the Committee received a report on the June storm cleanup.

B. Coach Light Repair Program

Mr. Dan Gombac, Director presented the Coach Light Repair Program as a report and if the Committee wished he would entertain pricing.

There was some discussion from the Committee regarding the cost of inspection.

Alderman Galan stated that it was a good idea but suggested getting feedback from the residents.

Mr. Gombac stated that he would place a survey in the *Neighbor's Magazine* to see if there is public interest in a coach light program.

Chairperson Marchese stated that he did not want this to be viewed as another freebie.

Mr. Gombac stated that he would report on the survey results.

C. GIS Update

Mr. Dan Gombac, Director updated the Committee on the GIS System that staff has been working on with DuPage County staff.

Alderman Galan stated that he attended a meeting with Director Gombac and the County and that he was impressed with what the City will acquire at minimal to no cost.

Mr. Gombac stated that he would keep the Committee updated with new information.

NEXT MEETING

Chairperson Marchese announced that the next scheduled meeting will be held on Monday, August 23, 2010 at 6:30 p.m.

ADJOURNMENT

There being no other business before the Committee, Alderman Galan made a motion and it was seconded by Alderman Marchese to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:50 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Joseph Marchese
Chairperson

John Galan
Alderman

Ted Schauer
Alderman