

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES SPECIAL COMMITTEE MEETING
September 3, 2019**

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

ABSENT: Alderman Eric Gustafson

ESTABLISH QUORUM

Chairperson Thomas Belczak called the meeting to order at 6:30 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

OLD BUSINESS

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

Mr. Dan Gombac, Director reported that representatives from Old Lace School, US Waterproofing Company and the Historical Society were present. He reported that US Waterproofing did not submit a bid due to timing.

Ms. Dean Rodkin, President; Historical Society was present and introduced other members from Old Lace School and the Historical Society. She stated that they have been doing small patch repairs to the building and that everything in Old Lace is susceptible to water damage. She further stated that the building has been there since 1850 and that the building has been impacted by road construction and encroachment on the property. Ms. Rodkin also stated that they have more dealings with mice and that they have tried to address what needs to be done.

Chairperson Belczak stated that the scope and importance of repairs was substantially more than what the City Council budgeted. He questioned if there was any way to save money. He further stated that the Committee did not have detailed information prior to make a decision.

Mr. Gombac stated that Ms. Rodkin reached out to Scott of US Waterproofing to address the questions outlined in the agenda memo.

Scott reported that the project can be done in phases for the internal work and the external work but both would depend on the weather.

Mr. Gombac asked if the inside work could only be done and not to do the outside.

Chairperson Belczak questioned how imperative it is for work to be done in 2019.

Scott reported that the fix includes the inside and outside and that the cinderblocks need repair. He also stated that the current leak is an ongoing leak and the patchwork is only a band aid. He further stated that his quote is only for waterproofing but that he could provide a quote for the entire project.

Alderman Kenny questioned if there were any members in the trades that could do some of the work.

Ms. Rotkin stated that Gary has been doing the patch repairs and they are not aware of anyone in the trades that could help.

Scott stated that everything could be done under \$65,000 not including the air conditioner. He reported that the inside is taking on the most pressure and it needs to be addressed soon. He further reported that the deadline for outside work is November, but winter work can be done with heaters.

Mr. Gombac reported that he will work with the City Attorney regarding legal practice because Scott did not meet the bid deadline. He stated that Scott was more competitive versus the other bid.

At 6:53 pm Attorney John Murphey joined the meeting. He stated that the bids can be rejected and that the City can go back out for bid. Attorney Murphey also stated that because Darien is a Home rule that there is total flexibility and bidding is not necessary.

Scott reported that he can commit to the interior restoration, but he cannot commit to the exterior until it is evaluated.

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

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

Alderman Belzak made a motion and it was seconded by Alderman Kenny to reject the current bid and reopen the bid for better pricing.

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

ADJOURNMENT

With no further business before the Committee, Alderman Belczak made a motion and it was seconded by Alderman Kenny to adjourn. Upon voice vote,

THE MOTION CARRIED unanimously, and the meeting adjourned at 6:57 p.m.

RESPECTFULLY SUBMITTED:

Thomas Belczak
Chairman

Eric Gustafson
Alderman

Joseph Kenny
Alderman