

**UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, January 16, 2024, 6:00pm
Yorkville City Hall, East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

IN ATTENDANCE:

Committee Members

Chairman Ken Koch
Alderman Craig Soling

Alderman Rusty Corneils
Alderman Matt Marek

Other City Officials

City Administrator Bart Olson
Engineer Brad Sanderson, EEI

Assistant City Administrator Erin Willrett
Public Works Director Eric Dhuse

Other Guests:

Mr. Chris Hansen, Kluber Inc.

Jeff Bruns, Kluber, Inc.

The meeting was called to order at 6:00pm by Chairman Ken Koch.

Citizen Comments: None

Previous Meeting Minutes: December 19, 2023

The minutes were approved as presented on a unanimous voice vote.

New Business:

1. PW 2024-01 Snow Operations Report

Mr. Dhuse said he will give a full report at the next meeting as he is still collecting data following the recent snowstorms. He said over 400 manhours and 3 full crews were used to move the snow. There are currently 4 big trucks of the 9 total, that are out of service, but expected to be up and running soon. He explained some of the problems which were mainly mechanical and some due to equipment age. He said they are working with a new business that has given Public Works priority for mechanical issues and they also have a mobile unit that responds quickly. New trucks are scheduled to be delivered in March.

2. PW 2024-02 Capital Improvement Projects Update

Mr. Sanderson said there are several projects coming up from a letting perspective. He noted that a water main replacement project will be discussed later in the meeting. This is informational.

3. PW 2024-03 Quarterly Bond and Letter of Credit Reduction Summary

There was much activity in 2023 and Mr. Sanderson said this report summarizes those actions. This is informational.

4. PW 2024-04 Grande Reserve Unit 12 - Acceptance

5. PW 2024-05 Grande Reserve Unit 15 - Acceptance

6. PW 2024-06 Grande Reserve Unit 22 - Acceptance

These items were discussed simultaneously. Mr. Sanderson reported that all punchlists and sidewalks are done.

He recommended acceptance of all 3 and also a bond reduction. These will all move to the consent agenda.

7. PW 2024-07 New Leaf Energy – Plat of Dedication and Grant of Easement

The City Council has approved the annexation and rezoning for this project. Engineering/site plans, dedicated right-of-way and internal easements for the city are being worked on and Mr. Sanderson recommended acceptance of the related documents. This will move to the Council consent agenda.

8. PW 2024-08 2024 Road to Better Roads – MFT Resolution and Cost Estimate

This project is brought forward annually. Submittals have been made to IDOT which is a requirement and IDOT must approve prior to the city going out to bid. The cost estimate and resolution must be approved and signed by the city. The budgeted amount is \$1 million and approval was recommended by Mr. Sanderson. Alderman Koch said in the past, the city discussed spending additional money--this would be done during the budget process.

9. PW 2024- 09 North Central Tank Rehabilitation – Change Order No. 3 (Final Balancing)

The final balance decreased by \$40,000 and Mr. Sanderson recommended approval of the Change Order. The committee was OK with this and it moves forward to the Council consent agenda.

10. PW 2024-10 2024 Water Main Replacement Contract B (Fox Industrial Park) – Contract Award

Mr. Sanderson said this is the first of many water main projects for this year. He said Contract B is ahead of Contract A regarding the letting schedule. This project will replace the water main in Fox Industrial Park which has had many breaks over the years. There were 10 bidders and the low bid at \$2.7 million was received from Winner Excavating. The committee was OK with this and it moves forward to the regular Council agenda.

11. PW 2024-11 2024 Water Main Replacement Contract B (Fox Industrial Park) – Construction Engineering Agreement

Mr. Olson said this is the engineering agreement with EEI to coordinate the work for the Fox Industrial project. The estimated amount is \$235,234 which is budgeted and was recommended for approval. The committee members were OK with this agreement and it moves to the regular Council agenda.

12. PW 2024-12 Yorkville Public Works Building – Architect Contract with Kluber, Inc.

13. PW 2024-13 Yorkville Public Works Building – Agreement for Professional Services (EEI Contract)

These 2 items were discussed together. Mr. Olson summarized the next steps for the new Public Works building. They include detailed design work, building size, money to be spent, bids and construction. He recommended hiring a construction manager and a July 2025 completion date is projected. There will be 2 contracts, one with Kluber and one with EEI. EEI will do some design work for the building exterior, while Kluber will be the main design firm. He noted that two Kluber representatives were present at this meeting.

He discussed the EEI contract first which will be 2 phases—preliminary work at \$76,221 and final engineering at \$107,000. He gave an in-depth explanation of the building interior. He said it would be a rectangle making it easier to expand and more plain on the exterior to save money. In the next 3-4 months, it will be decided what the building will look like and the money to be spent. Construction is slated to start in September 2024.

The fee for Kluber is \$1.362 million with a credit of \$17,600 for work already done. The entire contract is based on hiring a construction manager in February or March to manage all the construction aspects and to hire the sub-contractors. Kluber will be the design architects. The overall process will include hiring a construction company, RFP documents to construction management firms, interviews and the Council will vote to approve.

Mr. Chris Hansen also commented and said they are doing many Public Works buildings at this time. They will ask the construction management team to obtain 3-4 public bids for each package for competitive bidding. This will streamline the process and require accountability. Kluber and EEI will act as advocates for the city. He said Kluber personnel could come to committee meetings or City Council each month for an update.

Mr. Olson continued and said the next steps for the Council is construction manager approval and a sign-off on the design and budget. He said this contract covers everything, but decisions will be made along the way and the project may be paused for a better bid climate.

Alderman Koch asked for clarifications on some of the fees and asked about the construction manager fee estimate. Mr. Hansen said the construction manager fee is negotiated and gave an explanation. Mr. Hansen also said his firm will try to reduce the budget from \$22 million budget to \$20 million for this phase by making the building more compact and use a simple design. He hopes they can bid the project in August when the bidding climate is more favorable. Aldermen Corneils and Soling asked Mr. Dhuse to relay any feedback the Public Works employees may have. Additionally, Kluber team members have met with many of the Public Works employees already.

The Aldermen agreed to move this item out of the committee level and to the full City Council.

Old Business: None

Additional Business:

The Aldermen extended their thanks to the Public Works employees for their good work getting the streets plowed during the multiple snow events. Mr. Dhuse said 400 tons of salt have been used and there are 1,600 tons left. In the future building, 3,000 tons of salt can be stored in the new salt dome. He said the county has 2,500 tons of storage. If additional storage would be needed in the future, another facility would be built. Mr. Hansen noted there are only 2 salt dome constructors in the Midwest.

There was no further business and the meeting adjourned at 6:44pm.

Minutes respectfully transcribed by
Marlys Young, Minute Taker