

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE DRIVE ON
TUESDAY, JANUARY 14, 2025

Mayor Purcell called the meeting to order at 7:01 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Plocher	Present	(electronic attendance)
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	
Ward IV	Tarulis	Absent	
	Corneils	Present	

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief of Police Jensen, Attorney Castaldo, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:

<https://us02web.zoom.us/j/87958536308?pwd=Lx5k9OXrbaa33XWiAv1I8ohxryPHCf.1>

The Zoom meeting ID was 879 5853 6308.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

YYTFC Nationals Recognition

Parks and Recreation Assistant Director Shay Remus shared with the Council that she is also a coach for the Yorkville Youth Tackle Football and Cheer League’s Tiny Mites. She congratulated her squad for taking second place at Nationals last month. They also shared that two other teams, Jr Pee Wee Black and Jr Pee Wee White, participated at Nationals. This is the first time they have had teams go to Nationals.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

**Citizens who shared comments at this meeting referenced the Heartland Meadows West Project.*

Kim Cooper, a resident of Northland Lane in Yorkville, explained that parking is a huge issue near the park and that she is concerned about the children running back and forth. She mentioned that a new subdivision entrance is proposed right in that area. She thinks this area is an ongoing problem, and this project will add to the problem. She also mentioned that there are so many available places around Yorkville for commercial, so adding more commercial buildings is not beneficial. She said a berm exists between this new subdivision and theirs and wishes to see that built up.

Dawn Watson, a resident of Yellowstone Lane, shared she has concerns about the same proposed development. Her biggest concern is the commercial add-on piece. She shared that most units in Kendall Marketplace are vacant. These vacant businesses will cause issues in the future where crimes will increase. She also mentioned the parking concerns of the baseball field in the area, causing children to be on the street.

Stephine Funkhouser, a resident of Canyon Trail in Yorkville, shared that during the summertime, the baseball field is super busy, and many residents have to slam on their breaks due to the children on the road. She also shared that the City currently has many vacancies throughout the town. She asked the Council to please consider the commercial aspect. She agrees with the senior housing part of the project.

Rich McDonald thinks the whole project should be stopped. He says the City does not need commercial or senior housing. He shares that he fought to get the parking restrictions in, but the community does not listen to the signs and still park on both sides of the street. He thinks it should be a parking lot for the baseball field.

Dan Watson, a resident of Yellowstone Lane, said that the road becomes one-lane when there is practice or games. Kids dart back and forth through the road. He would like to back up the comment on all of the vacant store buildings in the city.

Sara Chilely, a resident of Iroquois Lane in Yorkville, shared that she agrees with everyone about the proposed subdivision. There is a massive problem with parking along Blackberry Shore Lane due to the ballfield. Kids are dashing in and out of the road, which is a huge issue. Adding more homes and commercial space to the area will increase the problem. She shared that she was fine with the senior housing part. There are a number of vacant storefronts already, which can cause an increase in crime.

CONSENT AGENDA

1. Minutes of the Regular City Council – November 26, 2024
2. Minutes of the Regular City Council – December 10, 2024
3. Bill Payments for Approval
 - \$ 2,468,856.21 (vendors)
 - \$ 2,537,903.67 (wire payments)
 - \$ 425,136.38 (payroll period ending 12/06/24)
 - \$ 416,007.45 (payroll period ending 12/20/24)
 - \$ 426,049.22 (payroll period ending 01/03/25)
 - \$ 6,273,952.93 (total)
4. **Resolution 2025-01** Approving a Change Order Relating to the Well No. 10 and Raw Water Main Improvements Project – *authorize the Mayor and City Clerk to execute* (PW 2024-100)
5. **Resolution 2025-02** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 3 – *authorize the Mayor and City Clerk to execute* (PW 2024-110)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Transier; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR’S REPORT

Ordinance 2025-01 **Approving a Water Easement Agreement with Commonwealth Edison Company (Eldamain Water Main Loop)**
(CC 2025-01)

Mayor Purcell entertained a motion to approve an Ordinance Approving a Water Easement Agreement with Commonwealth Edison Company (Eldamain Water Main Loop) and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Plocher-aye, Funkhouser-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye

Ordinance 2025-02 **Renaming the Streets of Big Grove Lane and Waterman Lane to “Big Grove Circle”**
(CC 2025-02)

Mayor Purcell entertained a motion to approve an Ordinance Renaming the Streets of Big Grove Lane and Waterman Lane to “Big Grove Circle” and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye

**Public Works and Parks Facility – Final Plan,
Cost Estimate, and Authorization to Bid
(CC 2025-03)**

Mayor Purcell entertained a motion to endorse the building scope and cost estimates for the Public Works and Parks facility and authorize staff to proceed with putting the project out to bid. So moved by Alderman Marek; seconded by Alderman Corneils.

City Administrator Olson reported that RC Wegman’s cost estimate came close to Kluber’s, between \$35 to \$38 million. There have almost been no changes to the building since the Council saw it in August; one wall was moved a few feet, and some design decisions were made. If approved tonight, the plan is to start construction in the spring with a mid-2026 construction completion. Chris Hansen with Kluber then gave a brief presentation on the project (*see attached*). Alderman Soling asked about the brine building and if a 2” water service is enough, and Mr. Hansen shared that Public Works Director Dhuse had gotten the specs needed directly from the company. Alderman Funkhouser asked if they looked at putting the water main closer to the building, to which Mr. Hansen said yes, the looped water main got tucked as close to the building as possible. Doug Bohr with RC Wegman reviewed the budget numbers and shared that they aligned with Kluber’s original estimate. Kluber’s estimate was between \$36,747,848 and \$39,514,461, and RC Wegman’s final total project budget is between \$35,922,718 and \$39,434,785. Mayor Purcell asked Finance Director Fredrickson for clarification on what is currently budgeted for the building, which he said was \$40 million. Mr. Bohr said if approved, the project will go out to bid on February 3, 2025, with bid openings on February 25, 2025. The goal is for the Council to give final approval in March, with construction starting in April. The projected project completion date is August 2026. Alderman Soling said he saw there was no conveyor belt for the salt dome and asked if they were confident with the current machinery the City has. Public Works Director Dhuse said that they were. He shared that they looked at Aurora’s system, but the price and the amount of time they would use it wasn’t worth it.

Motion approved by a roll call vote. Ayes-7 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-aye

Ordinance 2025-03 **Amending the Yorkville City Code
(Municipal Utility Tax)
(CC 2025-04)**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Yorkville City Code (Municipal Utility Tax) and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Soling-aye, Marek-aye, Corneils-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Transier-aye

PUBLIC WORKS COMMITTEE REPORT

Ordinance 2025-04 **Amending the Code of Ordinances of the United City of
Yorkville, Kendall County, Illinois Regulating
On-Street Parking (Bailey Road)
(PW 2024-101)**

Alderman Koch made a motion to approve an Ordinance Amending the Code of Ordinances of the United City of Yorkville, Kendall County, Illinois Regulating On-Street Parking (Bailey Road) and authorize the Mayor and City Clerk to execute; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-7 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Transier-aye, Soling-aye

Resolution 2025-03 **Approving a Bid to Construct the Eldamain Water Loop
North Portion of a Water and Sewer Extension
Project (C1 Yorkville, LLC)
(PW 2024-102)**

Alderman Koch made a motion to approve a Resolution Approving a Bid to Construct the Eldamain Water Loop North Portion of a Water and Sewer Extension Project (C1 Yorkville, LLC) and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Transier-aye, Soling-aye, Marek-aye

**2024 Sanitary Sewer Lining Improvements
(PW 2024-108)**

Resolution 2025-09

**a. Approving a Bid to Construct Sanitary
Sewer Lining Improvements**

Alderman Koch made a motion to approve a Resolution Approving a Bid to Construct Sanitary Sewer Lining Improvements and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-7 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Transier-aye, Soling-aye

Resolution 2025-10

**b. Approving a Change Order Relating to the 2024
Sanitary Sewer Lining Improvements Project**

Alderman Koch made a motion to approve a Resolution Approving a Change Order Relating to the 2024 Sanitary Sewer Lining Improvements Project and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Transier-aye, Soling-aye, Marek-aye

Resolution 2025-11

**Approving an Engineering Agreement with Engineering
Enterprises, Inc. (2024 Sanitary Sewer Lining,
Design and Construction Engineering)
(PW 2024-109)**

Alderman Koch made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (2024 Sanitary Sewer Lining, Design and Construction Engineering) and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye

Resolution 2025-12

**Approving an Amendment to the Professional Services
Agreement to an Agreement with Kluber, Inc. for the
Design of a Public Works Facility
(PW 2024-111)**

Alderman Koch made a motion to approve a Resolution Approving an Amendment to the Professional Services Agreement with Kluber, Inc. for the Design of a Public Works Facility and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-6 Nays-1
Plocher-aye, Funkhouser-nay, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

Heartland Meadows West
(PZC 2024-21 & EDC 2024-77)

Ordinance 2025-05

a. Approving an Amendment to a Planned Unit Development for Kendall Marketplace

Mayor Purcell entertained a motion to approve an Ordinance Approving an Amendment to a Planned Unit Development for Kendall Marketplace and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Transier.

Attorney Kramer, an attorney representing the petitioner, spoke about the property's history. He shared that Marker was the only one who responded after the City put a bid out for the property. The closing on the property was contingent on the approval of the Heartland Meadows West project. He said that the commercial buildings going in will help with parking in the area. He said the commercial parking lots could be used after hours for people going to the ball fields. The use being proposed is consistent with the previous plans over the years. Attorney Kramer said that Marker is not asking for an SSA, and they are paying for all the costs themselves and at the approved zoned price.

Alderman Soling asked about the original plan to build only one of the retail centers, and if there was a need for more, they would add on then. Attorney Kramer explained that they are platting it as four lots, which could be one building on the four lots or two separate buildings. However, until they have a user, no commercial buildings will be built. Alderman Soling said then there could be the potential of no commercial buildings, to which Attorney Kramer said yes. Alderman Koch said if no commercial needs show up, would they still be willing to pave one of the pieces to help solve some of the parking issues? Alderman Funkhouser clarified that this site was intended to be a municipal site, not a commercial site. Alderman Funkhouser said the commercial was his first concern with this project over a year ago. He then asked the Council to consider sending this project back to the committee to discuss it further and said the commercial was not the right move. Alderman Soling asked about the traffic study, which Chief Jensen said was down at the curve, and they had no issues. Mayor Purcell noted the City could possibly look at a four-way stop sign to help the area. Mr. Marker shared that they are not looking for an SSA and are funding this independently. Alderman Soling asked about the requirement for electric charging stations. Attorney Kramer confirmed that it is just the Conduent that is required, not the actual stations. Alderman Transier shared concerns about the commercial side of the project. He said he does take some solace that they will not be spec buildings, and they will only be built when occupants are ready to move in. Attorney Kramer confirmed that Marker's past projects also did not build any commercial unless they had people under contract ready to move in. They will sit unbuilt if they do not find anyone for the commercial properties.

Motion approved by a roll call vote. Ayes-6 Nays-1
Funkhouser-nay, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye

Ordinance 2025-06

b. Approving a Preliminary Plan of Subdivision and Final Planned Unit Development Plan for the Property Located North of Blackberry Shore Lane and Between Northland Lane and Cannonball Trail (Heartland Meadows West)

Mayor Purcell entertained a motion to approve an Ordinance Approving a Preliminary Plan of Subdivision and Final Planned Unit Development Plan for the Property Located North of Blackberry Shore Lane and Between Northland Lane and Cannonball Trail (Heartland Meadows West) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-6 Nays-1
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-nay

Ordinance 2025-07

Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Fence Standards
(PZC 2024-25 & EDC 2024-85)

Mayor Purcell entertained a motion to approve an Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Fence Standards and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Marek.

Alderman Funkhouser explained that the UDO Committee and the Council approved the UDO a year ago without allowing chain-link fences. He said there was extensive conversation regarding this topic. He shared that there have been about a half dozen inquiries for chain-link fences. He would like the Council to consider not changing the UDO just for a few resident requests.

A motion was made by Alderman Funkhouser to send the matter back to the committee.

Motion failed due to a lack of a second.

Alderman Soling asked if the majority of the HOAs would prohibit chain-link fences, which Community Development Director Barksdale-Noble explained that the City does not know each HOA covenant, but we have had requests from all subdivisions. Alderman Soling shared that most of the HOAs probably would prohibit them. Mayor Purcell shared that he sees dozens of chain-link fences near his home, some even corner lots. Mayor Purcell shared his concern about the cost of fences vs. chain-link fences. He said he does not like the logic that we should not amend the UDO just because it was passed. Mayor Purcell shared that he does not want to be like Oswego or Naperville; he wants to be like Yorkville. He continues to share that is why the City does not have seven single-family homes per acre for an average subdivision. He asked why we would want residents to pay \$2,000 - \$10,000 more for a fence in their yard, all while there are developers who will not put an extra \$500 - \$1,000 on townhomes, and he believes it is hypocrisy. Alderman Soling shared that he sees more dilapidated wood fences than chain-link. Mayor Purcell also shared that the City has chain-link fences around the ball diamonds. Alderman Funkhouser noted for the record that he took offense to the Mayor's comment on the company he works for and their standards. Alderman Funkhouser then stated he takes exception to the derogatory comment made.

Motion approved by a roll call vote. Ayes-5 Nays-2
Soling-aye, Marek-aye, Corneils-aye, Koch-aye,
Plocher-aye, Funkhouser-nay, Transier-nay

Daniels, Malinski Yorkville Family LLP
(PZC 2024-26 & EDC 2024-78)

Ordinance 2025-08

**a. Annexing Certain Territory Located North of US Route 34,
West of Beecher Road and Kendall Marketplace, and East
of Eldamain Road to the United City of Yorkville
(DMYF LLLP Property)**

Mayor Purcell entertained a motion to approve an Ordinance Annexing Certain Territory Located North of US Route 34, West of Beecher Road and Kendall Marketplace, and East of Eldamain Road to the United City of Yorkville (DMYF LLLP Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Marek.

Alderman Funkhouser said that he talked to City Administrator Olson about the setback and that staff recommends a 100-foot. City Administrator Olson reported that this is not the final project approval, and a developer will have to come back to the Council for final approval, which would cover the setbacks then.

Motion approved by a roll call vote. Ayes-7 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Transier-aye, Soling-aye

Ordinance 2025-09

**b. Authorizing the Execution of an Annexation Agreement for
Certain Territory Located North of US Route 34, West of
Beecher Road and Kendall Marketplace, and East of
Eldamain Road to the United City of Yorkville
(DMYF LLLP Property)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located North of US Route 34, West of Beecher Road and Kendall Marketplace, and East of Eldamain Road to the United City of Yorkville (DMYF LLLP Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-7 Nays-0
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Transier-aye, Soling-aye, Marek-aye

Ordinance 2025-10

c. Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located North of US Route 34, West of Beecher Road and Kendall Marketplace, and East of Eldamain Road

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located North of US Route 34, West of Beecher Road and Kendall Marketplace, and East of Eldamain Road and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

F3 Outlands

Alderman Marek shared that 73 men participated in their Outlands workout this past Saturday in downtown Yorkville. The group is F3, a men's leadership workout group for fitness, fellowship, and faith. There is also a women's group. Please visit F3Outlands.com for more information.

Yorkville Bristol Sanitary District

Alderman Soling reported that he went to the YBSD Open House for the new pump station and garage facility. He said it was very well built and planned and suggested people check it out.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

**City Building Updates
(CC 2021-04)**

No update.

**Water Study Update
(CC 2021-38)**

No update.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

No comments.

EXECUTIVE SESSION

None

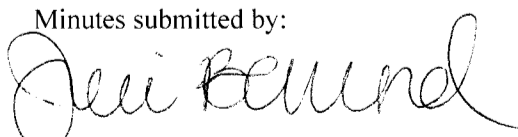
ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Soling; seconded by Alderman Koch.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:46 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois

FINAL BOARD PRESENTATION

January 14, 2025



Yorkville Combined Public Works & Parks Department Facility

SUBMITTED TO:
United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560

Final Floor Plans



Parks Apparatus

Public Works Apparatus

Building Layout
Remains the Same
as Schematic Design
with minor space
adjustments

Building Information:

1st Floor Footprint = 105,390 SF

Mezzanine Floor Footprint = 10,922 SF

Total Building S.F. = 116,312 SF

Total SF
Unchanged
Since the
Design
Development
Phase

NORTH

Fleet Maintenance
10,544 SF

Admin 8,533 SF

Mezzanine Area Above

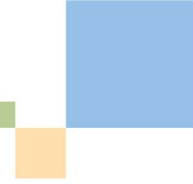
Shops 9,552 SF

Employee Support 8,096 SF

Indicates 2nd floor mezzanine location

Design Images





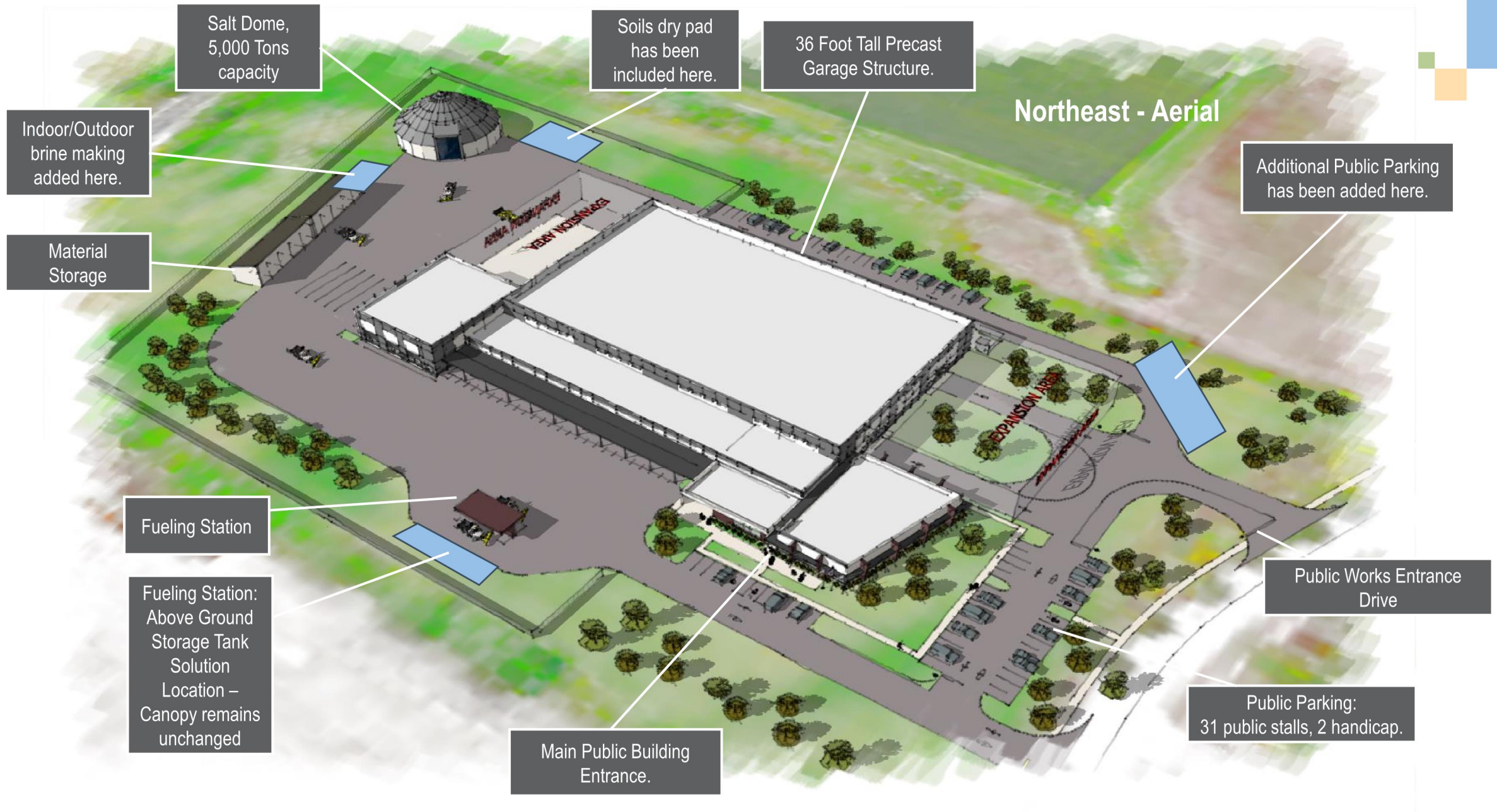
Public Parking:
10 public stalls, 3 handicap.

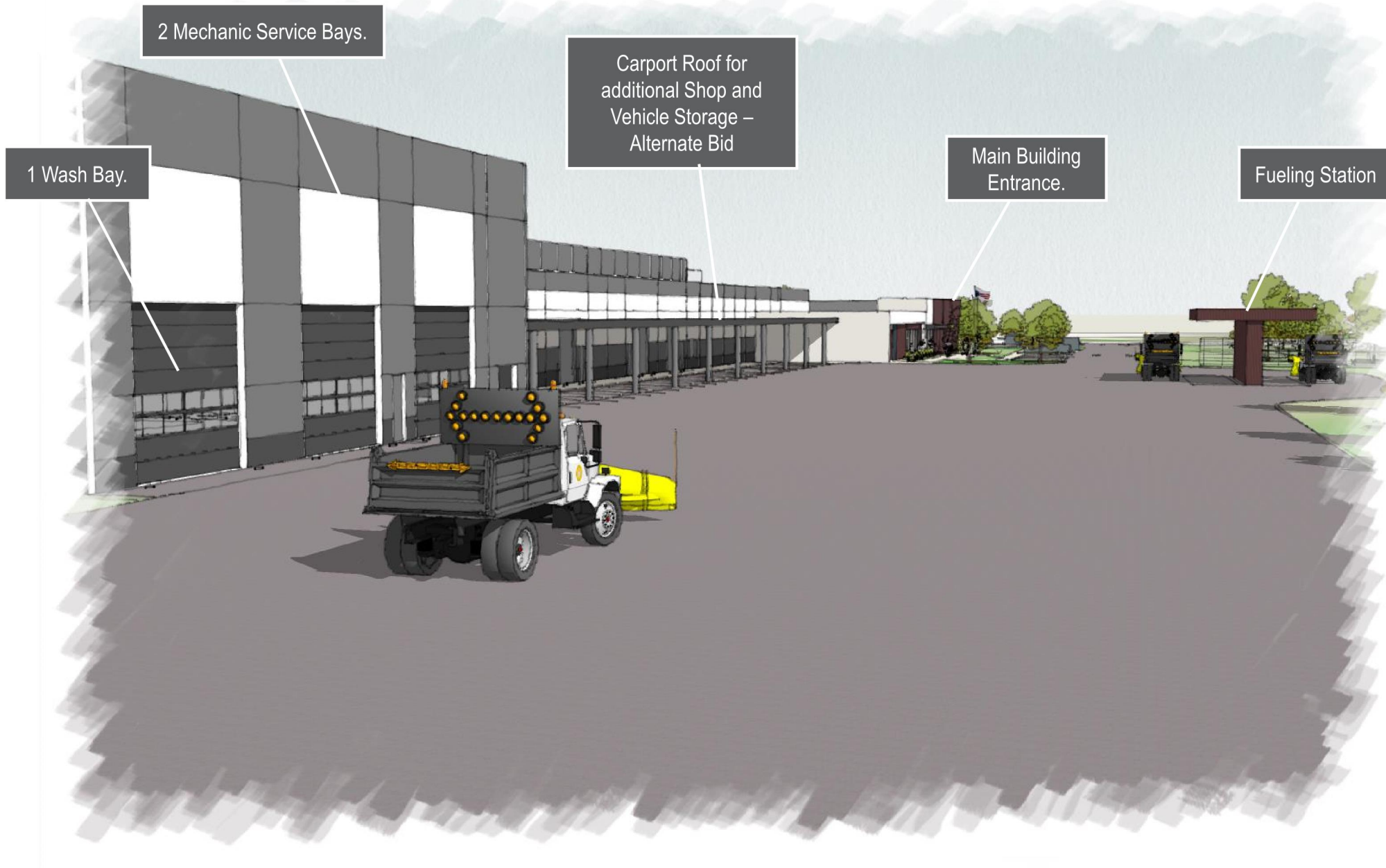
Main Building
Entrance.

Street View









Yorkville Business Center - Lot 4

12.32 Acre Property


ATTACHMENT F

Legend


 YBC - Lot 4

 Spirit Ch...

Wheaton Woods Park

 CJ Insulation

BOOMBAH BOULEVARD

 Midwest Refrigerated Services

Google Earth



700 ft

Final Cost Opinion



Final Cost Opinion (12/18/2024)



R.C. WEGMAN
CONSTRUCTION COMPANY

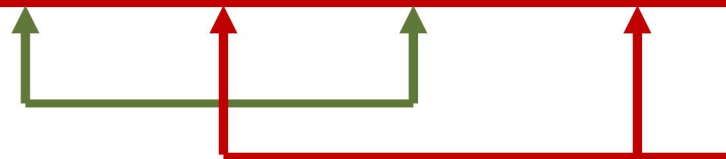
Item	Description: Construction Costs	Total SF	Kluber Original Budget Range:			RC Wegman Final Budget Range:			Comments
B	Sub-Total New Construction Cost	116,311	\$ 23,950,546	to	\$ 25,655,235	\$ 23,428,593	to	\$ 26,061,116	Building breakout - including RCW Fees and General Conditions reimbursables & Construction Testing.
C	Sub-Total Site Development Cost		\$ 3,000,000	to	\$ 3,300,000	\$ 6,165,839	to	\$ 6,834,358	Site breakout (Everything outside of building footprint: Salt Structure, Fuel Station, Materials Storage & Dry Pad) - including RCW Fees
D	Sub-Total Construction Cost		\$ 26,950,546	to	\$ 28,955,235	\$ 29,594,432	to	\$ 32,895,474	
E	Design Contingency (3% of Line D)		\$ 808,516	to	\$ 868,657	\$ 540,538	to	\$ 600,831	RCW Final Budget includes 2% Design Contingency, not 3%
F	Sub-Total Const. Cost with Design Contingency		\$ 27,759,063	to	\$ 29,823,892	\$ 30,134,970	to	\$ 33,496,305	
G	Construction Contingency		\$ 2,775,906	to	\$ 2,982,389	\$ 1,351,344	to	\$ 1,502,076	RCW Final Budget includes 5% Construction Contingency, not 10%
H	Sub-Total Const. Cost with Const. Contingency		\$ 30,534,969	to	\$ 32,806,281	\$ 31,486,314	to	\$ 34,998,381	

Final Cost Opinion (12/18/2024)



R.C. WEGMAN
CONSTRUCTION COMPANY

Item	Description: Soft Costs	Total SF	Kluber Original Budget Range:			RC Wegman Final Budget Range:			Comments
J	Fixtures, Furniture and Equipment (10% of Line F)		\$ 2,775,906	to	\$ 2,982,389	\$ 1,721,613	to	\$ 1,721,613	DD Budget includes 6% of Construction Cost for FF&E, plus \$100,000 owner moving expenses. Note: Fleet maintenance equipment and lifts, wash bay equipment and storage shelving now included in Construction Cost above.
K	Administrative Expenses* (2% of Line F)		\$ 555,181	to	\$ 596,478	\$ 166,200	to	\$ 166,200	Not percentage based. Includes RCW Preconstruction Services, Utility Connection Fee Allowances.
L	A/E Fees (Includes Civil Engineering Service Fees Contracted Direct By Owner)		\$ 2,020,860	to	\$ 2,171,179	\$ 2,002,656	to	\$ 2,002,656	Includes Kluber, EEI Design Fees + Soil Boring sampling costs
M	Total Soft Costs (J+K+L)		\$ 5,351,947	to	\$ 5,750,046	\$ 3,890,469	to	\$ 3,890,469	
N	Total Project Budget		\$ 35,886,916	to	\$ 38,556,327	\$ 35,376,783	to	\$ 38,888,850	
P	Alternates for Consideration:								
1	Alt. #1 - Carport Construction: East of Shops	6,943	\$ 860,932	to	\$ 958,134	\$ 545,935	to	\$ 545,935	
Q	Grand Total Project Budget with Alternate #1		\$ 36,747,848		\$ 39,514,461	\$ 35,922,718		\$ 39,434,785	



**Updated, Final Total Project Budget
is Comparable to the Kluber Initial
Schematic Design Estimates**

Project Schedule





YORKVILLE PUBLIC WORKS AND PARKS FACILITY MILESTONE DATES

TASK	DATES
Receive "For Bid" Documents from Kluber	January 15, 2025
Review Drawings, Create Work Scopes and Front End	January 16 - 31, 2025
Project Out to Bid	February 3, 2025
Bid Opening	February 25, 2025
Scope Review Meetings / Create GMP	February 26 - March 7, 2025
GMP Amendment to Yorkville	March 10, 2025
Yorkville Council Approval Process	March 11 - 25, 2025
Start Construction	April 1, 2025
Project Complete	August 31, 2026