



**COMMITTEE OF THE WHOLE MEETING**  
**Monday, April 6, 2020**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Silo Restoration and Illumination Budget Update

**EXECUTIVE SESSION**

**ADJOURN**

Initials SB

# Memorandum



To: Dale Berman, Village President & Board of Trustees  
Cc: Steven Bosco, Village Administrator  
From: John Laskowski, Public Works Director  
Date: April 2, 2020  
Re: Silo Illumination Project Discussion

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In October 2019, the Village Board agreed to engage in the design-build project delivery process with R.C. Wegman for the illumination of the silo. During the last few months, this process involved R.C. Wegman working directly with the architects, engineers, and contractors to recommend design changes that ultimately eliminate ambiguity in the plans and are intended to reduce the overall project cost.

After R.C. Wegman clarified the project scope, they recently began soliciting prices from contractors to develop a project budget. The project budget is the total of the contractor's guaranteed maximum pricing (GMP) and soft costs and is attached to this memo. This is not the actual cost of the project; actual project costs will be determined through the bidding process in the next phase of the project.

Staff feels the results of the design-build process were successful when comparing the original low bid of \$588,000 to the project budget prepared by R.C. Wegman. The total cost for the project is \$539,619 and includes \$44,000 for construction management. Thus, this design-build process created a construction savings of \$92,381 and an overall project cost savings of \$48,381.

In addition, R.C. Wegman received alternate pricing for the lighting element to be at the top of the silo. Should the Village Board choose to move forward with the project without the lights at the top, the total project cost of \$539,619 would be reduced by \$11,456.

Should the Village Board choose to move forward with the project, staff can authorize R.C. Wegman to initiate the design completion phase, which includes creating the bid

documents, conducting the public bid processes to determine actual pricing and reviewing contractors' qualifications after bids are received. The cost for this phase is \$2,592.

Once staff receives all of the bid results, the final phase would include all of the bids being presented to the Village Board along with a contract to hire R.C. Wegman as construction manager for the overseeing of all construction aspects of the project (i.e. the \$44,000 fee proposed in the project cost). Should the costs of the bids come back higher than anticipated, the Village Board would have the option not to approve any of the bids or the contract with R.C. Wegman for their management of the construction of the project.

Staff is looking for direction from the Village Board on whether to move forward with the project based on the new GMP costs provided by R.C. Wegman, including moving forward with the bidding phase of the project.

	North Aurora Silo Restoration and Illumination				
	2020 Budget				
BP#	DESCRIPTION	MATERIAL	LABOR	SUBCONTRACT	TOTAL
02	Demolition Bid Package			\$26,800	\$26,800
05	Structural Steel Bid Package			\$62,325	\$62,325
07	Roofing Bid Package			\$21,250	\$21,250
09	Painting Bid Package			\$104,550	\$104,550
16	Electrical Bid Package			\$147,947	\$147,947
	Work to Be Performed by RCW (remove debris, stone floor, concrete footing, HM door)			\$10,000	\$10,000
	Full Time Site Superintendent	\$0	\$44,000	\$0	\$44,000
	<b>Subtotal</b>	<b>\$0</b>	<b>\$44,000</b>	<b>\$372,872</b>	<b>\$416,872</b>
	Construction Managers Fee (3%)				\$12,506
	General Conditions Fee (4.5%)				\$18,759
	Insurance Fee (1%)				\$4,169
	Bond Fee (1%)				\$4,169
	Contingency (10%)				\$41,687
	<b>TOTAL</b>				<b>\$498,162</b>

Green Demolition 26800  
O'Malley Welding 62325  
Malcor Roofing 21250  
Nedrow Decorating 104550  
Volt Electric 147947

BP#	Alternate 1 - Add (4) SB Light Fixtures at Roof	MATERIAL	LABOR	SUBCONTRACT	TOTAL
16	Electrical			\$9,587	\$9,587
	<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,587</b>	<b>\$9,587</b>
	Construction Managers Fee (3%)				\$288
	General Conditions Fee (4.5%)				\$431
	Insurance Fee (1%)				\$96
	Bond Fee (1%)				\$96
	Contingency (10%)				\$959
	<b>TOTAL</b>				<b>\$11,456</b>

	Soft Costs	MATERIAL	LABOR	SUBCONTRACT	TOTAL
	Architectural / Engineering Fees				\$0
	Construction / Post Construction Architectural Fees				\$0
	ComEd Utility Fee				\$0
	Lift Rental Allowance			30,000	\$30,000
					\$0
	<b>TOTAL</b>				<b>\$30,000</b>

GMP WITH RCW:

BASE BID ONLY	\$498,162
BASE BID PLUS ALTERNATE #1	\$509,619

PROJECT TOTAL (INCLUDES GMP + SOFT COSTS)

BASE BID ONLY	\$528,162
BASE BID PLUS ALTERNATE #1	\$539,619

# GREEN DEMOLITION

4840 South St. Louis Avenue  
Suite 100  
Chicago, IL. 60632  
Office: 312-409-4771  
Fax: 773-477-7149

July 11, 2019

**Project Proposal: North Aurora Silo  
Fox River Trail Car Park  
25 East State Street  
Aurora, Illinois 60542**

**Proposal Price: \$ 26,800.00**

**Work Scope:** We shall furnish all labor and materials necessary to perform the following scope of work. We have not provided for any addendum, alternates or allowances. Our proposal specifically includes the following:

**Remove and Dispose of the Following:**

1. Our proposal is based on the demolition plan AD-101 dated June 17, 2019 with applicable key notes. Removals include the following:
2. Steel attachment removal.
3. Ornamental tree at top of silo to be picked and returned to village.
4. All debris at base of silo to be hauled away to a legal landfill.

**Clarification, Qualifications and Exclusions** Include, but are not limited to:

1. This proposal is to be reviewed carefully as our inclusion/attachment to the contract.
2. Green Demolition, Inc. and their successors assume no responsibility for the removal and or disposal of pollutants or contaminants of any type; such as asbestos, leads, etc.
3. No removals or disposal of any type of Universal Waste is included in this proposal. We assume that the owner has completed all due diligence.
4. Excludes all permits, bonds, liquidated damages and associated fees as well as utility disconnects and site photography. The above pricing is based on current insurance coverage. Any additional coverage, additional insured, exclusions, waivers or material changes may result in additional charges.
5. All temporary job site facilities have been excluded from our proposal such as bathrooms, temporary utilities, water, dust partitions, board ups, barricades, site fencing, weather protection etc.
6. Temporary barricades, board up and protections of travel corridors and adjacent finishes to remain are to be installed and removed by others.
7. All salvage of scrap is the property of Green Demolition, Inc. except what is otherwise noted.
8. Excludes spalling concrete removal. Concrete to be removed by others.
9. Our work is proposed to be completed in one (1) mobilization with direct access to be provided for our dumpster placement and removals.

**"Recycling Today For A Greener Tomorrow"**

## **GREEN DEMOLITION**

4840 South St. Louis Avenue  
Suite 100  
Chicago, IL. 60632  
Office: 312-409-4771  
Fax: 773-477-7149

Thank you for giving Green Demolition, Inc. the opportunity to provide your company with a proposal for the above mentioned project, we look forward to working with you.

Respectfully,  
**Green Demolition, Inc.**

Paul Wyszowski  
[paul@greendemolitioninc.com](mailto:paul@greendemolitioninc.com)  
Contact: 773-475-4046  
Proposal Issued (2) Pages

## Doug Bohr

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**From:** Mark OMalley <omalleywelding@sbcglobal.net>  
**Sent:** Monday, March 30, 2020 2:31 PM  
**To:** Doug Bohr  
**Subject:** North Aurora silo

*Budget # \$62,325*

*includes : field verification , shop drawings for approval , fabricated steel framework for lights ,galvanizing , delivery to and from galvanizer , and roller , sst anchors and Hilti epoxy , (6) sandblasted and powder coated aluminum panels approx. 4'x6' & (1) panel approx. 6' x 8' , delivery to jobsite , install aluminum panels and installation of galvanized steel frame work*

*Per Doug not included in bid is required lift and/ or lifts to safely do the job ( FYI 2 men , tools , and aluminum panels for top panels approx. 1000# )*

*O'Malley Welding & Fabricating Service Inc.*

*Mark O'Malley*

*1209 Badger St. Yorkville, IL 60560*

*(630) 553-1604 Phone (630) 553-1605 fax*

*omalleywelding@sbcglobal.net www.omalleywelding.com*

*Follow us on Facebook at <http://facebook.com/omalleyweld>*

# MALCOR ROOFING OF ILLINOIS, INC.

ESTABLISHED 1923

*A Roof for Every Type of Building*

**April 1, 2019**

Project: North Aurora Silo

Location: Fox River Trail Car Park

Attention: Estimating Dept.

We will supply and install the following as per the plans, specifications we received for this project.

- The existing roofing will be torn off down to the deck.
- A ¼" per foot taped insulation will then be adhered to the concrete deck.
- A peel and stick base sheet will be adhered to the tapered insulation.
- An APP base sheet will then be torch applied to the peel and stick base sheet.
- A (**white**) granulated cap sheet will then be torch applied to the base sheet.
- Apply (**2**) ply modified flashing at the perimeter walls to which a termination bar will be applied along the top edge of the wall flashing.
- Install (**1**) S-20 Bilco roof hatch with attached safety rail system as per drawing the base of the hatch will be anchored to the concrete, the flange of the hatch will then be stripped in with a torch applied sheet.
- Supply and install the following prefinished .050 aluminum material: 110 lineal feet of downspout.
- Supply and install the following prefinished .032 aluminum material: 1 scupper with conductor head.
- Supply and install the following prefinished .050 aluminum material: 60 lineal feet of reglet counterflashing.

**TOTAL: \$21,250.00**

**Exclusions: bonds, permits or any other items not specifically mentioned above.**

Respectfully yours,

**Scott R. Theisen**

Malcor Roofing of Illinois Inc.

1850 Dean St. P.O. Box 941, St. Charles, IL 60174 | P. 630.896.6479 F. 630.896.6597



# **NEDROW** decorating inc.

## **Proposal**

DATE ..... March 30, 2020

PROJECT ..... North Aurora Silo

ARCHITECT ..... Muller

ADDENDUM ..... 1

SECTION(S) BEING BID ..... Painting

BASE BID ..... **\$126,550.00**

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### **Scope of Work -**

- Power Wash Silo
  - Paint Existing Silo
  - Paint HM Door Frames
  - Deduct Alternate for Boom Lifts Provided by others  
2 ea 120' Boom Lifts for 1 month
- (\$22,000.00)**



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Nick Bostic  
Authorized Signature



**NIPDI**  
MEMBER



**March 26, 2020**

B6554

R.C. Wegman  
750 Morton Avenue  
Aurora, IL 60506

Attn: Doug Bohr

We hereby propose to provide the necessary labor and material to complete the following as listed. North Aurora

This price is in reference to drawings dated 1/17/2020

**We are pleased to submit a total price of \$147,947.00**

**Included**

- Provide and install lighting as per drawings
- Provide and install 100amp 240vac new underground feeder from (meter pedestal provided by others) to be 100' maximum length
- Provide trenching and backfill as per drawings
- Provide and install 100amp 240vac 3R panel as per drawings
- Provide Nema 3R hinged enclosure for all lighting controls at ground level to include 400watt heater and 120vac power
- Enclosure to be mounted on Silo beside electrical panel

**Excluded**

- No Permit cost
- No Utility costs
- No painting of conduit
- No fixture supports/ steel structure
- No spoils removed from site
- Our proposal excludes any devices not shown on the bid drawings or any changes by the AHJ. This proposal and design are subject to the review of the AHJ, any changes shall be additional.

**Alternate #1 (not included in base bid) \$9,587.00**

- To include Qty-4 Type SB fixtures with controller on top of Silo

Volt Electric is Certified WBE/CDB/FBE/IDOT/IDHR in Chicago and Illinois

All work completed by IBEW journey men Electricians and workmanship is warranted for 5 years

Work to be completed during normal working hours. 7am – 3:30pm, Mon – Fri.

No premium or shift time is included in this quote.

Volt Electric must be notified of hazardous conditions within work area prior to job start.

Utility, Permit and/or licensing fees not included. License will be provided including Chicago upon acceptance of proposal.

**Thank You**

Fred Kala Estimator  
Cell 630.675.4697  
fk@voltelectricinc.com

**630.552.1600**

**9S500 Bushnell Rd Big Rock IL 60511  
www.voltelectricinc.com**

**Fax 630.216.5545**