

Public Property, Streets & Sidewalks Committee – April 30, 2018

A Public Property, Streets & Sidewalk Committee meeting of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on April 30, 2018. ALD. MICHAEL CHAUSSE called the Committee meeting to order at 6:15 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen TERRY BEWLEY, MICHAEL CHAUSSE, and JAY DOHERTY. Mayor CHRIS HAGLOCH. Alderman BARRY COOPER was excused.

Also present ILA BERTRAND, Alderman, JIM HOLMES, Alderman, CHRIS KOPP, Alderman, RANDY SLATER, Alderman, ERIN KNACKSTEDT, City Administrator, JUSTIN BLASER, Director of Public Works & Utilities, TARA SIPES, Economic Development Coordinator, and JAROD DALE, City Clerk.

The following was discussed:

Approval of Committee Minutes: Motion was made by ALD. Chausse and seconded by ALD. Kopp to approve the Joint Public Property, Streets & Sidewalks and TIF Committee meeting minutes of 3/26/18 as presented. A Unanimous voice vote followed in agreement.

Old Business: *Discussion on the Interior Space Planning Design at City Hall by Klingner & Associates, Inc. – Status Update:* Michael Fries, Engineer, Klingner & Associates, Inc. was present to provide a summary of opinions of probable cost to the Committee. Highlights include:

- Original Building (OPC) dated 11/15/17 - \$2,855,458.98.
- Adjusted Whole Building (OPC) dated 3/26/18 - \$2,658,530.77 – adjustment to remove Division 1 line item to “Bonds & Insurance of 10%” Instead, this should be included in the Contractor Overhead. This provided a redundant figure of \$140,663 in the original estimate. This line item was included in the percentage mark-ups at the bottom of the budget.
- Adjusted Whole building with Revised Scope of Work (OPC) dated 3/26/18 - \$2,493,125.53 – This also includes the revised scope of work to remove the Assembly Occupancy Space from the second floor and provide a single Business Occupancy for the entire building. The Automatic fire sprinkler and the 1 hour fire rated ceiling were removed due to the change of occupancy.
- Phase 1 Grand Total (OPC) - \$1,184,122.89
- Phase 2 Grand Total (OPC) - \$1,071,384.88
- Phase 3 Grand Total (OPC) - \$ 424,069.77

- Total of All 3 Phases (OPC) - \$2,679,577.54 – Includes the revised scope of work to remove the Assembly Occupancy Space for the second floor and provide a single Business Occupancy for the entire building. The Automatic fire sprinkler and the 1-hour fire rated ceiling were removed due to the change of occupancy. Costs are spread out over 3 phases. The total of all 3 phases is higher because of General Contractor mobilization costs that would be repeated in all 3 phases.

The Committee also discussed the option of including conveying equipment to Phase 1. Estimates provided for a 3,500# elevator with equipment; & shaft in masonry division were as follows:

- Conveying Equipment: \$95,000
- Concrete: \$9,235.34 (* this estimate includes concrete for elevator shaft foundation and concrete pan stairs.)
- Masonry: \$45,786.80 (* this estimate includes elevator shaft, repair of basement masonry walls, install tiebacks at 2nd floor.)

The Elevator was noted to provide two (2) purposes; the first being the ADA aspect to the project & the second providing the entire use of the building. Total square footage for City Hall was reported in the amount of 7,000 sq.ft.

The Committee also debated the option of eliminating the automatic fire sprinkler system and the installation of a 2-hour fire rated ceiling as well.

ADMINISTRATOR Knackstedt reported the total City Hall exterior/interior renovations have been budgeted in F/Y 2018. Total budget listed in the amount of \$1,500,000. It was reported a construction loan has been secured through BankOrion in the amount of \$1,000,000. A letter of intent was signed by Mayor Hagloch. Draft documents regarding the loan to be brought before the Aledo City Council in May.

The Administrator inquired if the Committee would, at the very least, take the project out for bidding to retrieve accurate numbers. Michael Fries, Engineer, Klingner & Associates, Inc., recommended the design for the entire project be completed at first and to note phases within the drawings. The architectural, plumbing, electrical, and mechanical would all be included in the engineering. Rough estimates regarding the engineering portion were reported in a range estimate from \$170,000 to \$195,000.

The Committee debated the options for the interior portion of the project. A consensus was received to take the project out for bid regarding phase 1, to include the installation

of an elevator, and complete the engineering for all three (3) phases. To also include the automatic fire sprinkler as an alternate during the bidding process.

Discussion on the City Hall Exterior Renovations Project – Status Update: ADMINISTRATOR Knackstedt reported a 100% of the first stage regarding tuck-pointing has been completed. All joints have been grounded out and ready to be washed. The sub-contractor is also working on parapet and the host tower has been demolished. Awnings have been removed to begin blocking in of the windows. It was inquired by the Administrator if the Committee would consider new awnings or not replacing at all. The Committee suggested they would be interested in considering new awnings and to not place back the old awnings.

Discussion on the Roosevelt Military Academy (RMA) Memorial Planning – Status Update: EDC Sipes reported the Administrator and EDC have been working along with the Mayor, the RMA Alumni Association, a masonry contractor, and the Mercer County Historical Society to prepare for the August 25, 2018 RMA Alumni Association all-class reunion. The group is to visit Aledo during Antique Day's.

An aerial view of the proposed site layout footprint was provided, as well as, a proposed memorial sketch. The proposed rendering shows the proposed placement of the memorial to the north of the Roosevelt Oak Tree. The planning group has also included proposed text regarding interpretive panels. The RMA Memorial text includes a total of eight (8) panels. Subjects for each panel include: School founding / Drury; William and Vashti College; Illinois Military School; Niles Hall / Transition; Roosevelt Military Academy; and, the Roosevelt Oak.

EDC reported the naming of the memorial and parking would also need to be addressed. Verbal estimates were provided by EDC Sipes and include a bid from Bi-State Masonry in the amount of \$7,275. This number is noted as prevailing wage. The interpretive panels were quoted in the range amount of \$2,400 to \$2,800 and include a 10-year life span. A cheaper option for interpretive panels was noted in the amount of \$98 per panel and holds a 5-year life span. The concrete pad was reported to be a 17' x 23' pad. Concrete listed in the amount of \$120 per yard. Rough estimates of the total project were noted in the range of \$11,000 - \$12,000. An arborist has also been contacted to provide ideas for preventative maintenance for the Roosevelt Oak and to consider listing the tree on a historic listing.

EDC and Administrator reported City Staff has not approached the RMA group yet for contributions to the project. EDC suggested the City be in the "driver seat" with Council

approval of the property and project. Mayor Hagloch has reported to be in communications with Ron Jutkins regarding the historical aspect of the memorial.

ADMINISTRATOR Knackstedt reported on a potential idea for a long-term option for the property. A map of the former RMA property was provided, along with the Aledo Park District (Northside Park Improvements). The park improvements sketch includes adding two (2) proposed ball diamond facilities and a 9-hole disc golf course. ADMINISTRATOR suggested with the proposed memorial and a potential expansion at the Northside Park Ball Diamonds, that the area could be a destination point for Aledo if planned properly for recreation. The multi-use path project future plans are also to be included in the area as well. ADMINISTRATOR re-highlighted that Mayor Hagloch, EDC Sipes and Administrator's interest in getting the memorial project completed before the August 25th date.

Suggestions were made to consider a board highlighting the photo of the proposed project to accommodate the short time-frame instead of getting the project completed before 8/25.

ALD. Chausse requested a consensus from the Committee. Three (3) questions were raised and are as follows:

- Is the Committee in-favor in proceeding with the proposed project?
- Is the August deadline that imperative to you?
- Should the City be the one who pays for the project?

Consensus was noted to be that the Committee is in-favor of the project. Also, the Committee is not in-favor of the August 25th deadline for completion. Finally, the Committee is not in-favor of the City paying for the project.

Discussion on the Request for Proposal for Property located at 101 – 105 N. College Avenue, Aledo, IL. (Button Building) – Status Update: EDC Sipes reported the City owns the Button Building and his interested in finding a buyer. A request for proposal (RFP) was drafted and sent to the Committee for review. The RFP includes basic details about the property and shares information about our community and the area for those who may not be familiar with Aledo. ADMINISTRATOR Knackstedt's intent is to keep it regionally. No objections were heard from the Committee and to send out the RFP.

New Business: *Discussion on the Professional Services Agreement for SE 2nd Avenue Reconstruction Project:* DPW Blaser reported as part of the CIP budget in 2018, the reconstruction project was budgeted in the amount of \$20,000. This project includes

reconstruction of the existing SE 2nd Avenue roadway between SE 3rd Street and SE 12th Street, also including 100 block of SE 7th Street. This is a total of 10 blocks.

Improvements include a reconstructed roadway section, curb and gutter, sidewalk curb ramps, utility adjustments, and as-needed utility improvements. IMEG submitted a PSA to perform this work in the amount of \$131,700 back in October, 2017 before budget sessions. The cost was to complete all the design in one (1) year. The general fund cannot support this cost, so the project design was separated into four (4) years on the CIP budget. IMEG confirmed this cost is still relevant for this project; however, a new proposal will need to be submitted for the monies allotted in F/Y 18.

Consensus by the Committee to begin engineering and break-out in three (3) block sections. But, the Committee requested to receive actual numbers from IMEG regarding engineering before a final decision is made.

Discussion on the Professional Services Agreement for Phase VI of the Downtown Street & Sidewalk Enhancement Project: DPW Blaser reported as part of the F/Y 18 CIP budget, the City Council approved the Phase VI Design of the downtown street & sidewalk improvement project in the amount of \$72,500, allotted out of the TIF Fund. IMEG has confirmed the cost to perform this work is in the amount of \$72,500.

The Committee voiced no objections and to move forward with a formal proposal to the City Council.

Discussion on the Professional Services Agreement for Phase III Construction Observation: DPW Blaser reported as part of the F/Y 18 CIP budget, the City Council approved the Downtown Street & Sidewalk Reconstruction Project – Phase III, in the amount of \$425,000, allotted from the TIF Fund.

A bid opening was held on March 9, 2018 at 10:00 a.m. in the City Council Chambers. Six (6) bid proposals were received. The apparent low bid was submitted by Laverdiere Construction, Inc. of Macomb, IL. Total bid was listed in the amount of \$365,450.64.

City Staff requested a cost for full-time construction engineering and observation for this project. IMEG has provided a cost to perform this work in the amount of \$43,500. The Committee voiced no objections and to move forward with a formal proposal to the City Council.

Discussion regarding entering into a Development Services Agreement with Bluestem Energy Solutions: ADMINISTRATOR Knackstedt reported Bluestem Energy Solutions

is a renewable energy consultant and developer that assists communities in pursuing alternative energy sources. City staff was contacted by Bluestem to see if there was any interest in exploring a public-private partnership to develop sustainable energy solutions for the City. Bluestem consultants visited Aledo and met with staff to discuss the benefits, goals, and IL incentives for sustainable energy, specifically solar panels and wind turbines. Bluestem provides a turn-key service and front the development costs for the installation of solar panels or wind turbines.

Bluestem is proposing a development agreement between them and the City to perform a feasibility study to determine if wind or solar is a viable option for our community. The development agreement will be performed at no cost to the City and should be completed in approximately nine (9) months. The development agreement does bind the City to work with Bluestem for the installation of a renewable energy product if we decide to move forward with information from the feasibility study. The City can choose not to pursue any outcomes of the study and there will be no charge incurred to the City.

ADMINISTRATOR Knackstedt provided a draft Bluestem Development Services Agreement for Committee review. The company is reported to be based out of Omaha, NE and case studies are available. The company was also noted to have begun in 2010.

The Committee requested further information be provided and case studies be sent to the Committee for their consideration.

Other – ALD. Doherty requested more frequent meetings so the agenda is not so lengthy in the future.

ALD. Bertrand requested landscaping be completed around the rhubarb sculpture located at the corner of Rt. 17 & 94. City Staff also to potentially address the fading of the new signage with Michael Clark, Clark Signs of Aledo.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN DOHERTY that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 8:24 P.M.

Jarod Dale, City Clerk