

AGENDA  
COMMITTEE OF THE WHOLE  
October 24, 2017  
2200 Harnish Drive  
Village Board Room  
- AGENDA -  
7:30 P.M.

Trustee Spella – Chairperson  
Trustee Jasper  
Trustee Brehmer  
Trustee Glogowski  
Trustee Steigert  
Trustee Sosine  
President Schmitt

1. **Roll Call – Establish Quorum**
2. **Public Comment – Audience Participation** (*Persons wishing to address the Committee on an item on this agenda must register with the Chair prior to roll call.*)
3. **Community Development**
  - A. 101 S. Main Street – Case Number PC 2017-07
    - 1) Certificate of Appropriateness Appeal – Demolition
  - B. Consider a Public Event Permit and Waiver of Fees for the Lions Club Annual Christmas Tree Sale
4. **General Administration**
  - A. Consider a Donation of Real Property Located on Oceola Drive
5. **Public Works & Safety**
  - A. Consider an Agreement with Water Well Solutions for the Well 13 Rehabilitation Project
  - B. Consider an Agreement with EEI for Engineering Services for the Water System Model Evaluation of PRV's Project
6. **Executive Session**
7. **Other Business**
8. **Adjournment**



**VILLAGE OF ALGONQUIN**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

**– M E M O R A N D U M –**

DATE: October 24, 2017

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. PC17-07 / 101 S. Main Street**  
**Certificate of Appropriateness Appeal - Demolition**

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Introduction

The Village purchased 101 S. Main Street earlier this year, and has applied for a Certificate of Appropriateness for demolition of the commercial structure located on the property in question. In accordance with Section 10.07.C.3.e of the Old Town District Preservation Code, demolition is considered a ‘major improvement’ and was reviewed by the Historic Commission earlier this month.

Background

The subject property is located on the east side of South Main Street, adjacent to Crystal Creek (attached is an aerial map). The building had been for sale on and off over the past decade, and has not been occupied on a consistent basis since 2009.



**101 S. Main Street (2013 photo)**

Historic Commission Consideration

On October 11, 2017 the Historic Commission considered the petition and voted 5-0 to recommend denial of the petitioner’s request for demolition. The commission expressed concern about the loss of another commercial building in the core of downtown and suggested the Village start committing resources toward the restoration and preservation of buildings in the Old Town District.

### Review of Current Structure

Staff contends that the existing building on the property is not of significant architectural interest that its removal would be a detriment to the public interest. The structure was rated a 5/10 in the Historic Commission's Old Town Survey and is a vernacular early 20<sup>th</sup> century brick commercial building with a single story façade on Main Street (attached is an excerpt from the commission's survey book).



**101 S. Main Street (1971 photo)**

One of the more notable aspects of the building was its use as a car dealership and service garage, with overhead garage doors on both the front and rear facades. The building has undergone some minor remodeling from its original design, including the mansard roof overhang that was added in the 1960s.

Staff also believes the demolition of the building will not affect the aesthetic cohesiveness of the Old Town District as a whole. The building has limited historic architectural significance and retention would not have a substantial effect toward helping preserve and protect the general standards of the Old Town District Preservation Code. There are other examples of similar commercial buildings from the same 1910s era on Main Street that were constructed as automobile dealerships, notably the structures at 113 S. Main and 200 S. Main.

The building has low desirability as a commercial structure at this time, due to a significant extent to its location in the floodplain of Crystal Creek and history of flooding in the lower level. The Village Engineer has offered an assessment of the current conditions, including the limitations its continued presence would pose as part of the Village's downtown streetscape project. Attached is the memorandum from Christopher Burke Engineering (October 2, 2017), which documents the challenge of retaining the building given its immediate proximity to the bridge over Crystal Creek that needs to be reconstructed. Repairing or rebuilding the structure's foundation would not be in the public's best interest, as the building is in a vulnerable position adjacent to the creek and will be prone to continued flooding over time as the force of the creek has already demonstrated. The goal will be to lay back the banks of the creek and naturalize the slope to make Crystal Creek into a complement to downtown, rather than the channelized and poorly functioning design it has been restricted into.

With regards to whether retention of the existing buildings would promote the general welfare by maintaining and increasing real estate values, generate additional business in the Old Town District, create new employment opportunities, attract tourists, encourage study and interest in the village's history, or make the village a more attractive and desirable place to live, in fact, the opposite is true. The property is clearly not serving as a

draw for area visitors or as an economic engine for Old Town. The building has been vacant for over a decade – despite being for sale at a reasonable price – and the Village Engineer’s findings suggest that the most cost effective course of action for future use of the property is to remove the building and incorporate the property into the downtown streetscape project for public benefit.

#### Powers of the Village Board When Considering an Appeal

Chapter 10 of the Algonquin Municipal Code – Old Town District Preservation Code – provides various options for action by the Village Board when considering an appeal. Specifically, Section 10.08.D. states: “*The Village Board may reverse or affirm, wholly or partly, or may modify or amend the order, requirement, decision, conditions or determination appealed from, to the extent and in the manner that the Village Board may decide to be fitting and proper on the premises.*” Staff has identified three different options for the Board’s consideration, as outlined below:

- A. The Board could affirm and uphold the decision of the Historic Commission to deny the petition for demolition.
  - Staff does not recommend this option for the following reasons: the structure has limited historical/architectural value and the Village Engineer has identified numerous concerns and issues with the building as it relates to the floodplain and Crystal Creek.
- B. The Board could reverse the decision of the Historic Commission, to approve the petition for demolition, contingent on a redevelopment plan.
  - Staff does not recommend this option due to the lack of interest demonstrated by the private sector over the past decade to purchase the property from the seller either for the purpose of re-use or redevelopment.
- C. The Board could reverse the decision of the Historic Commission, to approve the petition for demolition as currently submitted.

Staff supports the demolition of the building on the subject property (option C) and also recommends waiving the 2-year waiting period to obtain a demolition permit because realistic alternatives – including adaptive reuse – are not likely due to the cost of work necessary to preserve the structure. Additionally, Section 10.14 of the Preservation Code allows for: “*Nothing in this Chapter 10 shall be construed to prevent the maintenance, repair or enhancement of any public facility or infrastructure project that is deemed necessary by the state, county, the Village or any public utility company.*” Therefore, staff recommends that a Certificate of Appropriateness be approved for demolition with the following condition:

1. The Historic Commission shall have an opportunity to walk through the building and salvage any pieces or take any photographs for its archives prior to demolition.

Attachments

# Property in Question Map



101 S. Main Street

## Old Town Survey

101 S. Main St

### **Commercial Building**

#### **Interesting Features**



1917 William Demhlow

Originally a Chevrolet garage/sales building. Remodeled in 1960's when the Mansard type overhang and a new front brick veneer were added. Registered as an Air Raid Shelter from World War Two. Original industrial windows in the rear of building.

Rating Scale

10	9	8	7	6	5	4	3	2	1
Significant			Contributory			Not Significant			

# C of A Application



**VILLAGE OF ALGONQUIN  
OLD TOWN DISTRICT HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

OFFICE USE ONLY

Case # PC17-07

**PROPERTY AND APPLICANT INFORMATION**

Address of Property: 101 S. Main

Name of Applicant: Village of Algonquin

Address: 2200 Hennish Drive

Telephone (day): 847-688-2700 Evening: \_\_\_\_\_

Email: \_\_\_\_\_

Name of Property Owner: Samie

Address: \_\_\_\_\_

Telephone (day): \_\_\_\_\_ Evening: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF WORK (Check All That Apply)**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input checked="" type="checkbox"/> Demolition   |
|   | <input type="checkbox"/> Primary Structure  | <input type="checkbox"/> Whole Primary Structure |
|   | <input type="checkbox"/> Addition           | <input type="checkbox"/> Part Primary Structure  |
|   | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/Outbuilding      |
|   | <input type="checkbox"/> Other: _____       |  |
|   |   | <input type="checkbox"/> Relocation of Building  |

**TREE REMOVAL**

Will this improvement necessitate the removal of any trees on the property? ☐ No ☐ Yes

If yes, please describe: \_\_\_\_\_

In consideration of this application and attached plans and specifications being made a part thereof, I/we will conform to all of the regulations set forth in the Village of Algonquin, Illinois Codes and Ordinances.

I/we further agree that all work will be in accordance with the plans and specifications which accompany this application, except for such changes as may be authorized or required by the Building Commissioner. On completion of the work, I/we agree to notify the Community Development Department at (847) 658-4184 to schedule an inspection of the property.

[Signature]  
Owner/Authorized Agent Signature

9/25/17  
Date

☐ **EXTERIOR ALTERATION/REPAIR**

Check each work item for which approval is requested:

- |   |   |
|---|---|
| <input type="checkbox"/> Architectural Feature (decorative ornamentation) | <input type="checkbox"/> Retaining Walls (taller than 36 inches only) |
| <input type="checkbox"/> Deck   | <input type="checkbox"/> Roof (Change in shape, feature, materials)   |
| <input type="checkbox"/> Door   | <input type="checkbox"/> Siding                                       |
| <input type="checkbox"/> Material Change (Wood, brick, etc.)              | <input type="checkbox"/> Signs  |
| <input type="checkbox"/> Paving (Parking lot, driveways, landscaping)     | <input type="checkbox"/> Skylights                                    |
| <input type="checkbox"/> Porch - Maintenance and minor repair             | <input type="checkbox"/> Windows                                      |
| <input type="checkbox"/> Porch - Major repair and reconstruction          | <input type="checkbox"/> Other: _____                                 |

List and describe in detail all work to be done for each item in the space provided on the following page. Include the following materials where appropriate and check the appropriate box if included.

- ☐ A. Drawings, photographs, specifications, manufacturer's illustrations, or other description of proposed changes to the building's exterior. Scale drawings with dimensions are required for major changes in design (roofs, facades, porches, and other prominent architectural features).
- ☐ B. If application is for any feature not on the primary structure, include a site plan.
- ☐ C. If material changes are proposed, include samples, catalog cuts, or description.

☐ **NEW CONSTRUCTION/ADDITIONS**

Include the following materials where appropriate and check appropriate box if included:

- ☐ For primary structure, outbuilding or addition:
- ☐ 1. Site Plan with measured distances.
- ☐ 2. Elevation drawings of each proposed facade with dimensions and specifications which clearly illustrate the exterior appearance of the project.
- ☐ 3. Drawings, photographs, samples, manufacturer's illustrations, or other description of material to be used.
- ☐ Drawings or other description of other site improvements (pavements, decks, etc.)

☒ **DEMOLITION OF STRUCTURE**

1. Describe the structure's condition and reason for demolition.
2. Describe the proposed reuse of the site, including drawings of any proposed new structure or landscaping.
3. If economic hardship is claimed, include evidence that hardship exists.

☐ **RELOCATION OF STRUCTURE**

1. Explain what building will be moved, where, why and if there are any proposed changes.
2. If a building will be moved into the district from outside, include photographs.
3. Include a site plan showing proposed location of the structure of the new parcel. Describe any site features which may be altered or distributed, e.g., foundations, walls, vegetation.

**DESCRIPTION OF PROPOSED WORK:**

Please describe in detail all work to be done for each item check on the COA application. Use additional sheet if necessary:

Demolish whole structure at 101 S. Main

## MEMORANDUM

DATE: October 2, 2017  
TO: Mr. Robert Mitchard  
FROM: Michael E. Kerr, PE  
SUBJECT: 101 S. Main Street

The 101 S. Main Street building located at the Southeast corner of the bridge carrying Main Street over Crystal Creek impacts the Village's existing and future infrastructure as follows:

- The building currently exists in the floodplain/floodway of Crystal Creek.
- The foundation wall of the building extends into Crystal Creek reducing the effective waterway opening of the bridge. This constriction increases upstream water surface elevations.
- Crystal Creek has migrated around and through existing foundation failures causing sinkholes in the existing sidewalk.
- The building will likely be damaged during the reconstruction of the existing bridge due to its close proximity to the existing/proposed abutments and wingwalls.
- The building is located in the path of a proposed 16" water main loop which is being located to avoid crossing under Crystal Creek at the structure

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**CHRISTOPHER B. BURKE** ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520



**VILLAGE OF ALGONQUIN**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

**– M E M O R A N D U M –**

DATE: October 19, 2017

TO: Committee of the Whole

FROM: Russell Farnum, AICP, Community Development Director

SUBJECT: *Lions Club Christmas Tree Sales – Seasonal Event Permit*

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The Algonquin Lions Club has again petitioned for their annual Seasonal Event Permit to hold Christmas Tree Sales at the Algonquin State Bank lot at the corner of Huntington and Randall Road.

The Lions Club is requesting that the fee be waived, as they are a not-for-profit organization. The fee is \$50 per day and, if charged, would be over \$1,500.00.

The Village Board has traditionally granted their fee waiver request.

It is recommended that the Committee of the Whole forward this request to the Village Board for approval.





**ALGONQUIN LIONS CLUB**  
**P. O. Box 7493 ■ Algonquin, IL 60102**  
<lionsclubofalgonquin.org>

October 10, 2017

Mr. Tim Schloneger  
Village of Algonquin  
2200 Harnish Drive  
Algonquin, IL 60102

Dear Mr. Schloneger,

As an Algonquin based non-profit organization, we are conducting our annual fundraiser Christmas Tree Sale. It will be conducted as usual on the Algonquin State Bank property at 2400 Huntington Drive between November 18 and December 23, 2017 with set-up/clean-up before and after. We have permission from the Algonquin State Bank, and will provide Lions insurance with the bank and the village as additional insured. (Certificate attached)

We are requesting a waiver of appropriate fees for this project.

If there is further information that you require, please contact me at 847-226-5206 or email me at <bobcummins04@comcast.net>

Thank you for your assistance in this matter.

Kindest regards,

*Bob Cummins*

Bob Cummins  
Chairman,  
Algonquin Lions Club Christmas Tree Committee

SPECIAL EVENT PERMIT NUMBER: \_\_\_\_\_

APPLICATION: \_\_\_\_\_

**VILLAGE OF ALGONQUIN  
COMMUNITY DEVELOPMENT DEPARTMENT  
SEASONAL/SPECIAL EVENT PERMIT APPLICATION**

Application is hereby made for a permit to conduct a Seasonal/Special Event

Location of Event Algonquin State Bank - 2400 N. Huntington Drive

Name of Applicant Lions Club of Algonquin % Bob Cummins Phone 847 226-5206

Address 2040 Brindlewood Ln., Algonquin, IL 60102

PROPERTY OWNER'S SIGNATURE OF PERMISSION: [Signature]  
(required)

Attach or indicate below site plan, a time schedule for set-up and clean up, a time schedule for the actual event, parking & lighting plan, and please indicate ingress, egress, and traffic control, and indicate any tent location(s) and fencing.

Annual Algonquin Lions Club Christmas tree Sales.

November 18, 2017 set-up with sales to begin November 25 through December 23 - with clean-up to follow after Christmas.

The undersigned certifies that the statements in this application are true and correct and that all work done under the proposed permit will conform to the requirements of the Village of Algonquin Zoning Ordinance and all other Village Ordinances.

Tent Erector N/A Phone \_\_\_\_\_

Address \_\_\_\_\_

No error or omission in either plans or application, whether said plans or application has been approved by the Community Development or not, shall permit or relieve the applicant from conducting this event in any other manner that provided for in all the ordinances of the Village of Algonquin relating thereto. The applicant having prepared and read this application and fully understanding the intent thereof declares that the statements made are true to the best of his/her ability, knowledge and belief. No refund of permit fees shall be issued.

[Signature] Algonquin Lions Club  
Signature of Applicant

Mention PERMIT NUMBER AND ADDRESS when requesting inspection. Phone 847-658-2700 (Option 3) Fax 847-658-2631

SEASONAL EVENT FEE \_\_\_\_\_

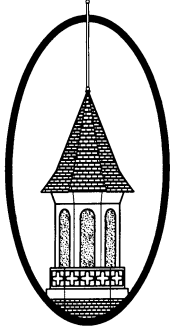
ELECTRIC FEE \_\_\_\_\_

TOTAL PERMIT FEE \_\_\_\_\_

DATE ISSUED \_\_\_\_\_

TEMPORARY PERMIT EXPIRES ON \_\_\_\_\_

Building Commissioner



# Village of Algonquin

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Village Manager's Office  
Tel: 847-658-2752 ■ Fax: 847-658-4564

## MEMO

**To:** Village Board

**From:** Tim Schloneger, Village Manager

**Re:** Accepting the donation of property on Oceola Drive

**Date:** October 19, 2017

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The successor trustees of the Roumaine B. Stepanek Revocable Living Trust would like to donate property to the Village. The property consists of four lots located on the Fox River side of Oceola Drive (permanent index numbers of 19-34-357-018, 19-34-357-019, 19-34-357-020 and 19-34-357-021).

The terms of the donation state that the Village will be responsible for the 2017 property taxes, in the approximate amount of \$2,000. Once we take possession, we will proceed with annexing the property and removing it from the tax rolls.

Public Works will make the site into a picnic-open space area on the riverfront for the public to enjoy. Restoration will likely cost less than \$5,000. Thereafter there would be minimal annual maintenance costs for mowing and trash clean up.







# ORDINANCE NO. 2017 - O - \_\_\_\_\_

## ***An Ordinance Authorizing the Execution of Documents to Effectuate the Donation of Real Property from the Roumaine B. Stepanek Revocable Living Trust to the Village of Algonquin***

WHEREAS, Michelle Dreher, as successor trustee of the Roumaine B. Stepanek Revocable Living Trust dated June 5, 2010 (the "Trust"), is the record owner of four lots located on the Fox River side of Oceola Drive in Algonquin, McHenry County, Illinois, and are assigned permanent index numbers of 19-34-357-018, 19-34-357-019, 19-34-357-020 and 19-34-357-021 (collectively, the "Property"); and

WHEREAS, the Trust desires to donate, transfer and convey title to the Property to the Village of Algonquin ("Village"), subject to the Village accepting responsibility for paying the second installment of taxes on the Property totaling \$1,937.13; and the Village desires to acquire and accept title to the Property from the Trust; and

WHEREAS, the Village of Algonquin, McHenry and Kane Counties, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF ALGONQUIN, McHenry and Kane Counties, Illinois, as follows:

SECTION 1: The Village hereby agrees to accept title to the Property subject to the 2017 property taxes, which will be the responsibility of the Village. On behalf of the Village, the Manager and the Village Attorney, as appropriate, are authorized and directed to execute those documents that are necessary to effect and accomplish the donation of the Property to the Village, including but not limited to the appropriate IRS acknowledgement form to evidence such donation.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye:

Voting Nay:

Abstain:

Absent:

APPROVED:

(SEAL)

\_\_\_\_\_  
Village President John C. Schmitt

ATTEST: \_\_\_\_\_  
Village Clerk Gerald S. Kautz

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

Published: \_\_\_\_\_

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**VILLAGE OF ALGONQUIN**  
**PUBLIC WORKS DEPARTMENT**

**– M E M O R A N D U M –**

DATE: Wednesday, October 18 , 2017  
TO: Mr. Robert Mitchard, II  
FROM: Mr. Jason A. Meyer Chief Water Operator  
SUBJECT: *Letter of Recommendation – Construction Contract*  
*Well 13 Rehabilitation*

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This memo is to advise you of the proposal recommendation on the Well 13 Rehabilitation project. You may recall that this project was sent exclusively to Water Well Solutions as they are the Villages preferred and primary Well Rehabilitation contractor. As you are aware, the Village has in the routine maintenance contract already pulled the well pump and performed the down hole inspection of the well. That inspection reported significant issues with the status of Well 13. The Village has used that report to form the scope of services which includes but is not limited to: Mobilization, existing pump motor disposal (mercury remediation), new 50hp Hitachi pump Motor, recondition of the Bowl Assembly, recondition of column pipe, & testing. The well screen will also be rehabbed by having the plugging material removed via a double disk surge block with purge pump system.

Bids

In total 1 firm submitted a bid by the deadline of 10-11-17 @ 11AM, below is a summary.

<u>FIRM</u>	<u>Calc. Total</u>	<u>Matched</u>	<u>SECURITY</u>	<u>CERT</u>
Water Well Solutions	\$55,795.51			

Budget Information:

This project did not have and engineers estimate of cost, but comparing previous rehab project the cost is. \$55,795.51. In order to cover the cost of the proposal it has been determined that all of the \$40,000 budgeted (07700400-44418) for Well 8 and 20K of the 40 K budgeted (07700400-44418) for rehabilitation of Well 9 this year, will be used to fund for this project. We will then need to reinstate 8 and 9 into next year's budget. This decision has been made as Well 13 is a high priority installation and is currently not running due to rehabilitation need.

Recommendation

The Village has extensive experience with Water Well Solutions of Elburn, IL. The contractor is very aware of the Villages requirements and operations. It is for those reasons and the analysis conducted that I

recommend that the Committee of the Whole take the necessary action to move this on to the approval of the full Board, to award a contract to Water Well Solutions, waiving any bidding requirements, in the amount of \$55,795.51 for the subject project contract. Please confirm this recommendation so that I may prepare the award and contract.

Projected Project Schedule (2016)

- Notice to Bidders **(Completed)**
- Bid Opening **(Completed)**
- 10-18– Bid Recommendation for Committee of the Whole **(Pending)**
- 10/24– Committee of the Whole Approval **(Pending)**
- Prepare Contract Signature Documents
- 11/7 – Village Board Approval
- 11/14– Awarded Contractors Contract & Insurance Due
  
- 12/15 – Start of Construction
- 1/1 – Completion of Construction

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- 12/15 – Start of Construction
- 1/1 – Completion of Construction





October 11, 2017

Mr. Jason Meyer  
Chief Water Operator  
Village of Algonquin  
10 Meyer Dr.  
Algonquin, IL 60102

**RE: WELL NO. 13 REPAIR PROPOSAL:**

Our records indicate that Well No. 13 consists of a 50Hp Bryon Jackson, 4 pole, 460v, type "H" mercury sealed motor set 150ft on 8" T&C epoxy coated column pipe. The recent PM testing of Well No. 13 indicated that there is insulation damage to the submersible motor or pump cable which necessitates that pumping equipment be pulled for service. Megger reads on L1 – 0.002, L2 – 0.002 and L3 – 0.002 megohms. According to the manufacturer, any readings less than 0.50 megohms indicate imminent pumping equipment failure.

Our proposal includes pulling Well No. 13 for preventative maintenance and reinstallation of the pumping equipment.

**Project Scope Well No. 13:**

Our proposal includes mobilization to the site, lockout tag out, well head disassembly, pipe rack set up, removal of the pumping equipment, disconnection of the pump and motor, dewatering of the motor seal chamber, place motor in shipping condition & transportation of the pump and motor to our Elburn facility for inspection. A Byron Jackson Type "H" containment unit will be utilized when disconnecting the motor from the bowl assembly. WWS has trained Byron Jackson service technicians on staff and will follow the new IEPA mercury seal guidelines when handling and servicing the Type "H" Byron Jackson Mercury Seal motor. WWS will require that the client provide us with the shipping cap that came with the motor. The bowl assembly will be disassembled and the rotating parts will be inspected as well as the impellers, bowl veins, and the bowl shaft will be checked for straightness. The pipe will be visually inspected onsite and a written report of our findings with recommendations for necessary repairs will be submitted to the owner for review and consideration.

It would be beneficial to conduct a downhole investigational survey while the pump is out for service to review the integrity of the well casing and borehole. A report on the condition of the well and a DVD copy will be provided to you for your records.

As we cannot determine necessary repairs until the pumping equipment is pulled for inspection, pricing for repair and materials will be provided to you once the inspection has been completed. We have included our estimated labor cost to re-install and test the pumping equipment for performance as well as to perform a comprehensive well rehabilitation. Our proposal assumes that there is not an unknown downhole condition of either the well or pump that would prevent their removal from the well in a normal manner. Our labor would include travel time to and from the site with a (2) man pump crew and support equipment.

Propose Pricing to Pull Well No. 3 for inspection is as follows;

Item 1	Mobilization of Hoist, Tools & Equipment	\$300.00
--------	--	----------

Item 2	16 Hrs. Labor with a (2) man pump crew to pull Well No. 3's pumping equipment for inspection @ \$350.00/hr. (Est.)	\$5,600.00
Item 3	Shop Labor to Disassemble & Inspect Submersible Turbine Bowl Assembly	\$850.00
Item 4	Service Byron Jackson Motor, Perform Motor inspection and analysis, replace oil, oil filter, & gaskets Note: Inspection does not include Motor rewind or conversion of Mercury seal to Double Mechanical seal. If it is necessary to send motor to motor repair center, addition costs will apply.	\$1,500.00 - \$2,500.00
Item 5	Investigational Downhole Television Survey	\$1,300.00
Item 6	20Hrs Labor with a 2-man pump crew to re-install pumping equipment, and conduct a 2hr flow test for pump performance and well efficiency @ \$350.00/hr. (Est.)	\$7,000.00

Based upon our evaluation and inspection of Well No. 13. The following is WWS proposal to Repair Well No. 13's Pumping Equipment & Provide Well Rehabilitation;

Item 1	Bowl Assembly Reconditioning – Replace all Bronze bowl bearings, machine bowl to accept new bronze bowl bearings, restore clearances to factory tolerances, re-assembly, sand blast and provide epoxy protective coating.	\$3,500.00
Item 2	10" X BJ Mounting Bracket Adapter	\$2,620.00
Item 3	50Hp, 3/60/406v, 1800rpm 10" Hitachi Submersible Motor (Estimated Repair Costs to Existing 50Hp BJ motor \$35,600.00)	\$22,137.00
Item 4	Mercury Remediation for 50Hp, Byron Jackson Type "H" motor	\$4,675.00
Item 5	Sand blast 120ft of 8" T&C Sch. 40 Epoxy Coated Column Pipe to bare metal and apply a protective epoxy coating on ID & OD of pipe @ \$32.00/ft	\$3,840.00
Item 6	Cut and Thread (1) section of 8" pipe	\$150.00
Item 7	Replace (1) zinc Sleeve	\$185.00
Item 8	Replace (1) 8" Surge Control Valves	\$1,500.00
Item 9	Trucking of Pipe & Materials	\$1,300.00
Item 10	127ft of 2/3awg Heavy Duty Flat Jacketed Pump Cable @ \$8.13/ft.	\$1,032.51
Item 11	Replace (2) Baker Pitless O-rings @ \$113.00/each	\$226.00
Item 12	Our rehabilitation methodology and cost for the proposed rehabilitation is based on the investigational downhole television survey which identified significant blockage & plugging of the well screen. Rehabilitation of the Gravel Pack and Screen will be conducted Utilizing a Double Disk Surge Block w/Purge Pump to Evacuate Dislodged Silts, Sediments and Biological Presences in Conjunction with Specialized Engineered Well Chemistry to Redevelop the Well Screen and to Remove Plugging Materials.	\$13,900.00
Item 13	Sand Bailing Hourly Rate With a (2) Man Pump Crew	\$365.00
Item 14	Misc. Tape, banding & Airline	\$365.00
<b>Total Estimated Repair &amp; Rehabilitation Proposal</b>		<b>\$55,795.51</b>

If you have any questions, comments or concerns, please do not hesitate to contact me directly on my cell phone at (630) 201-0749 or at the office at (630) 369-9099.

Sincerely,

Todd E. Kerry  
General Manager – Water Well Solutions  
**Suez - Water I Advanced Solutions**

**Signature:**\_\_\_\_\_

**Name:**\_\_\_\_\_

**Title:**\_\_\_\_\_

**Date:**\_\_\_\_\_



**VILLAGE OF ALGONQUIN**  
**PUBLIC WORKS DEPARTMENT**

**– M E M O R A N D U M –**

DATE: Thursday, October 19, 2017  
TO: Mr. Robert Mitchard, II  
FROM: Mr. Shawn M. Hurtig  
SUBJECT: *Letter of Recommendation – Civil Engineering Ph. 1 Design Services*

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Bob,

I have reviewed the Proposals for the Engineering Services as indicated in discussions had with the proposer on April 24<sup>th</sup> 2017, regarding the Water System Model Evaluation of PRVs project in the Village of Algonquin. Please note that while this particular project name does not appear in the budget, the project is in fact an extension of the Water Model Maintenance line item listed Water Division Maintenance Budget. During scoping, it became apparent that several other projects would be impacted by this study, including those listed in the PRV Replacement Program. You may recall that during scope meetings it was determined by VoA staff that many of the distribution system control devices were not well vetted and value engineered during the Water System Master Plan process. Considering our forecasted budget of updating these critical elements, and the high unit cost to replace each device, it was determined that an extensive review of the distribution system operation and overall control plan be reviewed. This lead to the significant expansion of the scope of services beyond the typical yearly water model maintenance. I will personally accept the culpability for not asking these critical questions earlier in the game, to ensure that each device is critical to how our system operates and functions. The engineer was never instructed to examine the system to such a high level of detail, assuming that staff felt that all devices in the system were necessary to operate our complex, multi-zone water system. Assuming that we can eliminate even one Pressure Reducing Station from our system would save us \$250,000.00, making this fee money well spent.

As you know Engineering Enterprises, Inc. has been the Villages go to design firm for the past several water system improvement projects, and as such the request for proposal was indicted to them exclusively. I have reviewed there proposal with an emphasis on the firm's understanding of the key objectives. With that I have the following comments and recommendation.

The RFP was delivered to each company & contact listed below:

<u>Firm Name</u>	<u>First Name</u>	<u>Last Name</u>	<u>Street Address</u>	<u>Sub Address</u>	<u>City</u>	<u>State</u>
Engineering Enterprises, Inc (EEI)	Thomas	Talsma	52 Wheeler Road		Sugar Grove	IL

The following firm has responded:

<u>Firm Name</u>	<u>Price</u>	<u>Attach C</u>	<u>Attach D</u>
Engineering Enterprises, Inc.	36,880.00	No	No

### **Proposal Review:**

Following is the criteria I used above those mentioned in the RFP for my recommendation.

1) Reviewed each proposal for conformance to the RFP requirements:

This project did not issue an RFP, thus there are not conformance requirements to be met.

2) Reviewed the cost of each proposal to meet the scope of services outlined in RFP:

The scope of services was clearly outlined and broken out as requested by the Village. I have verified with EEI that the scope listed will be completed within the current FY.

3) Reviewed the technical aspects of the proposals, including any sub-consultants:

EEI has intimate knowledge of the Villages Water Distribution System and thus their technical expertise on this project is unmatched. No sub-consultants are required for this project

4) Other items:

While not discussed during the scoping of the project, recent history has indicated that EEI have always agreed to the terms of our standard contract template and signed our agreements accordingly.

### **Budget Analysis**

The Water Division maintenance budget indicates a Water Model Maintenance budget of \$6,000.00 within the 07700400-42232 line item. This budget is well short of the \$36,880.00 cost, however in looking at the current status of the budget it was determined that the additional funds could be used from the other capital improvement line items. The investigation into the approved capital improvement design budget revealed that the listed Eastgate & Highland WM project is best suited being wrapped into the Huntington to Countyside WM East (H&C WM East) project.

Using approx.. 30K of that budgeted line items still provides a sufficient 90K (+/-) that can be shifted to the H&C WM East Engineering which will go out for proposal this year.

<b>BUDGET</b>	<b>%</b>	<b>Budget</b>
<b><u>Budget Items</u></b>		
Water Model Maintenance (07700400-42232)	16%	\$6,000.00
<b><u>Budget Surplus (Project Combos)</u></b>		
Eastgate & Highland WM – Ph. 1 (remaining \$89,120.00 to be moved to H&C WM East)	84%	\$30,880.00
12900400-42232 WWTF Ph. 6B Improvement	<b>100%</b>	<b>\$36,880.00</b>

### **Recommendation**

Engineering Enterprises Inc. has a well-documented history with the Village of Algonquin. EEI currently holds the most current digital water main model and has been operating this model for the last several years. Therefore the recommendation is that **Engineering Enterprises, Incl.** be considered by the COTW in the amount of **\$36,880.00** . This cost is based on NOT TO EXCEED Fee, with payment of actual hours charged to the project.

The project is scheduled for award by the Village Board on November 7, 2017. Thus, the recommendation should go before the Committee of the Whole on October 24, 2017.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.