

**AGENDA
CITY OF ST. CHARLES
GOVERNMENT SERVICES COMMITTEE MEETING
ALDR. RYAN BONGARD, CHAIR
MONDAY, AUGUST 25, 2025 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

- 1. Call to Order**
- 2. Roll Call**
- 3. Administrative**
- 4. Omnibus Vote**

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

5. Public Works Department

*A. Recommendation to Award the Bid for the Shingle Roof Replacement.


B. Recommendation to Award the Bid for West Parking Deck Maintenance.

- 6. Public Comment**
- 7. Additional Items from Mayor and City Council Members**
- 8. Executive Session**
 - Personnel – 5 ILCS 120/2(c)(1)
 - Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
 - Property Acquisition – 5 ILCS 120/2(c)(5)
 - Collective Bargaining – 5 ILCS 120/2(c)(2)
 - Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

9. Adjourn

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: *5.A
	Title:	Recommendation to Award the Bid for the Shingle Roof Replacement	
	Presenter:	AJ Reineking, Public Works Manager – Public Services	
Meeting: Government Services Committee		Date: August 25, 2025	
Proposed Cost: \$ 58,620		Budgeted Amount: \$ 200,000	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
<p>Executive Summary (if not budgeted, please explain):</p> <p>The shingled roofs of the East Salt Dome and Excess Flow Building, both located within the Public Works Compound / East Wastewater Treatment Plant, have shown signs of deterioration and were budgeted for replacement in FY25/26.</p> <p>Public Works staff prepared a bid to remove and replace the shingled roof and simultaneously replace vents and deteriorated sheathing. The City received seven bids to perform this work with Six Fifty One Services LLC dba:C3 Construction of Crystal Lake, IL being the lowest responsive, responsible bidder.</p> <p>C3 Construction has provided a list of references of similarly scoped projects who all provided favorable feedback.</p>			
<p>Attachments (please list):</p> <p>Bid Tabulation</p>			
<p>Recommendation/Suggested Action (briefly explain):</p> <p>Recommendation to award the bid for the East Salt Dome and Excess Flow Building roof replacements to C3 Construction in the submitted bid amount.</p>			

Salt Barn and Excess Flow Building Roof Replacement

	Base Bid	Playwood (per unit)
C3 Construction	\$ 58,620.00	\$ 94.00
Filotto Roofing	\$ 67,450.00	\$ 160.00
V&A Victory Construction Inc	\$ 77,890.00	\$ 85.00
Sealtight Exteriors	\$ 89,900.00	\$ 152.00
L Marshall Roofing & Sheet Metal	\$ 90,000.00	\$ 384.00
All American Exterior Services	\$ 94,800.00	\$ 192.00
Roberts Restoration	\$ 145,758.00	\$ 145.00

Discount/Credit Card
.1% /30 days

CC payment accepted

.1% /30 days

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 5.B
	Title:	Recommendation to Award the Bid for West Parking Deck Maintenance	
	Presenter:	AJ Reineking, Public Works Manager – Public Services	
Meeting: Government Services Committee Date: August 25, 2025			
Proposed Cost: \$ 388,341		Budgeted Amount: \$ 300,000	Not Budgeted: <input type="checkbox"/>
TIF District: Choose an item.			
Executive Summary (if not budgeted, please explain): <p>Maintenance work is scheduled at the City’s parking decks on a routine basis, generally every 3-5 years. In FY25/26, the 5-story west deck was budgeted for maintenance. The City’s parking deck consultant, Walking Engineering, inspected the deck and developed a scope of work to ensure the function and integrity of the structure. This work includes caulking, replacing seals, tuckpointing, making repairs to the trench drains, and recoating the 4th floor with a traffic topping sealant.</p> <p>The City issued an Invitation to Bid to perform this work and received eight qualified bids with Western Specialty Contractors of Glendale Heights, IL being the lowest qualified bidder. Western Specialty Contractors have been awarded previous bids to perform maintenance and repair work to the City’s parking decks and have performed well while maintaining access to the decks.</p> <p>No budget addition will be requested for the parking deck work. Staff is proposing to cover costs over budget with those realized from the salt dome roof replacement project, where bids came in under budget.</p>			
Attachments (please list): <p>Bid Tabulation</p>			
Recommendation/Suggested Action (briefly explain): <p>Recommendation to award the bid for the West Parking Deck Maintenance Project to Western Specialty Contractors in the submitted unit rates.</p>			

1.1 LIST OF UNIT PRICE - BASE BID					Western Specialty Contractors		Otto Baum Company		Hammer Construction		Bulley & Andrew		NRS (Pullman)		Golf Construction		JLJ		Restocon	
WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
1.0	General Requirements																			
1.1	General Requirements Concrete	L.S.	1	\$40,935.00	\$40,935.00	\$30,372.00	\$ 30,372.00	\$45,000.00	\$ 45,000.00	\$44,890.00	\$ 44,890.00	\$15,000.00	\$ 15,000.00	\$90,000.00	\$ 90,000.00	\$40,365.00	\$ 40,365.00	\$23,152.00	\$ 23,152.00	
1.1.2	Formwork																			
1.1.3	Concrete Shores and Reshores																			
1.1.4	Concrete Reinforcement																			
1.1.5	Temporary Signage																			
3.0	Concrete Floor Repair																			
3.1	Floor Repair	S.F.	125	\$77.00	\$9,625.00	\$133.00	\$ 16,625.00	\$75.00	\$ 9,375.00	\$105.00	\$ 13,125.00	\$120.00	\$ 15,000.00	\$125.00	\$ 15,625.00	\$100.00	\$ 12,500.00	\$152.00	\$ 19,000.00	
3.4	Floor Repair - Curb	S.F.	5	\$175.00	\$875.00	\$150.00	\$ 750.00	\$345.00	\$ 1,725.00	\$190.00	\$ 950.00	\$180.00	\$ 900.00	\$250.00	\$ 1,250.00	\$100.00	\$ 500.00	\$222.00	\$ 1,110.00	
3.5	Floor Repair - Lifting Loop	EA.	100	\$49.00	\$4,900.00	\$100.00	\$ 10,000.00	\$95.00	\$ 9,500.00	\$68.00	\$ 6,800.00	\$100.00	\$ 10,000.00	\$68.00	\$ 6,800.00	\$90.00	\$ 9,000.00	\$53.00	\$ 5,300.00	
5.0	Concrete Beam and Joist Repair																			
5.1	Beam Repair	S.F.	20	\$172.00	\$3,440.00	\$150.00	\$ 3,000.00	\$225.00	\$ 4,500.00	\$240.00	\$ 4,800.00	\$180.00	\$ 3,600.00	\$250.00	\$ 5,000.00	\$250.00	\$ 5,000.00	\$225.00	\$ 4,500.00	
6.0	Concrete Column Repair																			
6.6	Column Repair - Haunch	S.F.	5	\$284.00	\$1,420.00	\$480.00	\$ 2,400.00	\$285.00	\$ 1,425.00	\$300.00	\$ 1,500.00	\$180.00	\$ 900.00	\$650.00	\$ 3,250.00	\$350.00	\$ 1,750.00	\$246.00	\$ 1,230.00	
8.0	Precast Tee Beam Repair																			
8.1	Tee Stem Repair	S.F.	5	\$264.00	\$1,320.00	\$320.00	\$ 1,600.00	\$285.00	\$ 1,425.00	\$289.00	\$ 1,445.00	\$180.00	\$ 900.00	\$250.00	\$ 1,250.00	\$275.00	\$ 1,375.00	\$213.00	\$ 1,065.00	
8.4	Tee Flange Repair	S.F.	40	\$189.00	\$7,560.00	\$163.00	\$ 6,520.00	\$195.00	\$ 7,800.00	\$257.00	\$ 10,280.00	\$180.00	\$ 7,200.00	\$300.00	\$ 12,000.00	\$235.00	\$ 9,400.00	\$185.00	\$ 7,400.00	
10.0	Expansion Joint Repair and Replacement																			
10.1	Expansion Joint - Header Repair	L.F.	5	\$155.00	\$775.00	\$175.00	\$ 875.00	\$195.00	\$ 975.00	\$86.00	\$ 430.00	\$100.00	\$ 500.00	\$125.00	\$ 625.00	\$90.00	\$ 450.00	\$143.00	\$ 715.00	
10.3	Expansion Joint - Elastomeric	L.F.	190	\$126.00	\$23,940.00	\$120.00	\$ 22,800.00	\$185.00	\$ 35,150.00	\$158.00	\$ 30,020.00	\$175.00	\$ 33,250.00	\$105.00	\$ 19,950.00	\$165.00	\$ 31,350.00	\$223.00	\$ 42,370.00	
10.6	Expansion Joint - Compression	L.F.	90	\$143.50	\$12,915.00	\$140.00	\$ 12,600.00	\$205.00	\$ 18,450.00	\$126.00	\$ 11,340.00	\$140.00	\$ 12,600.00	\$170.00	\$ 15,300.00	\$80.00	\$ 7,200.00	\$310.00	\$ 27,900.00	
11.0	Crack and Joint Repair																			
11.1	Seal Random Floor Cracks	L.F.	550	\$7.30	\$4,015.00	\$8.00	\$ 4,400.00	\$8.50	\$ 4,675.00	\$14.00	\$ 7,700.00	\$18.00	\$ 9,900.00	\$10.00	\$ 5,500.00	\$14.00	\$ 7,700.00	\$8.75	\$ 4,812.50	
11.2	Construction Joint Sealant	L.F.	1,580	\$7.45	\$11,771.00	\$8.85	\$ 13,983.00	\$9.50	\$ 15,010.00	\$14.00	\$ 22,120.00	\$16.00	\$ 25,280.00	\$12.00	\$ 18,960.00	\$12.00	\$ 18,960.00	\$8.63	\$ 13,635.40	
11.3	Vertical Joint Sealant	L.F.	1,000	\$20.45	\$20,450.00	\$9.15	\$ 9,150.00	\$20.00	\$ 20,000.00	\$31.00	\$ 31,000.00	\$20.00	\$ 20,000.00	\$18.00	\$ 18,000.00	\$18.00	\$ 18,000.00	\$27.94	\$ 27,940.00	
11.4	Tee-To-Tee Joint Sealant	L.F.	8,400	\$9.44	\$79,296.00	\$ 8.60	\$ 72,240.00	\$ 14.00	\$ 117,600.00	\$ 15.00	\$ 126,000.00	\$ 16.00	\$ 134,400.00	\$ 15.00	\$ 126,000.00	\$ 12.00	\$ 100,800.00	\$ 6.58	\$ 55,272.00	
11.7	Cove Sealant	L.F.	150	\$9.80	\$1,470.00	\$ 8.60	\$ 1,290.00	\$ 25.00	\$ 3,750.00	\$ 17.00	\$ 2,550.00	\$ 18.00	\$ 2,700.00	\$ 13.00	\$ 1,950.00	\$ 12.00	\$ 1,800.00	\$ 10.07	\$ 1,510.50	
16.0	Traffic Topping																			
16.1	Traffic Topping - Vehicular	S.F.	3,600	\$4.35	\$15,660.00	\$4.20	\$15,120.00	\$6.50	\$23,400.00	\$8.00	\$28,800.00	\$6.50	\$23,400.00	\$5.00	\$18,000.00	\$12.00	\$43,200.00	\$10.58	\$38,088.00	
16.4	Traffic Topping - Recoat	S.F.	28,500	\$2.17	\$61,845.00	\$3.90	\$111,150.00	\$4.30	\$122,550.00	\$2.80	\$79,800.00	\$4.50	\$128,250.00	\$4.00	\$114,000.00	\$8.00	\$228,000.00	\$9.60	\$273,600.00	
25.0	Mechanical - Drainage																			
25.4	Trench Drain Replacement	L.S.	1	\$24,495.00	\$24,495.00	\$23,500.00	\$ 23,500.00	\$12,500.00	\$ 12,500.00	\$30,109.00	\$ 30,109.00	\$22,500.00	\$ 22,500.00	\$16,560.00	\$ 16,560.00	\$26,950.00	\$ 26,950.00	\$10,252.00	\$ 10,252.00	
37.0	Doors, Frames, and Hardware																			
37.2	Door and Frame Replacement	EA.	1	\$4,375.00	\$4,375.00	\$7,530.00	\$7,530.00	\$5,500.00	\$5,500.00	\$8,766.00	\$8,766.00	\$6,500.00	\$6,500.00	\$6,900.00	\$6,900.00	\$4,375.00	\$4,375.00	\$7,733.00	\$7,733.00	
45.0	Painting																			
45.1	Paint Traffic Markings	L.S.	1	\$6,330.00	\$6,330.00	\$9,500.00	\$9,500.00	\$5,000.00	\$5,000.00	\$8,414.00	\$8,414.00	\$6,000.00	\$6,000.00	\$7,450.00	\$7,450.00	\$8,000.00	\$8,000.00	\$14,177.00	\$14,177.00	
45.7	Paint Curb Faces	L.S.	1	\$6,870.00	\$6,870.00	\$2,400.00	\$ 2,400.00	\$1,500.00	\$ 1,500.00	\$1,617.00	\$ 1,617.00	\$6,000.00	\$ 6,000.00	\$2,640.00	\$ 2,640.00	\$1,750.00	\$ 1,750.00	\$5,027.00	\$ 5,027.00	
45.8	Clean and Paint Precast	EA.	5	\$150.00	\$750.00	\$125.00	\$ 625.00	\$225.00	\$ 1,125.00	\$591.00	\$ 2,955.00	\$250.00	\$ 1,250.00	\$125.00	\$ 625.00	\$75.00	\$ 375.00	\$187.00	\$ 935.00	
74.0	Joint and Sealant Repair																			
74.7	Capstone Joint Repair	L.F.	30	\$27.50	\$825.00	\$10.00	\$ 300.00	\$55.00	\$ 1,650.00	\$84.00	\$ 2,520.00	\$30.00	\$ 900.00	\$20.00	\$ 600.00	\$20.00	\$ 600.00	\$12.66	\$ 379.80	
76.0	Crack Repair and Tuckpointing																			
76.3	Tuckpointing	S.F.	75	\$37.20	\$2,790.00	\$50.00	\$ 3,750.00	\$75.00	\$ 5,625.00	\$91.00	\$ 6,825.00	\$40.00	\$ 3,000.00	\$90.00	\$ 6,750.00	\$25.00	\$ 1,875.00	\$8.80	\$ 660.00	
95.0	Painting																			
95.4	Window Replacement	EA.	1	\$3,565.00	\$3,565.00	\$1,750.00	\$ 1,750.00	\$9,500.00	\$ 9,500.00	\$3,135.00	\$ 3,135.00	\$1,500.00	\$ 1,500.00	\$7,000.00	\$ 7,000.00	\$900.00	\$ 900.00	\$6,187.00	\$ 6,187.00	
TOTAL BASE BID				\$ 3352,212.00			\$ 384,230.00		\$ 484,710.00		\$ 487,891.00		\$ 491,430.00		\$ 521,985.00		\$ 582,175.00		\$ 593,951.20	

LIST OF UNIT PRICES - ALTERNATE NO 1

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1.0	General Requirements																		
1.1	General Requirements Concrete	L.S.	1	\$675.00	\$675.00	\$4,992.00	\$ 4,992.00	\$7,500.00	\$ 7,500.00	\$13,098.00	\$ 13,098.00	\$5,000.00	\$ 5,000.00	\$10,000.00	\$ 10,000.00		\$ 4,245.00	\$2,361.00	\$ 2,361.00
1.1.2	Formwork																		
1.1.3	Concrete Shores and Reshores																		
1.1.4	Concrete Reinforcement																		
1.1.5	Temporary Signage																		
11.0	Crack and Joint Repair																		
11.4	Tee-To-Tee Joint Sealant	L.F.	2,280	\$9.30	\$21,204.00	\$ 8.60	\$ 19,608.00	\$ 12.00	\$ 27,360.00	\$ 15.00	\$ 34,200.00	\$ 16.00	\$ 36,480.00	\$ 15.00	\$ 34,200.00	\$ 12.00	\$ 27,360.00	\$ 4.03	\$ 9,188.40
16.0	Traffic Topping																		
16.5	Traffic Topping - Tee Joints	S.F.	2,280	\$6.25	\$14,250.00	\$ 20.00	\$45,600.00	\$ 14.00	\$31,920.00	\$ 9.00	\$20,520.00	\$ 12.00	\$27,360.00	\$ 9.00	\$20,520.00	\$ 13.00	\$29,640.00	\$ 9.51	\$21,682.80
TOTAL BID - ALTERNATE NO 1					\$ 36,129.00		\$ 70,200.00		\$ 66,780.00		\$ 67,818.00		\$ 68,840.00		\$ 64,720.00		\$ 61,245.00		\$ 33,232.20