

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item Number: IM

Title:

Recommendation to Approve a Resolution for a Budget Addition for City Hall Façade Improvements

Presenter:Peter Suhr, Director of Public Works
AJ Reineking, Public Works Manager**Meeting:** City Council**Date:** June 15, 2020

Proposed Cost: \$229,987.09

Budgeted Amount: \$158,500.00

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

In April, the City Council approved a contract with Berglund Construction valued at \$158,500 to perform maintenance and repair to the City Hall exterior façade. Staff, with the assistance of Walker Consultants, developed this building maintenance project to address the typically inaccessible panels and rooflines of the building through the use of lifts and scaffolding. This project consisted of re-caulking around the marble and granite panels, replacing failed window perimeter sealants, repairing cracks in the brick and marble façade, tuckpointing parapet walls, replacing two lintels, re-sealing skylights and repairing damaged gutters.

Not unexpectedly, throughout the course of this work water leaks, air gaps, or other previously unidentified deficiencies to the substructure have been discovered. This is partly due to gaining access to elevations of the building through the use of scaffolding that was previously inaccessible, and also due to the nature of the inspection process as caulk, wall panels, bricks and lintels are removed for maintenance.

To address these issues as they have been discovered, Berglund has identified five critical changes or repairs to the project that fall outside of their original scope of work that are valued at \$21,487.09.

In addition, during the water testing work completed during review of the skylights, Walker Consultants identified that the lower roof of the tower structure has a leak. This roofline was not included in the original scope of work. Pending a thorough inspection, staff recommends repairs be made to the roof while scaffolding is in place. Walker estimates that “worst case” scenario to stop the leak will require an allowance of up to \$50,000, which is included as a not-to-exceed item in this request.

Attachments *(please list):*

*Budget Addition Form

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a budget addition for the City Hall Façade Improvements project in the amount of \$71,487.09.

BUDGET REVISION REQUEST FORM

Department: Public Works

Date Requested: June 15, 2020

Purpose of Request/Comments (Free form type)

Purpose of budget revision: Provide funding for additional inspection services as well as structural and façade improvements at City Hall that were identified during the maintenance and repair work being performed on the building.

Equal Dollar Transfer

Amount _____

From
Account #: _____

To
Account #: _____

Activity #: _____

Activity #: _____

Addition (or Decrease) to Department Budget

Account # 513511-56200 Amount \$71,487.09

Activity #: CP5844

Originator: AJ Reineking

June 15, 2020
Date

Department Head: _____

Date

Dir. Of Finance/Administration: _____

Date

For Finance Use Only

Revision entered and updated

By: _____

Date: _____

**City of St. Charles, Illinois
Resolution No. _____**

A Resolution for a Budget Addition for City Hall Façade Improvements

**Presented & Passed by the
City Council on _____, 2020**

WHEREAS a Request for a Budget Addition for the City Hall Façade Improvements project was made on June 15, 2020;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the budget addition be approved in the amount of \$71,487.09.

PRESENTED to the City Council of the City of St. Charles, Illinois, this __ day of June, 2020

PASSED by the City Council of the City of St. Charles, Illinois, this __ day of June, 2020

APPROVED by the Mayor of the City of St. Charles, Illinois, this __ day of June, 2020

Raymond P. Rogina, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain: