

Special Meeting of the Elk Grove Township Board of Trustees
Elk Grove Township Hall
600 Landmeier Road, Elk Grove Village. IL 60070
October 14, 2020

Minutes

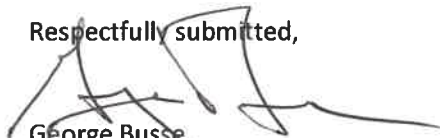
- I. Call to Order. Supervisor Sweeney called the meeting to order at 7:13 p.m.
- II. Roll Call. Trustees Satern (via Zoom), Niewiardowski, Ingraffia (via Zoom), Keenley and Supervisor Sweeney were present. In attendance: Administrator Pioch.
- III. Public Comment. None
- IV. Review of Bids for the North Side Tank Removal and Various Construction Projects. Supervisor Sweeney stated that the Trustees were provided at the last regular board meeting with the bid packages submitted by Copenhagen Construction and Integral Construction for the removal of the north side underground storage tanks (UST), construction of a bike safety course, construction of a challenge course, fencing installation, and all associated demolition. He also noted that the Trustees had been provided with the opinions and comments regarding the bids from the Township attorney, architect, and environmental consultant. Supervisor Sweeney pointed out that the Township Attorney found that both bids were conforming with two small exceptions. The Copenhagen bid package 1) did not disclose, in an itemized manner, the costs for contaminated soil transportation, and 2) was dated September 29, 2020 which was a day after bids were required to be submitted. However, the Copenhagen bid package was delivered by the date required – September 28, 2020. Supervisor Sweeney stated that he felt these items were inconsequential and should not be disqualifying. The Board agreed with his opinion. Supervisor Sweeney also pointed out that the Township engineer and environmental consultant were comfortable with both bids. However, the environmental consultant stated that one of the key cost projections in the Copenhagen bid was missing and two other numbers appeared to be transposed. He did not feel, however, that these issues had impacted Copenhagen's total bid price. The environmental consultant also noted that both bids did not provide a detailed breakdown of the UST removal fees and associated ancillary UST removal costs. He did not find this to be a major issue but it did make his analysis of the bids a little more difficult. Trustee Ingraffia asked whether the Township or the environmental consultant had ever worked with either of the two companies. Supervisor Sweeney stated that the Township was very familiar with Integral since they were the Township's general contractor for the new Township Hall project. However, the environmental consultant has not worked with either company. Trustee Satern said she noted that the Township Attorney stated that it seemed the prices quoted were higher, much higher, than he expected. Supervisor Sweeney acknowledge that the pricing was at the high end of expectations but felt there were legitimate reasons for the higher price. He noted that it seems that the fencing costs were underestimated, that the equipment identified for the challenge course was more expensive than first thought and that as a project goes into more detail unexpected costs always arise. He suggested that the Board consider completing the project in phases in order to better husband the costs. He said that he could see Phase I consisting of demolition, tank and soil removal, bike safety construction and

construction of a more basic challenge course. Phase II could be the installation of the fencing and upgrading of the challenge course. He felt there could even be a Phase III if the Board wanted to delay some items even further. Clerk Busse asked if the phasing of the project would result in bid pricing revisions. Supervisor Sweeney stated that that would be part of a discussion with the company whose bid is selected. He noted that the selected company could choose to walk away from the project. In that case, the Board would need to revisit the project in terms of breadth and timing. A new RFP would then be drafted, approved by the Board and issued. He emphasized, however, that the tank and soil removal component of the project should be addressed as soon as possible.

- V. Approval of Bid for the North Side Tank Removal and Various Construction Projects. Supervisor Sweeney asked for a motion to approve one of the bid packages. A motion was made by Trustee Ingraffia to approve the bid from Integral with the bike safety and challenge course construction to be delayed until the Board reviews and makes a decision on the final scope and timing of the project. The motion was seconded by Trustee Satern. There was no discussion. *The motion passed on a 5-0 roll call vote.*

- V. Adjournment. There being no further business, Supervisor asked for a motion to adjourn. A motion was made by Trustee Satern and seconded by Trustee Niewiardowski. *The motion passed on a voice vote.* The meeting adjourned at 7:41 p.m.

Respectfully submitted,



George Busse
Elk Grove Township Clerk