



Agenda Item Summary

File #: RES 22-191, **Version:** 1

Submitted By

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Reviewed By

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Agenda Item Title

A Resolution Approving an Independent Contractor Agreement with Comprehensive Construction Solutions, LLC to Replace the Boiler System at the North Fire Station in an Amount Not to Exceed \$40,293.75 and Authorizing its Execution

Overview

This item was originally presented on July 18, 2022. The Village Board made the decision to table the item and readdress on August 1, 2022, requesting staff to present alternative energy options.

Staff have been unable to fully explore the cost and feasibility of alternative options within this timeframe.

The existing boiler system at the North Fire Station is over 75 years old and needs replacement. This item was identified for replacement in the Fiscal Year 2022 Capital Improvement Budget. Staff solicited proposals for this work and the low responsive bidder was Comprehensive Construction Solutions, LLC.

Recommendation

Table the Resolution to the September 6, 2022 meeting.

Fiscal Impact

Possible alternatives and associated costs have not been finalized. There are no funds dedicated for this project beyond those identified with the original board item.

The total cost to replace the existing boiler system with a new boiler system at the North Fire Station would not exceed \$40,293.75 (\$38,375.00 bid price plus \$1,918.75 for 5% contingency). The Fiscal Year 2022 Capital Improvement Plan, Building Improvement Fund Budget account no. 3012-43790-101-540673 includes \$57,500.00 for boiler system replacement at the North Fire Station. Design fee costs totaled \$15,730.00 for a total project cost of \$56,023.75.

If approved, the Independent Contractor Agreement with Comprehensive Construction Solutions, LLC would not exceed \$40,293.75.

Background

After discussion by the Board, this item was tabled to the August 1st, 2022 meeting. The Board directed staff

to further explore and evaluate options to the gas fired boiler proposed for installation. Staff re-engaged the Mechanical Engineering firm for the project, Clark Dietz, Inc. at a cost of \$4020.00, to explore and evaluate alternative options and present staff with the costs and benefits of multiple solutions. Clark Dietz, Inc., as a firm, have a wealth of experience in mechanical systems including the design of geothermal systems. Staff have provided the consultant all the comments and recommendations by the Board and residents to try to address as many questions and concerns as possible in their report. The consultant continues to work on that report.

Staff have also met with citizen experts who expressed concerns regarding the project to the Village Board. These citizens have toured the facility and have proposed to provide reports and recommendations to Staff. Staff have not received these reports as of the time of publishing.

Based on the limited information available and the short timeframe, Staff feel there is not enough time prior to the August 1, 2022 meeting to review the report and provide meaningful feedback to the Board. Staff recommend tabling the resolution to the September 6, 2022 meeting to give Staff time to review and present the options.

The existing boiler system at the North Fire Station is over 75 years old. Supply lines have historically had frequent leaks and the gas supply line to the boiler creates excessive flames/flare-up when the boiler turns on creating potentially unsafe conditions.

Design of the new boiler system was been completed and staff issued a Request for Proposals (RFP) for installation of the new boiler. The RFP was advertised on the Village web page and in the Wednesday Journal. A total of three bids were received from area mechanical contractors. The lowest responsive proposal was submitted by Comprehensive Construction Solutions, LLC (an M/WBE company). Staff checked references for Comprehensive Construction Solutions and found them to be favorable and recommends the Village enter into an Independent Contractor Agreement with them to complete this work. If approved, the work would be completed prior to the start of the 2022 heating season.

Alternatives

The Board can vote on the resolution.

Previous Board Action

The Board tabled this item at the July 18th, 2022 Board meeting for further discussion at the August 1st Board meeting.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

Staff propose to collect and review the reports provided by the Mechanical Engineering consultant and citizen experts. The information will be summarized and presented for review by the Board along with an updated recommendation on the resolution for voting on September 6, 2022.

Intergovernmental Cooperation Opportunities

N/A.