



City of Joliet

Public Assets Committee

Meeting Agenda

Committee Members
Councilwoman Suzanna Ibarra, Chairperson
Councilman Cesar Cardenas
Councilwoman Sherri Reardon

Monday, July 15, 2024

8:30 AM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

APPROVAL OF MINUTES

Public Assets Committee Meeting Minutes - 6/20/24

Attachments: [Public Assets Committee Meeting Minutes 6-20-24.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AGENDA ITEMS

Ordinance Amending the 2024 City of Joliet Annual Budget for the Demolition and Stabilization of the Victory Centre Gymnasium

Attachments: [Budget Amending Ordinance Victory Centre 2024.docx](#)
[Victory Centre - Low Bid Breakdown - 06-26-24.pdf](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7533

Agenda Date: 7/15/2024

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 20, 2024

9:00 AM

City Hall, Council Chambers

Public Assets Committee

Committee Members

Councilwoman Suzanna Ibarra, Chairperson

Councilman Cesar Cardenas

Councilwoman Sherri Reardon

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

Present

Councilman Cesar Cardenas, Councilwoman Suzanna Ibarra and Councilwoman Sherri Reardon

ALSO PRESENT: Facilities Management Director Blaine Kline, Operating Engineer Brent Fraser, Park Assistant Craig Smith

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

JOLIET AREA HISTORICAL MUSEUM UPDATE

CEO of Joliet Area Historical Museum Greg Peerbolte gave a brief overview of the Joliet Railroad Museum, Joliet Area Historical Museum, Route 66 Visitor's Center, Planinsek Market Museum, and the Old Joliet Prison.

Councilwoman Reardon asked a few questions. Mr. Peerbolte responded.

In response to a question from Councilman Cardenas, a brief discussion was held regarding the prison lease.

SLAMMERS UPDATE

Owner of Joliet Slammers Night Train Veeck gave a brief overview of the Joliet Slammers, including attendance, food and beverage sales, ticket sales, community auxiliary events, increase in staff, and facility maintenance improvements. Mr. Veeck thanked CFO of Joliet Slammers Heather Mills for her assistance with the Joliet Slammers.

Councilwoman Reardon asked questions, in which Mr. Kline and Mr. Veeck responded.

Councilman Cardenas thanked the Joliet Slammers for their willingness to work with the community.

Councilwoman Ibarra commented on the stadium and thanked Operating Engineer Brent Fraser, Park Assistant Craig Smith, Facilities Management Director Blaine Kline, and Ms. Mills for their assistance with the Joliet Slammers.

FACILITY UPDATE

Mr. Kline briefly discussed the online request portal for facility maintenance needs, facility maintenance improvements at the Old Joliet Prison, Billie Limacher Bicentennial Park, Joliet Slammers Stadium, and the Joliet Gateway Center, and upcoming facility maintenance projects.

Councilwoman Reardon commented on the transportation center.

Councilman Cardenas commented on the online request portal for facility maintenance needs.

Councilwoman Ibarra asked a question about the stadium dock. Mr. Kline responded.

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to approve adjournment. The motion carried by the following vote:

Aye:	Councilman Cardenas, Councilwoman Ibarra and Councilwoman Reardon
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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-1772-20

Agenda Date: 7/15/2024

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT: Ordinance Amending the 2024 City of Joliet Annual Budget for the Demolition and Stabilization of the Victory Centre Gymnasium

BACKGROUND:

The City of Joliet is in the process of beginning the demolition and stabilization of the gymnasium portion of the Victory Center/"Old Joliet Catholic High School" located at 25 N Broadway. The City of Joliet along with R. Berti & Sons Contractors Inc solicited bids for the five construction packages of this project. The Mayor and City Council previously approved a professional services contract of \$1,195,590.00 for this project (#1615-20). Bids came in higher than anticipated. The Community Development Department is requesting a budget amendment in the amount of \$250,355.00 to cover the award of a contract for the demolition and stabilization of the Victory Centre gymnasium. The Public Assets Committee will review this matter.

CONCLUSION:

On May 30, 2024, at 10:00 A.M. sealed bids were received for the five construction packages. The bid summary is as follows:

1-Demo

2-Carpentry

3-Masonry

4-Roof

5-Concrete

<u>Bid Package</u>	<u>Contractor</u>	<u>Amount</u>
1	Rezzar Demolition (withdrew bid)	\$261,795.00
1	National Wrecking Company	\$627,000.00
1	Gould Brothers	\$743,300.00
1	Environmental Cleansing Corp	\$799,000.00
1	C&D Recycling Service	\$1,136,000.00
1	American Demolition Corp	\$1,414,200.00

1	Break Thru Enterprises	\$2,200,000.00
1	Alpine Demolition Services	\$2,936,000.00
2	Champion Drywall	\$215,500.00
		Alternate 1: \$276,500
		Alternate 2: \$436,500

Bid Package	Contractor	<u>Amount</u>
3	Otto Baum Company Inc.	\$574,355.00
3	Piazza & Mannerino Masonry	\$590,000.00
		Alternate 1: \$374,000
3	KR Tech Group LLC	\$1,200,000.00
4	JL Adler Roofing & Sheet Metal	\$9,750.00
5	Lindblad Construction	\$65,000.00

Staff will remove the roofing portion of the bid and that work will be completed within the operational budget. All parties have agreed that is acceptable because of the minor work needed at the end of the project.

Rezzar Demolition withdrew the low demolition bid an hour after bid opening via email.

The remaining four lowest qualified bid packages along with payment and performance bonds of \$18,500.00 total \$1,500,355.00.

Funds will be charged to the Capital Improvements/Building and Grounds Fund (Org 30010150, Object 557500).

As this expenditure was not fully funded in the original 2024 City of Joliet Budget, a Budget Amendment Ordinance, in the amount of \$250,355.00, is attached for approval.

The 2024 Capital Budget provides \$1,250,000.00 for this project (Org 30010150, Obj 553500). The 2025 Capital Budget planned for \$250,000.00 for this project (Org 30010150, Obj 553500). This project can be completed in 2024 and would not need to be budgeted in 2025 with approval of this budget amendment.

RECOMMENDATION:

Based on the above, the Administration recommends that the Mayor and City Council take the

following actions:

1. Approve the Ordinance amending the 2024 Budget in the amount of \$250,355.00 for Victory Centre Demolition and Stabilization.
2. Approve the Victory Centre Demolition and Stabilization Project, in the amount of \$1,500,355.00 on behalf of R. Berti & Sons Contractors.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE 2024 ANNUAL BUDGET
FOR THE CITY OF JOLIET (Victory Centre Demolition)**

WHEREAS, after holding a public hearing and giving notice thereof in the manner provided by law and ordinance, the Mayor and City Council have examined and approved an Annual Budget for the City of Joliet for the fiscal year 2024; and

WHEREAS, the 2024 Annual Budget did not include sufficient funding for an increase in Victory Centre Demolition costs; and

WHEREAS, the Mayor and City Council hereby find the 2024 Annual Budget should be amended to include said expenditures; and

WHEREAS, funds are available to effectuate the purpose of the amendment; and

WHEREAS, the Mayor and City Council hereby find that the proposed amendment to the Annual Budget is fiscally sound and adoption is in the best interests of the residents of the City of Joliet.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

SECTION 1: The 2024 Annual Budget for the City of Joliet, Will and Kendall Counties, Illinois is hereby amended to increase expenditures (ORG:30010150 OBJ:557500) by \$250,355 for Victory Centre Demolition fees.

SECTION 2: The Annual Budget and amendment approved by this Ordinance shall collectively constitute an "Annual Budget" for the purposes of Section 8-2-9.1-1 through 8-2-9.10, inclusive, of the Illinois Municipal Code (65 ILCS 5/8-2-9.1 et seq.), as amended, and as an annual appropriation ordinance as set forth in Section 8-2-9.4 thereof.

SECTION 3: This Ordinance is adopted pursuant to the home rule powers granted the City of Joliet by Article VII, Section 6 of the Constitution of the State of Illinois. In addition, this Ordinance is adopted pursuant to the authority and in accordance with the procedures set forth by law. To the extent that this Ordinance conflicts with any provision of law, this Ordinance shall be construed so as to preempt such law pursuant to the home rule powers of the City of Joliet. This Ordinance shall be deemed severable.

SECTION 4: This Ordinance shall be in effect immediately upon its passage.

PASSED this July 16th day of _____, 2024.

MAYOR

CITY CLERK

VOTING YES:

VOTING NO:

NOT VOTING:



E S T A B L I S H E D 1 9 2 3

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Demolition & Stabilization of Victory Centre Gymnasium

5/30/2024 - revised 06/26/24

Bid Package	Contractor	Base Bid	Alternate 1	Alternate 2
1 - Demolition	National Wrecking Company	627,000		
2 - Carpentry	Champion Drywall	215,500	276,500	436,500
3 - Masonry	Otto Baum Company	574,355		
4 - Concrete	Lindblad Construction	65,000		

Construction Total: 1,481,855 276,500 436,500

Payment & Performance Bonds 18,500 4,900 7,300

Grand Total: 1,500,355 281,400 443,800

Other Alternate Prices:

- 1) Dispose of soils as CCDD: <\$31,000.00>
- 2) Use a direct applied EIFS product: <\$22,500.00>