

LOCKPORT, ILLINOIS

MAY 26, 2016

WORKSHOP MEETING

TOWN CLERK'S RECORD BOOK

TOWN FUND

A workshop meeting was held on Thursday, May 26, 2016, 10:15 AM at 222 E. Ninth Street, Lockport, Illinois, in the office of the Supervisor, Room 310. Supervisor Ron Alberico presided.

Present were Supervisor Ron Alberico, Trustees Barb Boyce, Michael Lewandowski and Dean Morelli, Collector Lance McCalla, and Deputy Clerk Jessica Strickland. Absent were Trustee John Batusich and Assessor Debbi Mason. The meeting agenda was posted at the Lockport & Crest Hill Libraries, the Joliet Herald News, at Central Square Building, on the Township website (Clerk's section) and also on the Supervisor's door.

The purpose of the workshop meeting was to discuss:

- Interview Construction Manager

1. Henry Bros. Construction
2. Frederick Quinn Corporation
3. 13 Construction Corporation

- Approval of a Construction Manager

Clerk Denise Rumchak arrived at 10:35 AM and dismissed herself at 11:30 AM.

Trustee Barb Boyce dismissed herself at 11:45 AM.

Supervisor Alberico stated there are three individuals coming in at 10:30, 11:00, and 11:30. We will interview each company and approve a Construction Manager.

Supervisor Alberico introduced Bob Nielson from Henry Bros. Construction. Bob Nielson handed out packets to the Board members and explained the company's duties and responsibilities. The packet included a letter of interest, background on the firm, relevant experience, project approach, project organization, and bonding/insurance. He explained the differences between a Construction Manager as Advisor (CMA), Construction Manager Consultant (CMC), and General Contractor (GC). He commented a full site project manager superintendent would be on site at all times. Lance McCalla asked if all proper documents would be provided during the construction phase. Bob Nielson responded all public projects need proper documents and this would be provided during the duration of construction. Supervisor Alberico asked how the company determines their cost for the project. Bob Nielson mentioned it is based on a percentage. The percentage would be separated into two categories: pre-construction and construction. Bob Nielson informed the Board that Henry Bros. Construction will print out a fee proposal for a CMA and CMC. Supervisor Alberico thanked Bob Nielson for attending.

Supervisor Alberico introduced Rob Lach, John Eallonardo, Fred Marano, and Jack Hayes from Frederick Quinn Corporation. All representatives explained their position and duties. Jack Hayes handed out packets to the Board members which included firm overview, project approach, project kickoff, pre-construction, performance record, construction, closeout/warranty, post warranty, and project considerations. Frederick Quinn Corporation and the Board discussed bidding, schedule dates, contract requirements, scope of work, and warranties. Jack Hayes commented the project would be reviewed together and understood before a final decision is made to insure all requirements were met. Supervisor Alberico inquired

about the fee amount for the project. Jack Hayes stated there are four different categories: pre-construction services, construction management fee, general conditions, and insurance. Trustee Lewandowski asked Jack Hayes to print out a fee proposal. Jack Hayes stated Frederick Quinn Corporation will send out a fee proposal packet. Supervisor Alberico thanked the Corporation for attending.

Supervisor Alberico introduced Chris Piazza from 13 Construction Corporation. Chris Piazza handed out packets to the Board members. The packet included his resume, proposal, two week schedule, list of jobs completed, and references. Chris explained there would be a full time supervisor on the site at all times. Supervisor Alberico asked Chris Piazza what his fee percentage would be for the project. Chris Piazza commented a flat rate of 8%. The Board and Chris Piazza discussed scope of work, bidding, schedule dates, city requirements, codes requirements, city water and sewer hookup, and the elevator. Supervisor Alberico thanked Chris Piazza for attending.

The Board discussed and reviewed each company. There was additional discussion with the Board in regards to the company's involvement, bidding, code enforcing, documents, and fee proposals. The Board agreed not to approve a Construction Manager due to the lack of information for fee proposals.

On a Motion of Lewandowski, seconded by Morelli, to give executive decision to Ron Alberico to approve a Construction Manager after receiving fee proposals and consulting with the Trustees. If the Board does not reach an agreement, a meeting will be held for approval of a Construction Manager. Roll call vote resulted in Alberico aye, Lewandowski aye, and Morelli aye.

MOTION CARRIED

On a Motion of Lewandowski, seconded by Morelli to adjourn the workshop meeting at 12:35 PM.

MOTION CARRIED

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DENISE MUSHRO RUMCHAK, TOWN CLERK