

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 18-39

**AN ORDINANCE AUTHORIZING A CONTRACT TO McCANN CONCRETE
PRODUCTS FOR A NEW UTILITY BUILDING ENCLOSURE AT THE
WATER TOWER**

DAVE KIMSEY, Village President
AMY DAHLKAMP, Village Clerk

TERRY FOUNTAIN
BRETT GERGER
NINA LINDHORST
RYAN MANN
MATT MAU
PAUL SCHERSCHEL
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Chatham
on July 10th, 2018

Sorling Northrup – 1 N. Old State Capitol Plaza, Suite 200, Springfield, IL 62705

ORDINANCE NO. 18- 39

AN ORDINANCE AUTHORIZING A CONTRACT TO McCANN CONCRETE PRODUCTS FOR A NEW UTILITY BUILDING ENCLOSURE AT THE WATER TOWER

WHEREAS, the Village of Chatham (“Village”), Sangamon County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Village recently solicited bids for a new utility building enclosure to be located on the former AT&T cellular concrete pad immediately north of the elevated tank; and

WHEREAS, the building will house the water pressure transducer controlling the water elevation in the tank as well as communications equipment; and

WHEREAS, the Village received one bid, from McCann Concrete Products, in the amount of \$19,060 for the base bid, with three alternates, totaling \$22,730; and

WHEREAS, the Village’s engineer, CM&T, reviewed the bid, finds it to be consistent with the scope of work and recommend awarding the bid and all alternates to McCann Concrete Products.; and

WHEREAS, the Village Board finds it to be in the best interests of the Village to proceed with the project and award the bid to McCann Concrete Products.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Chatham, County of Sangamon, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Approval of Bid. The Board of Trustees of the Village hereby approve the bid from Mcann Concrete Products and hereby authorize the Village Manager to execute an

agreement for the construction of a new utility building with McCann Concrete Products, in an amount not to exceed \$22,730. The Village Manager is authorized to execute any necessary documents to effectuate the contracts.

Section 3. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this ordinance.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 10 day of July, 2018.

| | YES | NO | ABSENT | PRESENT |
|-----------------|-----|----|--------|---------|
| TERRY FOUNTAIN | X | | | |
| BRETT GERGER | X | | | |
| NINA LINDHORST | | | X | |
| RYAN MANN | X | | | |
| MATT MAU | X | | | |
| PAUL SCHERSCHEL | X | | | |
| | | | | |
| DAVE KIMSEY | | | | |
| | | | | |
| TOTAL | 5 | | 1 | |

APPROVED by the President of the Village of Chatham, Illinois this 10 day of

July, 2018.



Dave Kimsey, Village President

Attest:



Amy Dahlkamp, Village Clerk



July 7, 2018
Patrick McCarthy
Village of Chatham
116 E. Mulberry Street
Chatham, IL 62629

**RE: Utility Building at Elevated Tank Site
Local Funding
CMT Job #17046-01-04
Village of Chatham, Illinois**

Dear Mr. McCarthy

In conjunction with the impending tank painting activities at the elevated tank north of Walnut Street, and as a result of the ongoing maintenance and performance issues associated with the current structure, the village requested that CMT develop a bid package for a new utility building enclosure to be located on the former AT&T cellular concrete pad immediately north of the elevated tank. Project specifications and requirements were coordinated with village staff, and this building will house the water pressure transducer controlling the water elevation in the tank as well as communications equipment for the village police and fire systems. An advertisement for bids was made in the Chatham Clarion and sealed bids were received on July 5th at the village offices.

A single bidder, McCann Concrete Products submitted a base building bid of \$19,060.00 with three alternates: Electrical System- Including a service panel, lighting and outlets- \$1,630.00; Heating System: including an electric heater and thermostat- \$1,080.00; Ventilation: Including an exhaust fan, louvers and thermostat- \$960.00.

Upon review of the bid and the alternates provided, we find these figures to be consistent with scope of work and previous with history of similar type projects, and falls within the village's budget appropriations for this capital improvement. We recommend award of the bid to McCann Concrete Products in the amount of \$22,730.00 including the three alternates presented.

CMT will coordinate with the Village of Chatham and McCann Products to ensure site preparation is completed and that fabrication begins immediately after village acceptance of the bid.

If you have any questions or require further information, please contact me at 217-572-1055.

Sincerely,

CRAWFORD, MURPHY & TILLY, INC.

A handwritten signature in black ink, appearing to read "Jim Michael".

Jim Michael, P.E. Project Manager

Enclosures

Crawford, Murphy & Tilly

Centered in Value

OWNER: Village of Chatham
PROJECT: Utility Equipment Building

Separate, sealed proposals (Bids) will be received by the Village Clerk, Village of Chatham, at Village Hall, 116 East Mulberry Street, Chatham, IL 62629 until July 5, 2018, 2:00 P.M. prevailing time. Work shall include the structural design, fabrication and delivery of a pre-cast, pre-assembled concrete utility building having a nominal 8 (eight) foot width, 8 (eight) foot length, and 8 (eight) foot height, furnished, delivered and set at the permanent site at the village of Chatham.

The building shall include shop drawings and design calculations sealed by an Illinois Structural Engineer, be comprised of 5000 psi reinforced concrete, have minimum wall thickness of 3 inches, have a minimum 4 inch thick floor, and 4inch thick tapered roof with 3 inch overhang, Roof and floor shall be post-tensioned by a single and continuous strand. The exterior shall be broom finished and have a stained color exterior to be selected by the village. All interior panels shall be a smooth form finish. Precast panels shall be securely fastened with minimum 3/8" thick steel brackets and coil bolts, and all joints caulked. Nominal 4 inch diameter holes shall be sleeved or cored through the building walls for equipment openings. One 4'-0" x 6'-8" x 1-3/4" 18 gauge galvanized steel door with 16 gauge galvanized steel frame with standard handle and deadbolt lock shall be incorporated into the wall opening. Electrical panel (125 amp) with (4) 4-gauge 15 amp outlets, and 4 foot LED light fixture and light switch shall be prewired into the building; an electrical heater with thermostat capable of maintaining a minimum 60 degree F temperature; a shutter mount exhaust fan with thermostat including a 12 inch x 12inch louver damper.

Work shall include all labor and equipment, for the transportation, loading and setting the building on site in the permanent location.

Copies of the detailed specifications, building design standards and bidding proposal form may be obtained from the office of Crawford, Murphy & Tilly, Inc., 2750 West Washington Street, Springfield, IL 62702. Electronic PDF files of the bidding documents are also available. Contact Jim Michael at Crawford, Murphy & Tilly, Inc. at (217) 787-8050. The successful bidder will be required to agree that not less than the prevailing rate of wages will be paid to all workmen, laborers and mechanics performing their work under this contract.

The bid opening will not be open to the public. Pre-Bid questions shall be coordinated through Crawford, Murphy, & Tilly, Inc. A Pre-fabrication meeting with CMT and the Village of Chatham will be required with the successful bidder prior to building fabrication and procurement of building equipment

BY ORDER OF:
VILLAGE CLERK
VILLAGE OF CHATHAM, ILLINOIS

BID FORM

Base Building

\$ 19,060.00

ALTERNATES:

Electrical System

\$ 1,630.00

Manufacturer/Model Name-Number Proposed

125 AMP ELECTRICAL PANEL - SIEMENS P303081125CU

4' LED LIGHT FIXTURE WITH SWITCH - METALUX VAPORTITE

LED 4VTZ LD4 4 DR UNV L840 CDI

15 AMP 4-GANG OUTLET

Heating System

\$ 1,080.00

Manufacturer/Model Name-Number Proposed

ELECTRIC HEATER WITH THERMOSTAT - Q MARK MUH0381

(HEATING + VENTILATION CALCULATIONS NOT PROVIDED)

Ventilation

\$ 960.00

Manufacturer/Model Name-Number Proposed

SHUTTER MOUNT EXHAUST FAN WITH THERMOSTAT - DAYTON 1HKL9

12" x 12" LOUVER DAMPER - DAYTON 20U20

**McCann Concrete Products**

8709 State Route 159
 Dorsey, IL 62021
 Phone: (618) 377-3888
 Fax: (618) 377-7746
 mccannconcreteproducts.com

"Precasting to Meet Your Needs"**Estimate**

To: Crawford, Murphy & Tilly

Revised Date: 7/3/2018

Attn: Jim Michael

Project: Chatham, IL Utility Building

| Qty | Description | Unit Price | Line Total |
|--------------|---|--------------|---------------------|
| 1 | Easi-Set Precast Concrete Building 8'-0" wide by 8'-0" long by 8'-0" tall pre-assembled building weighing approx. 16,500 lbs, delivered to project site Includes: 1. Shop drawings and calculations sealed by a professional engineer and IL structural engineer 2. 5,000 psi steel-reinforced concrete 3. 3" thick exterior wall panels 4. 4" thick floor panel 5. 4" thick tapered roof with 3" overhang 6. Roof and floor post-tensioned by single, continuous strand 7. Broom finish on exterior walls 8. Concrete stain on exterior walls and roof 9. Smooth form finish on all interior panel surfaces 10. All precast panels securely fastened together with 3/8" thick steel brackets and coil bolts 11. All precast panel joints caulked 12. All required openings for equipment 13. One each, 4'-0" x 6'-8" x 1-3/4" 18 gauge galvanized steel double door with 16 gauge galvanized steel frame and standard door hardware 14. Crane and crew on site for unloading and setting building Excludes: 1. Insulation or any other special interior finish 2. Any type of site preparation, foundation work, or grounding 3. Delivery at night or on weekends 4. Any type of bonding fee, tax, permits, or third party review fees | \$ 19,060.00 | \$ 19,060.00 |
| Total | | | \$ 19,060.00 |

Add-on items:

| | | |
|--|-----|-------------|
| 1. Electrical: 125 amp electrical panel, (4) 4-gang 15 amp outlets, 4' LED light fixture, light switch | add | \$ 1,630.00 |
| 2. Heating: electrical heater with thermostat | add | \$ 1,080.00 |
| 3. Ventilation: shutter mount exhaust fan with thermostat, 12"x12" louver damper | add | \$ 960.00 |

Note: If McCann Concrete Products is to provide add-on item, add corresponding dollar amount to Total.



McCann Concrete Products

8709 State Route 159
Dorsey, IL 62021
Phone: (618) 377-3888
Fax: (618) 377-7746
mccannconcreteproducts.com



Easi-Set Buildings Standard Features:

- Seismic design category 'C', risk design category II (heavier design loads available)
- Roof live load (snow) - 30 psf (heavier design loads available)
- Floor live load - 150 psf (heavier design loads available)
- Wind load* - 115 mph (heavier design loads available)
- *Design load relates to precast components only, not accessories (i.e. doors, windows, vents, etc.)
- Bullet resistant - UL 752, Level 5
- Fire resistant - standard fire rating of 1 hour (additional protection available)
- Meets IBC requirements
- Manufactured at a National Precast Concrete Association certified plant

Conditions of Quotation:

This quotation is valid for 30 days.

This quotation is based on the Purchaser having a properly prepared compacted stone base or concrete slab installed per manufacturer's recommendations.

The Purchaser must provide a level unobstructed area large enough for crane and tractor trailer to park adjacent to pad. Crane must be able to place outriggers within 3'-0" of edge of pad and tractor trailer and crane must be able to get side-by-side under their own power. No overhead lines may be within 75' of radius of center of pad. Firm roadbed with turns that allow 65' lowbed tractor and trailer must be provided directly to site. No building shall be placed closer than 2'-0" to an existing structure.

McCann Concrete Products, if supplying the crane services, is not responsible for damage done to concrete, asphalt, or landscaping during any phase of the project.

Terms of Payment:

Net 30 days - McCann Concrete Products will render monthly statements to the Purchaser for work performed and material fabricated which is either delivered to job site or stored at the McCann plant. Full payment of those statements will be due within 30 days of its date, after which a late charge of 1.5% of the overdue amount will be paid by the Purchaser for each month or part thereof until the statement is paid.

No retention shall be withheld from payment to McCann Concrete Products.

The Purchaser agrees to pay reasonable attorney's fees in the event the account is placed for collection.

No claims for extras will be accepted unless McCann Concrete Products is given immediate notice in writing and given an opportunity to investigate.

10% mobilization fee is due with order.

A fee of \$250.00 per hour will be charged for waiting time of McCann Concrete Products if the site is not ready upon our arrival.

This quotation does not include any type of sales tax, permits, or bonding fees.

Best Regards,

Chad McCann
McCann Concrete Products, Inc.

| |
|----------------------------------|
| Date accepted by Purchaser _____ |
| Name of Company _____ |
| Signed by _____ |

REQUEST FOR PROPOSAL

Pre-Engineered Precast Concrete Building

SECTION 1 – GENERAL

a) SCOPE OF WORK

- i) Contractor shall furnish a precast concrete transportable building to be delivered and placed on an existing concrete pad located at 901 E. Walnut Street, Chatham IL 62629.

b) REFERENCES

- i) ACI 318-11: Building Code Requirements for Structural Concrete and Commentary
- ii) ASCE/SEI 7-10: Minimum Design Loads for Buildings and Other Structures
- iii) IBC 2012: International Building Code
- iv) PCI Design Handbook, 7th Edition
- v) Concrete Reinforcing Institute, Manual of Standard Practice
- vi) UL-752 (Test Method level 5) for bullet resistance certified by a military approved laboratory

c) DESIGN REQUIREMENTS

- i) Building Dimensions:
 - (1) Exterior: 8'-0" wide x 8'-0" long x 8'-0" tall
 - (2) Interior: 7'-6" wide x 7'-6" long x 7'-8" tall
- ii) Design Loads
 - (1) Live Loads
 - (a) Roof = 30 psf
 - (b) Floor = 150 psf
 - (2) Snow Loads
 - (a) Ground Snow Load = 20 psf
 - (3) Wind Load Criteria
 - (a) Basic Wind Speed = 115 mph
 - (b) Exposure Category C
 - (4) Seismic Load
 - (a) Site Class D
 - (b) $S_s = 0.224$
 - (c) $S_1 = 0.110$
 - (d) Seismic Design Category C
- iii) Roof: Roof panel shall slope $\frac{1}{2}$ " from front to back. The roof shall extend a minimum of 3" beyond the wall panel on each side and have a turndown design which extends $\frac{1}{2}$ " below the top edge of the wall panels to prevent water migration into the building along the top of the wall panels. Roof shall be 4" thick.
- iv) Roof, floor, and wall panels must each be produced as single component monolithic panels. No roof, floor, or vertical wall joints will be allowed, except at corners and along perimeter. Wall panels shall be set on top of floor panel.
- v) Floor shall be minimum 4" thick.
- vi) Walls shall be 3" thick

- d) Submittals
 - i) Engineering calculations and drawings that are signed and sealed by a structural engineer licensed in the State of Illinois shall be submitted for approval.
 - ii) Manufacturers' product literature shall be provided for any plumbing, electrical, and mechanical fixtures to demonstrate compliance with this specification.
- e) QUALITY ASSURANCE
 - i) The precast concrete building producer shall be a plant-certified member of either the National Precast Concrete Association (NPCA), The Precast/Prestressed Concrete Institute (PCI), or Engineer approved equal.
 - ii) The precast concrete building produced shall demonstrate product knowledge and must have a minimum of 5 years experience manufacturing and setting precast concrete.

SECTION 2 – PRODUCTS

a) MATERIALS

- a. Concrete shall be steel reinforced and have a minimum 28-compressive strength of 5,000 pounds per square-inch (psi). Concrete shall be air-entrained.
- b. Reinforcing steel shall be ASTM A615 or A760, Grade 60. Welded wire reinforcement shall be ASTM A185, Grade 65.
- c. Post-tensioning strand: 41Kk Polystrand Cp50, ½" 270 ksi seven-wire strand, enclosed within a greased plastic sheath (ASTM A416). Roof and floor shall be post-tensioned by a single, continuous strand.
- d. Sealant: All joints between panels shall be caulked on the exterior and interior surface of the joints. Caulking shall be DOW CORNING 790 silicone sealant or equal. Exterior caulk reveal shall be 3/8" x 3/4" deep so that sides of the joint are parallel for proper caulk adhesion. Back of the joint shall be taped with bond breaking tape to ensure adhesion of caulk to parallel sides of joint and not the back.
- e. Vents: Two screened aluminum vents to be cast in wall opposite door opening. Vents shall be SUNVENT INDUSTRIES Model FL-164 or equal.
- f. Panel Connections: All panels shall be securely fastened together with 3/8" thick steel brackets. Steel shall be ASTM A36 and hot dipped galvanized after fabrication. All fasteners shall be 1/2" diameter A325 bolts. Cast-in anchors used for panel connections shall be Dayton-Superior F-63 or Engineer approved equal. All inserts for corner connections shall be secured directly to formwork before casting panels. Floating-in of connection inserts shall not be allowed.

b) FINISHES

- a. Walls shall be smooth form finish on all interior panel surfaces.
- b. Walls shall be broom finish on exterior surfaces.
- c. Concrete stain shall be applied to exterior walls and roof.

c) ACCESSORIES

- a. Doors and Frames: Shall comply with Steel Door Institute "Recommended Specifications for Standard Steel Doors and Frames" (SDI-100) and as specified

herein. All door and frame galvanizing shall be in accordance with ASTM A924 and A653, A60 minimum coating thickness.

- i. Building shall be equipped with a single 4'-0" x 6'-8" x 1-3/4" thick insulated, 18 gauge, metal door with 16 gauge frames to match wall thickness. Doors shall have flush top cap. Door shall have 12 gauge flat astragal to protect against the elements or forced opening. Doors and frames shall be factory bonderized and painted with one coat of rust inhibitive primer and one finish coat of enamel paint; color shall be BOLT BROWN.
- ii. Door and frame shall be SDI Standard Level 2, 1-3/4" heavy duty
- iii. Manufacturers
 1. Republic
 2. Steelcraft
 3. Ceco
 4. Black Mountain
 5. Pioneer
 6. Curries
 7. Mesker
 8. MPI
 9. Door Components
 10. Or Engineer approved equal

d) DOOR HARDWARE

- a. Door hardware shall be manufacturer's standard and include the following components.
 - i. Pull handle meeting the requirements of ANSI A156.2.
 - ii. Hinges meeting the requirements of ANSI A156.1.
 - iii. Deadbolt meeting the requirements of ANSI A156.5.
 - iv. Bumper seal type threshold with maximum 1" rise
 - v. Aluminum drip cap with minimum projection of 2-1/2".
 - vi. Door stop meeting the requirements of ANSI A156.16.

e) ELECTRICAL

- a. 125 am electrical panel
- b. Four (4) wall mounted 4-gang 15 amp outlet
- c. Ceiling mounted 4' LED light fixture with light switch mounted to wall adjacent to door

f) HEATING

- a. Electrical unit heater with wall mounted thermostat
- b. Unit heater shall be capable of maintaining 60 degree Fahrenheit interior temperature with 2 degree Fahrenheit outdoor temperature

g) VENTILATION

- a. Shutter mounted exhaust fan with wall mounted thermostat
- b. 12" x 12" louver damper