



## Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

[www.villageofgilberts.com](http://www.villageofgilberts.com)

### VILLAGE BOARD MEETING AGENDA

**Tuesday, May 17, 2022 - 7:00 p.m. - Village Hall Board Room**

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Village President has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Board and the public due to the pandemic. Therefore, some of the Village Board members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend the meeting remotely via video or audio as follows:

Zoom (video and/or audio): <https://us06web.zoom.us/j/82323625156>

Meeting ID: 823 2362 5156

Dial-In (audio): (312) 626-6799

Members of the public can also submit written comments via email at [info@villageofgilberts.com](mailto:info@villageofgilberts.com). Any comments received by 5:00 p.m. on May 17, 2022 will be submitted into the record of the meeting.

#### ORDER OF BUSINESS

##### 1. CALL TO ORDER / PLEDGE OF ALLIEGENCE

##### 2. ROLL CALL / ESTABLISH QUORUM

##### 3. PROCLAMATION

- A. A Proclamation Declaring June 5-12, 2022, as USA Special Olympics Athlete Sabrina Veverka Week

##### 4. PUBLIC COMMENT\*

##### 5. CONSENT AGENDA

- A. A Motion to approve Minutes from the May 3, 2022 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated May 17, 2022
- C. A Motion to approve Resolution 26-2022, a Resolution Authorizing Approval of the Purchase of Ten Flygt Pumps from Xylem Water Solutions for Pump Replacements in a Total Amount Not to Exceed \$220,000
- D. A Motion to approve Resolution 27-2022, a Resolution Authorizing Approval of an Agreement with Cherry Valley Landscaping for the Purchase of a Hustler 60" Mower in an Amount Not to Exceed \$15,000
- E. A Motion to approve Resolution 28-2022, a Resolution Authorizing Approval of the Purchase of UV Disinfection Equipment from Trojan UV and Installation Services by Okeh Electric Company in a Total Aggregate Amount Not to Exceed \$165,879
- F. A Motion to approve Resolution 29-2022, a Resolution Authorizing Approval of an Agreement with National Wash Authority for the Soft Pressure Washing of Raymond and Galligan Tower in a Total Amount Not to Exceed \$13,600
- G. A Motion to approve Resolution 30-2022, a Resolution Authorizing Approval of an Agreement with Rondo Enterprises, Inc for the Purchase of Two Mowing Trailers and a Skid Steer Trailer in a Total Amount Not to Exceed \$21,000

- H. A Motion to approve Resolution 31-2022, a Resolution Authorizing Approval of the Purchase of a Crane Truck from Runion Equipment Company in an Amount Not to Exceed \$135,000

**6. ITEMS FOR APPROVAL**

**7. ITEMS FOR DISCUSSION**

- A. Concept Presentation Regarding a Development Proposal by Redwood for the Northeast Corner of Galligan Road and Binnie Road

**8. STAFF REPORTS**

**9. TRUSTEES' REPORTS**

**10. PRESIDENTS' REPORT**

**11. EXECUTIVE SESSION\*\***

**12. ADJOURNMENT**

**\*Public Comment Policy**

Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President. If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue. During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting. The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861". Assistive services will be provided upon request.

**\*\*Executive Session Information**

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2( c ) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 120/2 ( c ) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2( c ) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 ( c ) 2 Collective negotiating matters.

**VILLAGE OF GILBERTS  
PROCLAMATION**

**USA SPECIAL OLYMPICS ATHLETE  
SABRINA VEVERKA WEEK**

**June 5-12, 2022**

**WHEREAS**, Special Olympics Illinois is a not-for-profit sports organization offering year-round training and competition in 18 sports for more than 23,100 athletes with intellectual disabilities and over 13,000 Young Athletes ages 2-7 with and without intellectual disabilities.

**WHEREAS**, June 5-12, 2022, the 2022 Special Olympics USA Games will unite more than 5,500 athletes and coaches from all 50 states and the Caribbean and 125,000 spectators during one of the country's most cherished sporting events.

**WHEREAS**, Gilberts resident, Sabrina Veverka has been a part of NISRA and Special Olympics for 11 years winning 84 medals in a variety of sports such as flag football, soccer, volleyball, basketball, softball, bocce ball, tennis, track & field and bowling.

**WHEREAS**, in 2022, Sabrina Veverka has been asked to be part of Team Illinois in the 2022 U.S.A. games in Orlando, Florida competing in Track and Field.

**WHEREAS**, the Village of Gilberts Village Board and Village President commend Sabrina Veverka for her hard work and wishes her the best of luck in her competition.

**NOW, THEREFORE**, be it resolved by Guy Zambetti, Village President of the Village of Gilberts that June 5<sup>th</sup> through June 12<sup>th</sup>, 2022, be proclaimed as USA Special Olympics Athlete Sabrina Veverka Week.

Signed and sealed this \_\_\_\_\_ day of May, 2022 in Gilberts, Illinois.

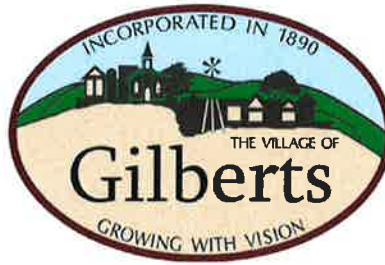
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Guy Zambetti  
Village President

ATTEST:

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Courtney Baker  
Village Clerk



**MINUTES FOR VILLAGE OF GILBERTS  
BOARD OF TRUSTEES MEETING  
Village Hall: 87 Galligan Road, Gilberts, IL 60136  
Meeting Minutes  
Tuesday, May 3, 2022**

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

President Zambetti called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Courtney Baker called the roll. Roll call: Members present: Trustees LeClercq, Corbett, Allen, Hacker, Coats, and Redfield. Others present: Village Administrator Brian Bourdeau, Public Works Director Aaron Grosskopf, and Finance Director Taunya Fischer.

**3. PUBLIC COMMENT**

There were no public comments at this time.

**4. CONSENT AGENDA**

- A. A Motion to approve Minutes from the April 19, 2022 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated May 3, 2022
- C. A Motion to approve Resolution 11-2022, a Resolution Authorizing Approval of an Agreement with Gasvoda & Associates for the Purchase and Installation of New Chlorine Room Equipment in an Amount Not to Exceed \$20,000
- D. A Motion to approve Resolution 12-2022, a Resolution Authorizing Approval of an Agreement with DPS Equipment Services to Perform a Rebuild of the South Clarifier at the Wastewater Treatment Plant in an Amount Not to Exceed \$24,900
- E. A Motion to approve Resolution 13-2022, a Resolution for General Maintenance Under the Illinois Highway Code (Motor Fuel Tax)
- F. A Motion to approve Resolution 14-2022, a Resolution Authorizing Approval of an Agreement with Hampton, Lenzini and Renwick, Inc. (HLR) for a Topographic Survey of all Village Utilities in an Amount Not to Exceed \$42,500
- G. A Motion to approve Resolution 15-2022, a Resolution Authorizing Approval of an Agreement with Advanced Automation & Controls Inc. for SCADA Upgrades at the Galligan Water Tower in an Amount Not to Exceed \$20,000

- H. A Motion to approve Resolution 16-2022, a Resolution Authorizing the Execution of an Agreement with Okeh Electric for the Electrical Rework and Equipment Replacement of the Digester and Clarifier Tanks in an Amount Not to Exceed \$197,000
- I. A Motion to approve Resolution 17-2022, a Resolution Authorizing Approval of an Agreement with Water Surplus for the Removal and Replacement of Water Softener Media in an Aggregate Amount Not to Exceed \$45,000
- J. A Motion to approve Resolution 18-2022, a Resolution Authorizing the Execution of an Agreement with Okeh Electric for the Electrical Rework and Heater Replacement in the Influent Building in an Amount Not to Exceed \$70,000
- K. A Motion to approve Resolution 19-2022, a Resolution Authorizing the Purchase of a Mach 10 Inch Water Meter from Ferguson Water in an Amount Not to Exceed \$10,510
- L. A Motion to approve Resolution 20-2022, a Resolution Authorizing the Approval of an Agreement with Patriot Paving for the 2022 Crack Filling and Parking Lot Seal Coating and Striping Program in an Amount Not to Exceed \$39,625
- M. A Motion to approve Resolution 21-2022, a Resolution Authorizing the Approval of the Purchase of a FSM Perforated Filter Screen and Screenings Wash Press from Saveco North American, Inc. in an Amount Not to Exceed \$249,280
- N. A Motion to approve Resolution 22-2022, a Resolution to Authorize the Execution of an Agreement with DMI, Inc. for the Installation of a Mechanical Bar Screen and Wash Press in an Amount Not to Exceed \$124,888
- O. A Motion to approve Resolution 23-2022, a Resolution Authorizing the Purchase of Two Car Ports from Viking Steel Structure for the Police Department Parking Lot in an Amount Not to Exceed \$18,745
- P. A Motion to approve Resolution 24-2022, a Resolution Authorizing the Purchase of Starcom Cradles from Magnum Electronics, Inc. in an Amount Not to Exceed \$13,000

**A Motion was made by Trustee Allen and seconded by Trustee Coats to Approve Consent Agenda items A-P as Presented.** Roll call vote: Trustees Corbett, Allen, Hacker, Coats, and Redfield voted Aye. 0-nays, 0-abstained. Motion carried.

## 5. ITEMS FOR APPROVAL

- A. Approval of an Intergovernmental Agreement By and Between the Illinois Office of the Comptroller and the Village of Gilberts Regarding Access to the Comptroller's Local Debt Recovery Program – Administrator Bourdeau advised the Board that this program would help collect unpaid debts, such as unpaid utility bills, unpaid parking tickets, and unpaid ordinance violation fines owed to the Village.

**A Motion was made by Trustee Corbett and seconded by Trustee Hacker to Approve an Intergovernmental Agreement By and Between the Illinois Office of the Comptroller and the Village of Gilberts Regarding Access to the Comptroller's Local Debt Recovery Program.** Roll call vote: Trustees Allen, Hacker, Coats, Redfield, LeClercq, and Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

## 6. ITEMS FOR DISCUSSION

Presentation of Village Park Maintenance Plan – Director Grosskopf advised the Board that, moving forward into the season, the Public Works Dept. will be dedicating a full-time employee, fully outfitted with the necessary equipment to handle the mowing, weed whipping and other general maintenance tasks through all park locations. This employee will be assigned daily, weekly, and monthly tasks for each park that should be completed. We also plan to provide additional assistance to the full-time park's employee during the summer months if we are able to secure seasonal help.

## 7. STAFF REPORTS

### Administrator Bourdeau

- After Waitcus park is completed, Staff will be focusing on the Conservancy Park.

### Director Grosskopf

- The new Waitcus Park playground equipment is currently being built.
- The contractors in Timber Trails will be laying down binder next week and are still on track to finish by the end of May.

### Director Fischer

- The first audit visit is on May 13.

## 8. TRUSTEES' REPORTS

There were no trustee reports at this time.

## 9. PRESIDENTS' REPORT

President Zambetti had nothing to report at this time.

## 10. EXECUTIVE SESSION

There was no an executive session at this time.

## 11. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Corbett to adjourn from the public meeting at 7:13 pm.** Voice vote carried unanimously.

Respectfully submitted,



Courtney Baker  
Village Clerk

5/3/2022

Village Board Minutes

Department: 00 GENERAL FUND

AMALGAMATED BANK OF CHICAGO	GO BOND INTEREST	66,121.66
CARD SERVICES	ADVERTISING / MARKETING	92.48
EUCLID BEVERAGE LLC	BEVERAGE OPERATIONS	3,984.00
LAKESHORE BEVERAGE CO.	BEVERAGE OPERATIONS	2,617.50
LOUIS GLUNZ BEER, INC	BEVERAGE OPERATIONS	3,482.50
ROBINSON ENGINEERING, LTD.	ENGINEERING SERVICES	19,002.86
ROBINSON ENGINEERING, LTD.	ESCROWS PAYABLE	10,914.25
Total: 00 GENERAL FUND		106,215.25

Department: 01 ADMINISTRATIVE

B&B NETWORKS, INC.	COMMUNICATIONS	329.91
CARD SERVICES	OPERATING EXPENSE	374.99
CARD SERVICES	DUES	100.00
CARD SERVICES	COMMUNITY RELATIONS	619.08
CARD SERVICES	OFFICE SUPPLIES	148.40
CARD SERVICES	TRAINING EXPENSE	75.00
CARD SERVICES	TRAINING EXPENSE	160.00
CASH	OPERATING EXPENSE	14.00
IMTA MEMBERSHIP	DUES	80.00
MARCO TECHNOLOGIES LLC	RENTAL-EQUIPMENT	425.00
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	107.13
METRO WEST COUNCIL	DUES	3,500.00
PADDOCK PUBLICATIONS	LEGAL NOTICES	262.20
PEERLESS	COMMUNICATIONS	(28.46)
PITNEY BOWES	CONTRACTUAL SERVICES	162.60
ROBINSON ENGINEERING, LTD.	ENGINEERING SERVICES	426.50
TESKA ASSOCIATES INC	VILLAGE PLANNER SERVICES	2,382.50
THE PARTY COMPANY, LLC	COMMUNITY RELATIONS	850.00
TPI, INC.	OPERATING EXPENSE	131.90
UNION NATIONAL BANK OF ELGIN	73 INDUSTRIAL PRINCIPAL	2,240.34
UNION NATIONAL BANK OF ELGIN	73 INDUSTRIAL INTEREST	1,270.20
VERIZON WIRELESS	COMMUNICATIONS	178.13
Total: 01 ADMINISTRATIVE		13,809.42

Department: 02 POLICE

ACTION AUTO WORKS INC	MAINTENANCE VEHICLES	751.15
CARD SERVICES	UNIFORMS	148.95
CARD SERVICES	OPERATING EXPENSE	176.29
CARD SERVICES	MAINTENANCE BUILDING	510.70
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	51.71
MENARDS - CARPENTERSVILLE	MAINTENANCE BUILDING	218.62
NORTH EAST MULTI-REGIONAL	DUES	1,710.00
PEERLESS	COMMUNICATIONS	176.75
STEPHEN D. TOUSEY LAW OFFICE	LEGAL EXPENSE	400.00
SWIFT WASH, LLC	MAINTENANCE EQUIPMENT	67.00
VERIZON WIRELESS	COMMUNICATIONS	211.60
WRIGHT EXPRESS FSC	GASOLINE	2,925.98
Total: 02 POLICE		7,348.75

Department: 03 PUBLIC WORKS

APWA	DUES	370.00
APWA CHICAGO METRO CHAPTER	TRAINING EXPENSE	20.00
B&K POWER EQUIPMENT INC	MAINTENANCE EQUIPMENT	601.31
CARD SERVICES	OPERATING EXPENSE	340.24
CARD SERVICES	CONTRACTUAL SERVICES	100.00
CARD SERVICES	TRAINING EXPENSE	15.00
CASH	OPERATING EXPENSE	16.00
CENTURY SPRINGS	CONTRACTUAL SERVICES	40.00

COMMONWEALTH EDISON	STREETLIGHTING	63.12
CROWDER SUPPLY	SMALL TOOLS AND EQUIPMENT	4,053.99
DISCOUNT TIRE	MAINTENANCE VEHICLES	387.16
ED'S RENTAL AND SALES INC.	MAINTENANCE GROUNDS	225.00
GRADALL WORX	MAINTENANCE STREETS	5,880.00
HD WHITE CAP CONST SUPPLY	MAINTENANCE STREETS	908.01
JCK CONTRACTORS	MAINTENANCE GROUNDS	535.00
MENARDS - CARPENTERSVILLE	MAINTENANCE STREETS	559.63
NAPA AUTO PARTS	SMALL TOOLS AND EQUIPMENT	47.02
NAPA AUTO PARTS	MAINTENANCE VEHICLES	31.98
NAPA AUTO PARTS	MAINTENANCE EQUIPMENT	144.44
NORTHWESTERN MEDICINE OCCUPATION	CONTRACTUAL SERVICES	17.50
SARGENTS EQUIPMENT	MAINTENANCE VEHICLES	4,101.74
VERIZON WIRELESS	COMMUNICATIONS	176.38
WELCH BROS., INC.	MAINTENANCE STREETS	538.00
WRIGHT EXPRESS FSC	GASOLINE	805.49
Total: 03 PUBLIC WORKS		19,977.01

Department: 04 BUILDING

CARD SERVICES	OFFICE SUPPLIES	17.49
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	401.45
SAFEBUILT, LLC	BUILDING PERMIT EXPENSE	24,762.82
VERIZON WIRELESS	COMMUNICATIONS	101.13
Total: 04 BUILDING		25,282.89

Department: 06 PARKS

PEERLESS	COMMUNICATIONS	235.54
RUSSO POWER EQUIPMENT	MAINTENANCE GROUNDS	552.97
WRIGHT EXPRESS FSC	GASOLINE	42.81
Total: 06 PARKS		831.32

Department: 08 GARBAGE HAULING

MDC ENVIRONMENTAL SVCS.	GARBAGE HAULING EXPENSE	59,038.15
Total: 08 GARBAGE HAULING		59,038.15

Department: 10 WATER SYSTEMS

ADVANCE AUTO PARTS	OUTSIDE SERVICES	1,042.01
BATTERIES PLUS	MAINTENANCE BUILDING	13.77
BLAIN'S FARM & FLEET	SMALL TOOLS AND EQUIPMENT	270.96
CARD SERVICES	GASOLINE	40.00
CHRIS THIELSEN	MAINTENANCE VEHICLES	556.09
CONSTELLATION NEWENERGY, INC	UTILITIES	7,626.18
FERGUSON WATERWORKS	HYDRANT MAINTENANCE	2,013.32
HOLMAN - FORMERLY AUTO TRUCK GRO	OUTSIDE SERVICES	251.96
ILLINOIS STATE POLICE	OUTSIDE SERVICES	14.12
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	84.55
MENARDS - CARPENTERSVILLE	MAINT SUPPLIES-JANTORIAL	13.63
MENARDS - CARPENTERSVILLE	MAINTENANCE PARTS & MATERIALS	9.63
NORTHWESTERN MEDICINE OCCUPATION	CONTRACTUAL SERVICES	8.75
PACE ANALYTICAL SERVICES	OFFICE SUPPLIES	150.00
PEERLESS	COMMUNICATIONS	525.84
ROBINSON ENGINEERING, LTD.	ENGINEERING SERVICES	408.00
VERIZON WIRELESS	COMMUNICATIONS	126.96
VIKING CHEMICAL COMPANY	CHEMICALS	1,926.60
WRIGHT EXPRESS FSC	GASOLINE	355.42
Total: 10 WATER SYSTEMS		15,437.79

Department: 20 WASTEWATER SYSTEMS



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AQUA BACKFLOW, INC.	CONTRACTUAL SERVICES	360.00
BATTERIES PLUS	MAINTENANCE BUILDING	13.76
BLAIN'S FARM & FLEET	SMALL TOOLS AND EQUIPMENT	270.96
CARD SERVICES	POSTAGE	13.00
CHRIS THIELSEN	MAINTENANCE VEHICLES	556.08
ENVIRONMENTAL RESOURCE ASSOC	CONTRACTUAL SERVICES	789.87
HOLMAN - FORMERLY AUTO TRUCK GRO	OUTSIDE SERVICES	251.97
ILLINOIS STATE POLICE	OUTSIDE SERVICES	14.13
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	84.55
MENARDS - CARPENTERSVILLE	MAINTENANCE PARTS & MATERIALS	61.97
MENARDS - CARPENTERSVILLE	MAINTENANCE VEHICLES	164.99
NORTHWESTERN MEDICINE OCCUPATION	CONTRACTUAL SERVICES	8.75
PEERLESS	COMMUNICATIONS	223.99
ROBINSON ENGINEERING, LTD.	ENGINEERING SERVICES	408.00
SUBURBAN LABORATORIES	LABORATORY TESTING	1,654.80
VERIZON WIRELESS	COMMUNICATIONS	126.96
WRIGHT EXPRESS FSC	GASOLINE	355.42
		<hr/>
Total: 20 WASTEWATER SYSTEMS		5,359.20
		<hr/>
	*** GRAND TOTAL ***	253,299.78



*Village of Gilberts*  
Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** President Zambetti & Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
Aaron Grosskopf, Public Works Director  
**Date:** May 17, 2022  
**Re:** Item 5.C: Authorize Purchase of Ten (10) Flygt Pumps from Xylem Water Solutions for Pump Replacement at Various Village Locations in a Not to Exceed Amount of \$220,000.

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### **Background:**

The wastewater plant is currently operating its entire pumping system on equipment that is around 20 years old. Additionally, one of the current return activated sludge (RAS) pumps is out of operation. The equipment is starting to show signs of severe wear and must be repaired on an almost annual basis. These costs the Village thousands in repair and labor costs every year.



With the planned replacement of all (6) the pumps at the wastewater plant, the Village will have a completely new pumping system. This will increase the reliability of the plant and severely reduce our overall liability. The Public Works Department plans to replace the pumps with Flygt style in order to keep with the uniform replacement plan the Village start last FY with the replacement of pumps at Barancik Lift Station. Furthermore, replacing these 6 pumps along with the two backwash pumps at the water plant and two Telluride Lift Station pumps will bring a large reduction in costs with such a large order.

This purchase and replacement will also include the backwash pumps at the water treatment facility. The backwash pumps, much like the rest of the equipment at our treatment facilities, is all original to the start-up of the plant. The pumps in the tank have not been experiencing any issues but a proactive approach to replacement would be in the best advantage to the Village. The backwash system is a main part of our treatment and softening process.

### **Summary:**

Utilizing ARPA funding to accomplish this project, Village Staff have solicited a quote from Xylem Water Solutions, the sole manufacturer of Flygt Pumps in the United States. Due to this Village Staff are requesting a waiver of competitive bidding for the replacement project. The total project cost is around **\$208,514.00** (including freight) to purchase and install ten (10) Flygt Pumps. Village Staff is requesting the full budgeted amount of \$220,000.00 to cover any increases in freight or issues during installation.

May 17, 2022 Village Board Meeting  
Authorize Purchase of ten (10) Flygt Pumps from Xylem Water Solutions for Pump  
Replacement at Various Village Locations - 2

This replacement program will cover all 6 main pumping units at the wastewater plant, the two backwash pumps at the water plant and the second phase of the lift station pump replacement at Telluride Lift Station.

The installation and any needed electrical work would be completed by Xylem, and are included in the purchase price of the pumps. The installation process would not inhibit or shut down the plant in any manner. The old pumps are planned to be declared surplus and disposed of as they are now over 20 years old and are experiencing a multitude of issues.

**Conclusion:**

Village Staff are requesting the Village Board of Trustees to authorize the purchase of ten (10) Flygt style pumps from Xylem Water Solutions in a not-to-exceed amount of **\$220,000.00 from 20-20-5480 and 20-10-5480** for the replacement of various Village pumps.



**Xylem Water Solutions USA, Inc.  
Flygt Products**

April 29, 2022

VLG OF GILBERTS  
87 GALLIGAN RD  
GILBERTS IL 60136-9015

9661 194th Street  
Mokena, IL 60448  
Tel (708) 342-0484  
Fax (708) 342-0491

Quote # 2022-CHI-0403  
Project Name: Gilberts WWTF  
Job Name: 2022-Complete Xylem Proposal

Attn: Zach Reumelin

Hello Zach,

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment and turnkey services described below

Quote includes supply, installation, and startup for the plant pump and controll upgrades as described below:

**Part 1 - RAS Pump Turnkey Retrofit incl. 2x 10HP Concertor DP Flygt pumps & 1 Jogwheel HMI**

2 - 4" 460V FM rated 10HP Concertor pumps, with bolt on Fairbanks Morse slide bracket

Original pumps were sized to operate at Design Duty Point: **700 gpm, 12' TDH**

While 5.5HP Concertor would cover this duty point, we have upsized the pump to 10HP to cover future flow increases.

Pumps can also be set to meet Decant and Digester Duty points of **500 gpm @ 30' TDH**

- 1 - Basic Jogwheel HMI (FOP 315)
- 2 - DP Gateway
- 2 - Cable Grip
- 2 - Backup SafeSmart relays
- 2 - Chain Shackles (to use with existing chain)

Installation and startup of all equipment.

**Part 2 - Digester Concertor N Retrofit x 2**

2 - 4" 460V FM rated 5.5HP Concertor pumps, with bolt on Fairbanks Morse slide bracket

Pumps are sized to operate at Design Duty Point: **500 gpm @ 30' TDH**

- 2 - MiniCAS for seal fail and overtemp monitoring (120V Power)
- 2 - MiniCAS sockets
- 2 - Cable Grips
- 2 - Surge protection kit (1 each panel)
- 2 - Chain Shackles (to use with existing chain)

Installation and startup of all equipment.

**Part 3 - Decant Concertor N Retrofit x 2**

2 - 4" 460V FM rated 5.5HP Concertor pumps, with bolt on Fairbanks Morse slide bracket

Pumps are sized to operate at Design Duty Point: **500 gpm @ 30' TDH**

- 2 - MiniCAS for seal fail and overtemp monitoring



- 2 - MiniCAS sockets
  - 2 - Cable Grips
  - 1- Surge protection kit
  - 2 - Chain Shackles (to use with existing chain)
- Installation and startup of all equipment.

**Part 4 - Water Plant Backwash Pumps**

- 2 - 3" 460V FM rated **10HP** Flygt Concertor N pumps
- Pumps are sized to operate at the known BEP of the existing Gorman Rupp pumps: **220 gpm @ 94' TDH**

***These pumps are also suitable to be used for the Decant and Digester locations, but will not meet the RAS duty point.***

- 2 - MiniCAS for seal fail and overtemp monitoring
  - 2 - MiniCAS sockets
  - 2 - Cable Grips
  - 1 - Surge protection kit
  - 2 - Custom made 3x4 flange adapters and bolt on 4" slide brackets
- Installation and startup of all equipment.

**GENERAL:**

QTY 2 - PCM modules to allow pumps to be re-set to any duty point within its Concertor N curve. *(including the RAS Duty point of 700 gpm, 12' TDH)*

**Part 5 - Telluride LS Retrofit**

- 2 - 6" 460V FM rated **25HP** Flygt NX 3171 pumps with ~436 impeller (50' cable)
  - 2 - New Bolt on 6" Fairbanks Morse Slide Bracket
- Pumps are sized to original Design Duty Point: **1250 gpm @ 50' TDH**
- 2 - MiniCAS for seal fail and overtemp monitoring
  - 2 - MiniCAS sockets
  - 2 - Cable Grips
  - 2 - Chain Shackles (to use with existing chain)
- Installation and startup of all equipment.

**For All Proposals**

**Excluded from this quotation:**

- Permit fee, taxes, utility fee, premium time, performance bond, and allowances.
- Excavation, backfill, concrete work
- SCADA modification and integration
- Installation and provision of conduit if existing found to not be reusable.
- Temp power and bypass pumping.
- Lifting chain (except what is provided for the digester pumps)
- Anything else not quoted below or noted above

**P1 - RAS Concertor DP 460V 10 HP FM Rated with accessories**

Qty	Description
2	NX-4 MT/HC 10/380-480/3/CH FM+ 50' WC FLS
2	ADAPTOR UNIT,SLIDING BRACKET+ FAIRBANKS MORSE 4"
2	GRIP,CABLE SS 19-24MM
2	KIT,CHAIN FITTING 3067-3127+ 316SS



**P1 - RAS Electrical Components**

Qty	Description
2	GATEWAY,CONTROL CONCERTOR DP+ FPG 414 R2
1	PANEL,OPERATOR FOP315
2	RELAY,SAFE-FSP + THERMAL PROTECTION, NO KEY PAD
2	SUPPLY,BATTERY POWER, 55W, 24V TRICKLE CHARGE,DIN RAIL KIT

**P1 - RAS Electrical Retrofit & System Startup**

Qty	Description
	<b>Scope to include</b> <ul style="list-style-type: none"><li>• Project design and management to successful completion</li><li>• Disconnect (2) existing RAS pumps</li><li>• Demo and remove (2) existing pump controllers.</li><li>• Furnish and install (2) N4x disconnects on existing rack. Use existing 480v feeds to power new disconnects.</li><li>• Remove existing control wiring from MCC to existing exterior RAS pump location.</li><li>• Furnish and install (2) 2ctsp per RAS pump from MCC to J-box at RAS pump location through existing abandoned/spare conduit.</li><li>• Demo and remove (2) existing VFD's, conduit and wiring.</li><li>• Modify existing MCC buckets and furnish and install (2) 15a 480v shunt trip circuit breakers.</li><li>• Install HMI (1), gateways (2), dc power supplies (2), FSP modules (2) in existing RAS buckets.</li><li>• Installation of RAS pump cables with SS strain relief grips in existing conduit to new disconnects.</li><li>• Power Terminations.</li><li>• Assist systems integrator with terminations of control wiring (OKEH assumes utilizing existing hardwiring from SCADA/PLC.)</li><li>• Start-up.</li></ul>
	<b>EXCLUSIONS:</b> <ul style="list-style-type: none"><li>• Permit fee, taxes, utility fee, premium time, performance bond, and allowances.</li><li>• SS strain relief grips.</li><li>• SCADA modification and integration.</li><li>• Installation and provision of conduit if existing found to not be reusable.</li><li>• Excavation, backfill, concrete work.</li><li>• Temp power and bypass pumping. (<i>Zach advised that 1 RAS pump can handle the operation while 1 pump is out of commission</i>)</li></ul>
1	Electrical installation and startup of above components, subcontracted. Quote ncludes SCOPE prepared by Okeh Electric based off Xylem's guidance and limited drawing availability. Xylem M&C and Service technician to commission software and pumps as each pump is installed.
20	AUTOMATION AND CONTROLS FIELD+ SPECIALIST SUPPORT
2	M&C SERVICE - PER DIEM + RENTAL CAR,FUEL,MEALS,HOTEL
6	LABOR,MOBILE FLYGT,NOTAX Z5-TP MODELS: 3000,7000,8000

**P2 - Digester Concertor N 460V 5.5 HP FM Rated with accessories**

Qty	Description
2	NX-4 MT/HC 5.5/380-480/3/CH+ FM 50' WC FLS
2	ADAPTOR UNIT,SLIDING BRACKET+ FAIRBANKS MORSE 4"



Qty	Description
2	GRIP,CABLE SS 19-24MM
50	CHAIN,3/16" 316L
2	KIT,CHAIN FITTING 3067-3127+ 316SS

#### P2 - Digester Panel Components

Qty	Description
2	MINI-CASII 120V
2	SOCKET,11 PIN OCTAL DIN MOUNT
2	KIT,SURGE PROTECTION 460V+ STRIKESORB

#### P2 - Installation & System Startup

Qty	Description
1	START UP,FLYGT,NO TAX 1-TP MODELS: 3000,7000,8000

#### P3 - Decant Concertor N 460V 5.5 HP FM Rated with accessories

Qty	Description
2	NX-4 MT/HC 5.5/380-480/3/CH+ FM 50' WC FLS
2	ADAPTOR UNIT,SLIDING BRACKET+ FAIRBANKS MORSE 4"
2	GRIP,CABLE SS 19-24MM
2	KIT,CHAIN FITTING 3067-3127+ 316SS

#### P3 - Decant Panel Components

Qty	Description
2	MINI-CASII 120V
2	SOCKET,11 PIN OCTAL DIN MOUNT
1	KIT,SURGE PROTECTION 460V+ STRIKESORB

#### P3 - Decant Installation & System Startup

Qty	Description
1	START UP,FLYGT,NO TAX 1-TP MODELS: 3000,7000,8000

#### P4 - Backwash Pump - Concertor N HT 460V 10HP FM rated w Accessories

Qty	Description
2	NX-3 HT/HC 10/380-480/3/CH FM+ 50' WC FLS
2	Custom 3x4 Discharge adapater & Slide bracket to fit existing elbow
2	GRIP,CABLE SS 19-24MM

#### P4 - Backwash Panel Components

Qty	Description
2	MINI-CASII 120V
2	SOCKET,11 PIN OCTAL DIN MOUNT
1	KIT,SURGE PROTECTION 460V+ STRIKESORB

#### P4 - Backwash - Installation & System Startup

Qty	Description
1	START UP,FLYGT,NO TAX 1-TP MODELS: 3000,7000,8000

P2, P3, P4 - Concertor Pump Communication Module

Qty	Description
2	øCONVERTER,COMMUNICATION + PCM001

P5 - Telluride LS Flygt NX3171 MT ~436 25HP460V FM 6"

Qty	Description
2	Flygt Model NP-3171.095 6" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 25 HP 1750 RPM motor, 436 impeller, 1 x 50 Ft. length of SUBCAB 4G25+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve
2	ADAPTOR UNIT,SLIDING BRACKET+ FAIRBANKS MORSE 6"
2	GRIP,CABLE SS 25-36MM
2	KIT,CHAIN FITTING 316SS+ FLYGT SWL1250#

P5 - Telluride Panel Components

Qty	Description
2	SOCKET,11 PIN OCTAL DIN MOUNT
2	MINI-CASII/FUS 120/24VAC,24VDC

P5 - Installation & System Startup

Qty	Description
7	LABOR,MOBILE FLYGT,NOTAX Z5-TP MODELS: 3000,7000,8000

**Total Price \$ 203,414.00**

**Freight Charge \$ 5,100.00**

**Total Price \$ 208,514.00**

**Terms & Conditions**

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xylem.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

**Purchase Orders:** Please make purchase orders out to: Xylem Water Solutions USA, Inc.

**Freight Terms:** 3 DAP - Delivered At Place 08 - Jobsite (per IncoTerms 2020)  
See Freight Payment (Delivery Terms) below.

**Taxes:** State, local and other applicable taxes are not included in this quotation.

**Back Charges:** Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.

**Shortages:** Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.

**Validity:** This Quote is BUDGETARY for order in 2022. Check back when closer to purchase for official pricing at the time.







- Time of Delivery:** At time of quotation, Approx. 4-5 working weeks after receipt of order for all items except the Telluride Station. Delivery of those pumps at 14-16 weeks. subject to change. Check for current delivery at time of order.
- Terms of Payment:** 100% N60 after invoice date.  
Xylem's payment shall not be dependent upon Purchaser being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by FLYGT.
- Terms of Delivery:** PP/Add Order Position

Thank you for the opportunity to provide this quotation. Please contact us if there are any questions.

Sincerely,

Jeff Garretson  
Sales Representative  
Phone: (708) 781-0172  
Cell: (312) 343-6511  
jeff.garretson@xylem.com

Clinton Stowe  
Market Development Manager  
  
clinton.stowe@xylem.com



**Customer Acceptance**

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

**Purchase Orders:** Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2022-CHI-0403  
Customer Name: VLG OF GILBERTS  
Job Name: 2022-Complete Xylem Proposal  
Total Amount: \$ 203,414.00  
(excluding freight)

Signature: \_\_\_\_\_ Name: \_\_\_\_\_  
(PLEASE PRINT)  
Company/Utility: \_\_\_\_\_ PO: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_  
\_\_\_\_\_  
Fax: \_\_\_\_\_



**VILLAGE OF GILBERTS**

**RESOLUTION 26-2022**

**A RESOLUTION AUTHORIZING APPROVAL OF THE PURCHASE OF TEN FLYGT PUMPS FROM XYLEM WATER SOLUTIONS FOR PUMP REPLACEMENTS IN A TOTAL AMOUNT NOT TO EXCEED \$220,000**

**WHEREAS**, the Village of Gilberts (“Village”) has numerous pumps at the wastewater treatment plant, water treatment plant and lift stations; and

**WHEREAS**, funds were included in the FY2023 Budget for the purchase and replacement of pumps at the wastewater and water treatment plants, and at lift stations utilizing ARPA funds; and

**WHEREAS**, the Village began a uniform pump replacement pump plan using Flygt Pumps in the fiscal year ending in 2022; and

**WHEREAS**, Xylem Water Solutions is the sole manufacturer of Flygt Pumps in the United States; and

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

**Section 1. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

**Section 2. Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute agreements and other necessary documents with Xylem Water Solutions for the purchase and installation of ten (10) Flygt Pumps at various facilities throughout the Village in a total amount not-to-exceed \$220,000.

**Section 3. Waiver of Competitive Bidding.** To the extent any competitive bidding requirements apply to the agreements with Xylem Water Solutions, such competitive bidding requirements are hereby waived pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1).

**Section 4. Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_ 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dave LeClercq	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Village President, Guy Zambetti

(SEAL)

ATTEST: \_\_\_\_\_  
Courtney Baker, Village Clerk



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** President Zambetti & Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
Aaron Grosskopf, Public Works Director  
**Date:** May 17, 2022 Board Meeting  
**Re:** Item 5.D: Authorizing Approval of an Agreement with Cherry Valley Landscaping for the Purchase of a Hustler 60" Mower in an Amount Not to Exceed \$15,000

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### Background:

Public Works is looking to add a new mower to bring new life to the aging fleet of mowers owned by the Village. The 60" cutting deck is one of the most considerable finishing cutting decks on the market, which will add productivity and efficiency to our current mowing operations.

The Village maintains a total area of 55 acres throughout the spring, summer, and fall seasons. With an anticipated increase of near 26 acres of public parkland with the addition of the conservancy coming over the next few years, Public Works will need to increase the reliability of our equipment moving forward.

### Summary:

The price of **\$13,100.62** not only includes the mower but the additional parts that will allow it to perform optimally for an extended period. It is in the Village's best interest to invest in these items upfront to increase the life of the mower and all of its features. Below you will find a list of all add-ons needed for the mower to perform at a high level for the Village:

- *Flex Forks (Main Frame & Wing Frame)*: Shock-absorbing front caster forks improve operator comfort and provide a more even cut, especially over uneven terrain and at higher speeds.
- *Mulch Kit*: Recycles clippings from mowing procedures back into ground to reclaim any nutrients available.
- *Pneumatic Tire Kit*: Flat-free tires! The pneumatic kit will allow the Village to not worry about flats and low tire pressure on the smaller front tires.

The Village obtained two quotes from the Hustler mower from two separate vendors. Below is a summary of pricing:

Cherry Valley Landscaping	B&K Power Equipment
\$13,100.62	\$13,730

May 17, 2022 Village Board Meeting- Authorization of Purchase from Cherry Valley  
Landscaping for a Super Z Hustler Mower 60” – 2

**Conclusion:**

Village Staff requests the approval from the Village Board of Trustees to expend budgeted funds from line item 01-06-5480 (Capital Equipment) in a not-to-exceed amount of **\$15,000**, for the purchase of a Hustler Super Z 60” from Cherry Valley Landscaping.

# Q U O T A T I O N

CHERRY VALLEY LANDSCAPE CENTER INC  
 7711 NEWBURG RD  
 ROCKFORD, IL 61108 USA  
 Phone #: (815)977-5268  
 Fax #: (815)977-5384

PHONE #:  
 CELL #: (847)875-0344  
 ALT. #:  
 P.O.#:  
 TERMS: **Net 10th EOM**  
 SALES TYPE: **Quote**

DATE: **5/5/2022**  
 ORDER #: **37864**  
 CUSTOMER #: **106007**  
 CP: **RonE**  
 LOCATION: **1**  
 STATUS: **Active**

**BILL TO 106007**

VILLAGE OF GILBERTS  
 73 INDUSTRIAL DR  
 GILBERTS, IL 60136 US

**SHIP TO**

VILLAGE OF GILBERTS  
 73 INDUSTRIAL DR  
 GILBERTS, IL 60136 US

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	NET	TOTAL
EXC	941195	SUP Z Kawasaki FX850 (27hp) 60" Rear Discharge	1	\$12,332.62	\$12,332.62
EXC	606696	KIT, FLEX FORKS	0	\$379.00	\$0.00
EXC	122555	MULCH KIT, 60RD	1	\$559.00	\$559.00
EXC	607964	TIR/WHL 13X6.50-6 BLK	1	\$209.00	\$209.00
****	MISC	SUBJECT TO ALL PRICE INCREASES.	1	\$0.00	\$0.00
****	MISC	QUOTE IS GOOD FOR 30 DAYS	1	\$0.00	\$0.00

Prices reflected on this quote are valid for 30 days and while current supplies last. However, prices are subject to change if the program or promotion the prices were quoted under is no longer in effect.

SUBTOTAL:	<b>\$13,100.62</b>
TAX:	<b>\$0.00</b>
<b>ORDER TOTAL:</b>	<b><u>\$13,100.62</u></b>

Authorized By: \_\_\_\_\_

Discover your local dealer difference.

# **B&K POWER EQUIPMENT, inc.**

May 3, 2022

Mr. Gerald Baresel  
Village of Gilberts  
73 Industrial Drive  
Gilberts, Illinois 60136

Dear Jerry:

The following is sales proposal you requested:

1	Hustler model 941195 Hustler Super Z 60" rear discharge deck 27hp Kawasaki 850 engine Freight and Prep Selling Price	\$12,583.00
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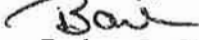
Additional items:

Semi pneumatic front wheels and tires	\$209.00 each
Mulch kit	559.00
Flex forks	379.00

Total: 13,730

Pricing is not guaranteed. Waiting on a call from Hustler to give us availability date.

Sincerely,

  
Barbara L. Christ

**Construction ■ Farm ■ Lawn ■ Sales ■ Service**

17009 Harmony Road, Marengo IL 60152 ■ 815-923-4547 ■ Fax 815-923-2043  
Email: blc7@msn.com ■ www.bandkpower.com



**VILLAGE OF GILBERTS**

**RESOLUTION 27-2022**

**A RESOLUTION AUTHORIZING APPROVAL OF AN AGREEMENT WITH CHERRY VALLEY LANDSCAPING FOR THE PURCHASE OF A HUSTLER 60” MOWER IN AN AMOUNT NOT TO EXCEED \$15,000**

**WHEREAS**, the Village of Gilberts (“Village”) has a Public Works Department, which maintains Village streets and other Village infrastructure, including parks; and

**WHEREAS**, the Village mows and maintains a total of 55 acres through the spring, summer and fall seasons; and

**WHEREAS**, adequate funds were included in the FY2023 Budget for the purchase of new a new Hustler 60” mower to add to the fleet; and

**WHEREAS**, Public Works obtained multiple quotes with the lowest responsive and responsible quote provided by Cherry Valley Landscaping

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

**Section 1. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

**Section 2. Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute an agreement and other necessary documents with Cherry Valley Landscaping for the purchase of a Hustler 60” mower in an amount not-to-exceed \$15,000.

**Section 3. Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_ 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	_____	_____	_____	_____
Trustee David LeClercq Sr.	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____

Trustee Lou Hacker	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

ATTEST: \_\_\_\_\_  
Courtney Baker, Village Clerk



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** President Zambetti & Board of Trustees

**From:** Brian Bourdeau, Village Administrator  
Aaron Grosskopf, Public Works Director

**Date:** May 17, 2022

**Re:** Item 5.E: Authorizing Approval of the Purchase of UV Disinfection Equipment from Trojan UV and Installation Services by Okeh Electric Company in a Total Amount Not to Exceed \$165,879

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### Background:

The UV Channel Disinfection System is one of the main compliance pieces in the Village's Wastewater Treatment System. The current system is now over 20 years old and is experiencing multiple failures each year jeopardizing our compliance. Currently, only 22 of the 60 UV bulbs are in operation. Yearly, the Village budgets \$5,000 for bulb replacement, with the new system it will be probable that this cost will decrease. The Public Works Department would like to upgrade to a completely new disinfection system within the Trojan family.

This project is an approved ARPA project from the most recent budget transmittal.

### Summary:

Village Staff has solicited a quote from Trojan UV for the purchase and installation of the UV upgrade. This technology is proprietary and can only be purchased from Trojan which is the only manufacturer of this system in North America. The total amount of the equipment purchase is \$143,430.00. Trojan has designed the upgrade of our system around our needed requirements at the Wastewater Plant to meet the Village's Discharge Permit. With the recently upgraded and installed panel for the UV system, the entire disinfection system will be fully automated and integrated into our SCADA with the completion of this upgrade.

Trojan provides a one-year warranty, on the equipment provided after start-up. The equipment that is set to be removed for this project will be declared surplus and properly disposed of.

The Village has sought a quote from Okeh Electric to provide the installation on the project, due to them being the awarded two other projects at the Wastewater Treatment Plan. The Village is hoping to save costs on mobilization and materials/equipment that might be needed for the install. Okeh has provided the Village a price of \$14,550.00. This price is much lower than original projections provided by Trojan when researching the project.

The total approved budgeted amount for the project was \$200,000.00 in ARPA funding. The Village is requesting the total proposed amount plus 5% to cover any unanticipated costs during manufacturing or installation for a total not-to-exceed amount of \$165,879.00

**Conclusion:**

Village Staff is requesting the Village Board of Trustees to Authorize funding in a not-to-exceed amount of \$165,879.00 from account 20-20-5480 (Capital Equipment) for the purchase and installation of new UV Disinfection Equipment to Trojan UV and Okeh Electric.



SCOPE OF SUPPLY FOR GILBERTS, IL REPLACEMENT WASTEWATER TREATMENT PLANT  
ULTRAVIOLET DISINFECTION EQUIPMENT – TROJAN SYSTEM UV3000Plus™

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
PO#: \_\_\_\_\_  
Date: \_\_\_\_\_

**Prepared for:** Village of Gilberts  
**Project Name:** Gilberts, IL Replacement  
**Submitted by:** Rob Jansen, Regional Manager  
**Trojan Quote:** 232642

**Design Criteria:** Current Peak Design Flow: 3 MGD(US)  
UV Transmission: 65 % minimum  
Total Suspended Solids: 20 mg/l (30 Day Average, grab sample)  
Discharge Limit: 400 Fecal Coliform (1 Day max)

We are pleased to submit the following scope of equipment based on the above criteria.

**The purchaser is responsible for reading all information contained in this Supply Contract. Trojan will not be held accountable for the supply of equipment not specifically detailed in this document. Supplemental Terms and Conditions are attached to this document. Detailed installation instructions are provided with the shop drawings and are available earlier upon request. Changes to this Scope of Supply that affect selling price will be handled through a change order.**

**Please refer all inquiries to Trojan Manufacturer’s Representative:**

Chris Kincade  
Peterson and Matz  
Phone: 847-532-1830  
Fax: 8478444409

This proposal has been respectfully submitted by,  
**Trojan Technologies**

Rob Jansen  
Regional Manager  
Trojan Technologies

Unless otherwise indicated in this proposal all conduit, conductors, local disconnects and transformers (if required) are the responsibility of the CONTRACTOR and are not included in this Scope of Supply.

### **ULTRAVIOLET MODULES**

#### ***Trojan's Responsibility:***

Each module supplied shall be completely assembled containing lamps, quartz sleeves and be electrically wired to each electronic ballast. Modules are shipped in a support rack and crated.

<b>Model and Make:</b>	Standard System UV3000Plus™
<b>Quantity:</b>	Ten (10) UV modules will be supplied each containing 6 Lamps - 4.0" Spacing (2007)
<b>Material of Construction:</b>	316 stainless steel frame
<b>Approximate Weight:</b>	98 lbs per module

### **POWER DISTRIBUTION CENTERS**

#### ***Trojan's Responsibility:***

The Power Distribution Center (PDC) distributes power to the UV Modules and shall consist of the following:

<b>Quantity Supplied:</b>	Two (2) PDCs will be supplied
<b>Material of Construction:</b>	304 Stainless Steel
<b>Enclosure Rating:</b>	UL Type 4X
<b>Approximate Weight:</b>	220 pounds each

#### ***Installation Contractor's Responsibility:***

The Installation Contractor to be responsible for setting in place and bolting the Power Distribution Centers to the top of channel. The Installation Contractor to be responsible for the supply, installation and connection of the following at the Power Distribution Center(s):

1. One (1) 480/277V 60Hz, 7.70 kVA power feed with local disconnect to each of 2 PDC(s)
2. One (1) Ground Link, 14 gauge minimum, TWH stranded single wire from the HSC.
3. One (1) communication link consisting of one (1) shielded twisted pair from the SCC and daisy chained to other PDC's.
4. One (1) pair of 12Volt DC, 18 gauge minimum discrete signal to the Water Level Sensor from PDC closest to the sensor.
5. One (1) pair of 24Volt DC, 18 gauge remote I/O to the HSC.
6. Connection of communication, power cables and hydraulic lines from the UV Modules

### **HYDRAULIC SYSTEM CENTER**

#### ***Trojan's Responsibility:***

The Hydraulic System Center (HSC) houses the ancillary equipment required to operate the quartz sleeve cleaning system.

<b>Quantity Supplied:</b>	One (1) HSC will be supplied
<b>Materials of Construction:</b>	304 Stainless Steel
<b>Enclosure Rating:</b>	UL Type 4X
<b>Approximate Weight:</b>	300 Pounds

#### ***Installation Contractor's Responsibility:***

The Installation Contractor to be responsible for setting in place and bolting the HSC and manifold as shown on the contract drawings. The HSC should be located within 50 feet (15 meters) from the farthest PDC. The Installation Contractor shall be responsible for the supply, connection and installation of the following at the HSC:

1. One (1) 480V 60Hz, 5 Amp power feed with local disconnect
2. One (1) ground link of, 14 gauge minimum, TWH stranded from the PDC(s).
3. Connection of the hydraulic hoses from PDC(s). Hoses and connections will be supplied by Trojan.

4. One (1) serial communication link of one (1) twisted, shielded pairs, 18 gauge maximum cable from the SCC and daisy chained to the PDC's.
5. One (1) pair, 18 gauge minimum, 24Volt DC remote I/O from the closest PDC.

### **LOW WATER LEVEL SENSOR KIT**

#### ***Trojan's Responsibility:***

The water level sensor is located downstream of the UV System and provides a digital signal to shut down & protect the UV System if the water level is too low.

<b>Quantity Supplied:</b>	One (1) low water level sensor to be supplied
<b>Enclosure Rating:</b>	Type 4X
<b>Approximate Weight:</b>	10 pounds (panel)

#### ***Installation Contractor's Responsibility:***

The Installation Contractor to be responsible for setting in place and bolting the water level sensor panel to the effluent channel wall. The Installation Contractor shall also be responsible for the supply of mounting hardware, watertight conduit and supply and connection of one discrete signal (pair of 12V DC, 14 gauge) from the water level sensor probe to each PDC.

### **SPARE PARTS AND SAFETY EQUIPMENT**

#### ***Trojan's Responsibility:***

The following spare parts and safety equipment will be supplied with the UV system:

- 4 UV lamps
- 4 Quartz sleeves
- 4 Wiper Seal Kits
- 1 Operators Kit (including face shield, gloves and cleaning solution)

### **DOCUMENTATION (SHOP DRAWINGS AND O & M MANUALS)**

#### ***Trojan's Responsibility:***

The following documentation will be supplied by Trojan per the following schedule:

- One (1) electronic copy of Trojan Shop Drawing Submittals 4 - 6 weeks after receipt of written purchase order (hardcopies available upon request)
- One (1) electronic copy of Trojan Standard O&M manuals at time of equipment delivery (hardcopies available upon request)

### **DELIVERY, START-UP AND TRAINING**

Equipment shipped **8-10** weeks after approval of Shop Drawings.

#### ***Installation Contractor's Responsibility:***

The Contractor is responsible for:

- Un loading of the components supplied by Trojan, storage of all components, if required in a clean dry environment
- Installing the equipment outlined in the scope of Supply in accordance with contract drawings, Trojan's shop drawings, instructions and installation checklist.
- Supplying all conduits and conductors and components per the sites state regulations and components indicated as supplied by others,
- Completing the Checklist and returned at least two (2) weeks prior to date requested for commissioning.

The following start-up services will be provided by Trojan-certified technicians:

- Installation assistance as required by phone or fax. Technical Assistance Center 1-866-388-0488 or [tac@trojanuv.com](mailto:tac@trojanuv.com)
- Start-up and testing of the installed UV equipment.

- If the Trojan's Certified Service Technician determines the Contractor work is not complete and the start-up cannot be completed in the allotted time a return visit will be scheduled at the Contractors expense.
- Classroom and/or jobsite training for operations staff
  - If trainees are not available a return visit will be scheduled at the Contractors expense.

**WARRANTY**

***Trojan's Responsibility:***

Trojan Technologies will warrant the equipment and parts for 12 months after start-up or 18 months after shipment, whichever comes first. Refer to attached Terms and Conditions for additional details.

**SELLING PRICE**

**\$143,430 USD**

**PAYMENT TERMS**

10% with Purchase Order  
40% with Submittal Approval (or Release to Fabrication)  
45% on Delivery  
5% on Acceptance or 60 days after delivery (whichever occurs first)  
Net 30 Days

If UV System Start-up is required within 30 days of shipment, Trojan requires 95% payment unless agreed upon in writing before authorizing system Start-up.  
Freight included for all North American projects  
Selling price does not include any applicable duties or taxes.

**TERMS AND CONDITIONS**

Attached

Trojan Technologies appreciates the opportunity to submit this proposal. Our proposal is submitted subject to and based on Trojan's standard terms and conditions, which we have attached as part of our proposal. We believe these terms and conditions are customary in the trade and respectfully reserve the opportunity to negotiate, fair and reasonable contract terms acceptable to both parties, if Trojan is selected for this project.





## Terms and Conditions of Sale

This document sets forth the Terms & Conditions of Sale for goods manufactured and/or supplied, and services provided, by the seller entity identified on the purchase order ("SELLER") and sold to the original purchaser thereof ("BUYER"). The term "SELLER" includes only SELLER, and none of its affiliates. Unless otherwise specifically stated in a previously-executed written purchase agreement signed by authorized representatives of SELLER and BUYER, these Terms & Conditions of Sale establish the rights, obligations and remedies of SELLER and BUYER which apply to this offer and any resulting order or contract for the sale of SELLER's goods and/or services ("Products").

**1. APPLICABLE TERMS & CONDITIONS:** These Terms & Conditions of Sale are contained directly and/or by reference in SELLER's proposal, offer, order acknowledgment, packing slip, and/or invoice documents. The first of the following acts constitutes an acceptance of SELLER's offer and not a counteroffer and creates a contract of sale ("Contract") in accordance with these Terms & Conditions of Sale: (i) BUYER's issuance of a purchase order document against SELLER's offer; (ii) acknowledgement of BUYER's order by SELLER; or (iii) commencement of any performance by SELLER pursuant to BUYER's order. Provisions contained in BUYER's purchase documents (including electronic commerce interfaces) that materially alter, add to, or subtract from the provisions of these Terms & Conditions of Sale are not a part of the Contract.

**2. CANCELLATION AND RETURN:** The whole or any part of this order may be cancelled only with the prior written consent of SELLER. If SELLER does consent to a cancellation, such consent will be given only upon payment of reasonable cancellation charges in an amount determined by SELLER. In addition, with respect to any Products returned on cancellation, BUYER will pay SELLER's cost of placing the returned Products in a saleable condition, sales expenses incurred by SELLER in connection with such returned Products, a reasonable restocking charge and freight costs incurred in connection with the original shipment and in connection with returning such Products to SELLER, all in such amounts as are advised to the BUYER by SELLER.

**3. DELIVERY:** Delivery will be accomplished EXW or CIP at the point of shipment (Incoterms 2020), unless otherwise expressly agreed between the parties. Legal title and risk of loss or damage pass to BUYER upon transfer to the first carrier, regardless of final destination and mode of transit. SELLER will use commercially reasonable efforts to deliver the Products ordered herein within SELLER's normal lead-time necessary for SELLER to deliver the Products sold hereunder. Products will be boxed or crated as determined appropriate by SELLER for protection against normal handling and there will be an extra charge to the BUYER for additional packaging required by the BUYER with respect to waterproofing or other added protection. BUYER has sole responsibility for off-loading, storage and handling of the Products at the site. Where Buyer is responsible for any delay in the delivery date or installation date, the earlier of the date of delivery or the date on which the Products are ready for shipment by SELLER may be treated as the delivery date for purposes of determining the time of payment of the purchase price. Moreover, BUYER will be responsible for reasonable storage and insurance expenses with respect to such Products. Should BUYER fail to effect pick-up of Product as previously agreed in a timely manner, SELLER may, at its discretion, assess reasonable storage charges to the account of BUYER.

**4. INSPECTION:** BUYER will promptly inspect and accept any Products delivered pursuant to this Contract after receipt of such Products. In the event the Products do not conform to any applicable specifications, BUYER will promptly notify SELLER of such nonconformance in writing. SELLER will have a reasonable opportunity to repair or replace the nonconforming Product at its option. BUYER will be deemed to have accepted any Products delivered hereunder and to have waived any such nonconformance for such Products unless a written notification pursuant to this paragraph is received by SELLER within thirty (30) days of delivery to BUYER destination on order.

**5. PRICES & ORDER SIZES:** Prices do not include any charges for services such as insurance; brokerage fees; sales, use, inventory, or excise taxes; import or export duties; special financing fees; value added tax, income, or royalty taxes imposed outside the U.S. or Canada; consular fees; special permits or licenses; or other charges imposed upon the production, sale, distribution, or delivery of Products. BUYER will either pay any and all such charges or provide SELLER with acceptable exemption certificates, which obligation survives performance under this Contract. Installation, maintenance and any other services which relate to the Products are not included unless specifically set forth in the quotation. SELLER reserves the right to establish minimum order sizes and will advise BUYER accordingly. Any orders below the minimum order size are subject to a fee as set out by SELLER. If SELLER's delivery of Products surpasses one (1) year in length, then at least on an annual basis, or if changes to the Products are requested or needed, the parties shall conduct good faith discussions regarding changes to the prices for the Products, to reflect SELLER's increased costs for which SELLER shall be entitled to additional fair and appropriate compensation.

**6. PAYMENTS:** All payments must be made in agreed-to currency, normally Canadian or U.S. Dollars. Unless other payment terms are expressly set forth in the purchase order or otherwise required by the Seller, invoices are due and payable NET 30 DAYS from date of the invoice, without regard to delays for inspection or transportation, with payments to be made by check to SELLER at the address listed in the purchase order or by bank transfer to the account obtainable from SELLER's Accounts Receivable Manager. In the event payments are not made or not made in a timely manner, SELLER may, in addition to all other remedies provided at law, either: (a) declare BUYER's performance in breach and terminate this Contract for default; (b) withhold future shipments until delinquent payments are made; (c) deliver future shipments on a cash-with-order or cash-in-advance basis even after the delinquency is cured; (d) charge interest on the outstanding balance at a rate of 1.5% per month or the maximum rate permitted by law, if lower, for each month or part thereof that there is an outstanding balance plus applicable storage charges and/or inventory carrying charges; (e) repossess the Products for which payment has not been made; (f) pursue other collection efforts and recover all associated costs including reasonable attorney's fees; or (g) combine any of the above rights and remedies as is practicable and permitted by law. BUYER is prohibited from setting off any and all monies owed under this Contract from any other sums, whether liquidated or not, that are or may be due to the BUYER, which arise out of a different transaction with SELLER or any of its affiliates. Should BUYER's financial condition become unsatisfactory to SELLER in its discretion, SELLER may require payment in advance or other security. If BUYER fails to meet these requirements, SELLER may treat such failure as reasonable grounds for repudiation of this Contract, in which case reasonable cancellation charges shall be due to SELLER. BUYER hereby grants SELLER a security interest in the Products, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds of the foregoing, to secure payment in full of all amounts to Seller, which payment releases the security interest but only if such payment could not be considered an avoidable transfer under applicable laws. The security interest granted hereby constitutes a purchase money security interest under the applicable Uniform Commercial Code or Personal Property Security Act or other applicable law, and SELLER is authorized to make whatever registration or notification or take such other action as SELLER deems necessary or desirable to perfect such security interest. BUYER's insolvency, bankruptcy, assignment for the benefit of creditors, or dissolution or termination of the existence of BUYER, constitutes a default under this Contract and affords SELLER all of the remedies of a secured creditor under applicable law, as well as the remedies stated above for late payment or non-payment.

**7. LIMITED WARRANTY:** Unless specifically provided otherwise in SELLER's quotation, SELLER provides the following Limited Warranty. SELLER warrants that Products sold hereunder will be free from defects in material and workmanship and will, when used in accordance with the manufacturer's operating and maintenance instructions, conform to any express written warranty pertaining to the specific goods purchased, which for Products is for a period of twelve (12) months from delivery. SELLER warrants that services furnished hereunder will be free from defects in workmanship for a period of ninety (90) days from the completion of the services. Products repaired or replaced are not covered by any warranty except to the extent repaired or replaced by SELLER, an authorized representative of SELLER, or under specific instructions by SELLER, in which cases, the Products will be covered under warranty up to the end of the warranty period applicable to the original Products. The above warranties do not include the cost of shipping and handling of returned items. Parts provided by SELLER in the performance of services may be new or refurbished parts functioning equivalent to new parts. Any non-functioning parts that are repaired by SELLER shall become the property of SELLER. No warranties are extended to consumable items such as, without limitation, light bulbs, and for normal wear and tear. All other guarantees, warranties, conditions and representations, either express or implied, whether arising under any statute, law, commercial usage or otherwise, including implied warranties of merchantability and fitness for a particular purpose, are hereby excluded. The sole remedy for Products not meeting this Limited Warranty is replacement, credit or refund of the purchase price, as determined by SELLER in its sole discretion. This remedy will not be deemed to have failed of its essential purpose so long as SELLER is willing to provide such replacement, credit or refund. To make a warranty claim, BUYER must notify SELLER in writing within 5 days of discovery of the defect in question. This notification must include a description of the problem, a copy of the applicable operator's log, a copy of BUYER's maintenance record and any analytical results detailing the problem. Any warranty hereunder or performance guarantees shall only be enforceable if (a) all equipment is properly installed, inspected regularly, and is in good working order, (b) all operations are consistent with SELLER recommendations, (c) operating conditions at the installation site have not materially changed and remain within anticipated specifications, and (d) no reasonably unforeseeable circumstances exist or arise.

**8. INDEMNIFICATION:** Indemnification applies to a party and to such party's successors-in-interest, assignees, affiliates, directors, officers, and employees ("Indemnified Parties"). SELLER is responsible for and will defend, indemnify and hold harmless the BUYER Indemnified Parties against all losses, claims, expenses or damages which may result from accident, injury, damage, or death due to SELLER's breach of the Limited Warranty. BUYER is responsible for and will defend, indemnify and hold harmless SELLER Indemnified Parties against all losses, claims, expenses, or damages which may result from accident, injury, damage, or death due to the negligence or misuse or misapplication of any Products or the breach of any provision of this Contract by the BUYER or any third party affiliated or in privity with BUYER.

**9. PATENT PROTECTION:** Subject to all limitations of liability provided herein, SELLER will, with respect to any Products of SELLER's design or manufacture, indemnify BUYER from any and all damages and costs as finally determined by a court of competent jurisdiction in any suit for infringement of any U.S. or Canadian patent (or European patent for Products that SELLER sells to BUYER for end use in a member state of the E.U.) that has issued as of the delivery date, solely by reason of the sale or normal use of any Products sold to BUYER hereunder and from reasonable expenses incurred by BUYER in defense of such suit if SELLER does not undertake the defense thereof, provided that BUYER promptly notifies SELLER of such suit and offers SELLER either (i) full and exclusive control of the defense of such suit when Products of SELLER only are involved, or (ii) the right to participate in the defense of such suit when products other than those of SELLER are also involved. SELLER's warranty as to use patents only applies to infringement arising solely out of the inherent operation of the Products according to their applications as envisioned by SELLER's specifications. In case the Products are in such suit held to constitute infringement and the use of the Products is enjoined, SELLER will, at its own expense and at its option, either procure for BUYER the right to continue using such Products or replace them with non-infringing products, or modify them so they become non-infringing, or remove the Products and refund the purchase price (prorated for depreciation) and the transportation costs thereof. The foregoing states the entire liability of SELLER for patent

infringement by the Products. Further, to the same extent as set forth in SELLER's above obligation to BUYER, BUYER agrees to defend, indemnify and hold harmless SELLER for patent infringement related to (x) any goods manufactured to the BUYER's design, (y) services provided in accordance with the BUYER's instructions, or (z) SELLER's Products when used in combination with any other devices, parts or software not provided by SELLER hereunder.

**10. TRADEMARKS AND OTHER LABELS:** BUYER agrees not to remove or alter any indicia of manufacturing origin or patent numbers contained on or within the Products, including without limitation the serial numbers or trademarks on nameplates or cast, molded or machined components.

**11. SOFTWARE AND INTELLECTUAL PROPERTY:** All licenses to SELLER's separately provided software products are subject to the separate software license agreement(s) accompanying the software media. In the absence of such express licenses and for all other software, SELLER grants BUYER only a personal, non-exclusive license to access and use the software provided by SELLER with Products purchased hereunder solely as necessary for BUYER to enjoy the benefit of the Products. A portion of the software may contain or consist of open source software, which BUYER may use under the terms and conditions of the specific license under which the open source software is distributed. BUYER agrees that it will be bound by all such license agreements. Title to software remains with the applicable licensor(s). All SELLER contributions to the Products, the results of the services, and any other work designed or provided by SELLER hereunder may contain or result in statutory and non-statutory Intellectual Property, including but not limited to patentable subject matter or trade secrets; and all such Intellectual Property remains the sole property of SELLER; and BUYER shall not disclose (except to the extent inherently necessary during any resale of Product sold hereunder), disassemble, decompile, or any results of the Services, or any Products, or otherwise attempt to learn the underlying processes, source code, structure, algorithms, or ideas.

**12. PROPRIETARY INFORMATION AND PRIVACY:** "Proprietary Information" means any information, technical data, or know-how in whatever form, whether documented, contained in machine readable or physical components, mask works or artwork, or otherwise, which SELLER considers proprietary, including but not limited to service and maintenance manuals. BUYER and its customers, employees, and agents will keep confidential all such Proprietary Information obtained directly or indirectly from SELLER and will not transfer or disclose it without SELLER's prior written consent, or use it for the manufacture, procurement, servicing, or calibration of Products or any similar products, or cause such products to be manufactured, serviced, or calibrated by or procured from any other source, or reproduce or otherwise appropriate it. All such Proprietary Information remains SELLER's property. No right or license is granted to BUYER or its customers, employees or agents, expressly or by implication, with respect to the Proprietary Information or any patent right or other proprietary right of SELLER, except for the limited use licenses implied by law. In respect of personal data supplied by BUYER to SELLER, BUYER warrants that is duly authorized to submit and disclose these data, including but not limited to obtaining data subjects' informed consent. SELLER will manage BUYER's information and personal data in accordance with its Privacy Policy, a copy of which is available to Buyer upon request. In respect of other data and information that SELLER may receive in connection with BUYER's use of the Products including without limitation data that are captured by the Products and transmitted to SELLER, BUYER hereby grants SELLER a non-exclusive, worldwide, royalty-free, perpetual, non-revocable license to use, compile, distribute, display, store, process, reproduce, or create derivative works of such data as needed for Product operation and maintenance, and to aggregate such data for use in an anonymous manner, solely to facilitate marketing, sales and R&D activities of SELLER and its affiliates.

**13. SPECIAL TOOLS, DIES, JIGS, FIXTURES AND PATTERNS:** Any tools, dies, jigs, fixtures, patterns and similar items which are included or required in connection with the manufacture and/or supply of the Products will remain the property of SELLER without credit to the BUYER. SELLER assumes the cost for maintenance and replacement of such items and shall have the right to discard and scrap any such item after it has been inactive for a minimum of one year, without credit to the BUYER.

**14. CHANGES AND ADDITIONAL CHARGES:** SELLER reserves the right to make design changes or improvements to any products of the same general class as Products being delivered hereunder without liability or obligation to incorporate such changes or improvements to Products ordered by BUYER unless agreed upon in writing before the Products' delivery date.

**15. SITE ACCESS / PREPARATION / WORKER SAFETY / ENVIRONMENTAL COMPLIANCE:** In connection with services provided by SELLER, BUYER agrees to permit prompt access to equipment. BUYER assumes full responsibility to back-up or otherwise protect its data against loss, damage or destruction before services are performed. BUYER is the operator and in full control of its premises, including those areas where SELLER employees or contractors are performing service, repair, and maintenance activities. BUYER will ensure that all necessary measures are taken for safety and security of working conditions, sites, and installations during the performance of any services. BUYER is the generator of any resulting wastes, including without limitation hazardous wastes. BUYER is solely responsible to arrange for the disposal of any wastes at its own expense. BUYER will, at its own expense, provide SELLER employees and contractors working on BUYER's premises with all information and training required under applicable safety compliance regulations and BUYER's policies. SELLER has no responsibility for the supervision or actions of BUYER's employees or contractors or for non-SELLER items (e.g., chemicals, equipment) and disclaims all liability and responsibility for any loss or damage that may be suffered as a result of such actions or items, or any other actions or items not under SELLER's control.

**16. LIMITATIONS ON USE:** BUYER will not use any Products for any purpose other than those identified in SELLER's catalogs and literature as intended uses. Unless SELLER has advised the BUYER in writing, in no event will BUYER use any Products in drugs, food additives, food, or cosmetics, or medical applications for humans or animals. In no event will BUYER use in any application any Product that requires FDA 510(k) clearance unless and only to the extent the Product has such clearance. BUYER will not sell, transfer, export, or re-export any SELLER Products or technology for use in activities which involve the design, development, production, use, or stockpiling of nuclear, chemical, or biological weapons or missiles, nor use SELLER Products or technology in any facility which engages in activities relating to such weapons. Unless the "ship-to" address is in California, U.S.A., the Products are not intended for sale in California and may lack markings required by California Proposition 65; accordingly, unless BUYER has ordered Products specifying a California ship-to address, BUYER will not sell or deliver any SELLER Products for use in California. Any warranty granted by SELLER is void if any goods covered by such warranty are used for any purpose not permitted hereunder.

**17. EXPORT AND IMPORT LICENSES AND COMPLIANCE WITH LAWS:** Unless otherwise expressly agreed, BUYER is responsible for obtaining any required export or import licenses necessary for Product delivery. BUYER will comply with all laws and regulations applicable to the installation or use of all Product, including applicable import and export control laws and regulations of the U.S., E.U., and any other country having proper jurisdiction, and will obtain all necessary export or import licenses in connection with any subsequent export, re-export, transfer, and use of all Product and technology delivered hereunder. BUYER will not sell, transfer, export, or re-export any SELLER Product or technology for use in activities which involve the design, development, production, use or stockpiling of nuclear, chemical, or biological weapons or missiles, nor use SELLER Product or technology in any facility which engages in activities relating to such weapons. BUYER will comply with all local, national, and other laws of all jurisdictions globally relating to anti-corruption, bribery, extortion, kickbacks, or similar matters which are applicable to BUYER's business activities in connection with this Contract, including but not limited to the U.S. Foreign Corrupt Practices Act of 1977, as amended (the "FCPA"). BUYER agrees that no payment of money or provision of anything of value will be offered, promised, paid, or transferred, directly or indirectly, by any person or entity, to any government official, government employee, or employee of any company owned in part by a government, political party, political party official, or candidate for any government office or political party office to induce such organizations or persons to use their authority or influence to obtain or retain an improper business advantage for BUYER or for SELLER, or which otherwise constitute or have the purpose or effect of public or commercial bribery, acceptance of or acquiescence in extortion, kickbacks, or other unlawful or improper means of

obtaining business or any improper advantage, with respect to any of BUYER's activities related to this Contract. SELLER asks BUYER to "Speak Up!" if aware of any violation of law, regulation, or our Code of Conduct ("CoC") in relation to this Contract. See [www.danaherintegrity.com](http://www.danaherintegrity.com) and [www.danaher.com/how-we-work/integrity-and-compliance](http://www.danaher.com/how-we-work/integrity-and-compliance) for a copy of the CoC and for access to our Helpline portal.

**18. RELATIONSHIP OF PARTIES:** BUYER is not an agent or representative of SELLER and will not present itself as such under any circumstances, unless and to the extent it has been formally screened by SELLER's compliance department and received a separate duly-authorized letter from SELLER setting forth the scope and limitations of such authorization.

**19. FORCE MAJEURE:** SELLER is excused from performance of its obligations under this Contract to the extent caused by acts or omissions that are beyond its control, including but not limited to Government embargoes, blockages, seizures or freezing of assets, delays, or refusals to grant an export or import license, or the suspension or revocation thereof, or any other acts of any Government; fires, floods, severe weather conditions, or any other acts of God; quarantines; labor strikes or lockouts; riots; strife; insurrections; civil disobedience or acts of criminals or terrorists; war; material shortages or delays in deliveries to SELLER by third parties. In the event of the existence of any force majeure circumstances, the period of time for delivery, payment terms, and payments under any letters of credit will be extended for a period of time equal to the period of delay. If the force majeure circumstances extend for six months, SELLER may, at its option, terminate this Contract without penalty and without being deemed in default or in breach thereof.

**20. NON-ASSIGNMENT AND WAIVER:** BUYER will not transfer or assign this Contract or any rights or interests hereunder without SELLER's prior written consent. Failure of either party to insist upon strict performance of any provision of this Contract, or to exercise any right or privilege contained herein, or the waiver of any breach of the terms or conditions of this Contract, will not be construed as thereafter waiving any such terms, conditions, rights, or privileges, and the same will continue and remain in force and effect as if no waiver had occurred.

**21. FUNDS TRANSFERS:** BUYER and SELLER both recognize that there is a risk of banking fraud when individuals impersonating a business demand payment under new mailing or banking transfer instructions. To avoid this risk, BUYER must verbally confirm any new or changed mailing or banking transfer instructions by calling SELLER and speaking with SELLER's Accounts Receivable Manager before transferring any monies using the new instructions. Both parties agree that they will not institute mailing or banking transfer instruction changes and require immediate payment under the new instructions, but will instead provide a ten (10) day grace period to verify any mailing or banking transfer instruction changes before any new or outstanding payments are due using the new instructions.

**22. LIMITATION OF LIABILITY:** None of SELLER, its successors-in-interest, assignees, affiliates, directors, officers, and employees will be liable to BUYER under any circumstances for any special, treble, incidental, or consequential damages, including without limitation, damage to or loss of property other than for the Products purchased hereunder; damages incurred in installation, repair, or replacement; lost profits, revenue, or opportunity; loss of use; losses resulting from or related to downtime of the Products or inaccurate measurements or reporting; the cost of substitute products; or claims of BUYER's customers for such damages, howsoever caused, and whether based on warranty, contract, and/or tort (including negligence, strict liability or otherwise). The total liability of SELLER, its successors-in-interest, assignees, affiliates, directors, officers, and employees arising out of the performance or nonperformance hereunder, or SELLER's obligations in connection with the design, manufacture, sale, delivery, and/or use of Products, will in no circumstance exceed the amount actually paid to SELLER for Products delivered hereunder.

**23. APPLICABLE LAW AND DISPUTE RESOLUTION:** All issues relating to the construction, validity, interpretation, enforcement, and performance of this agreement and the rights and obligations of SELLER and the BUYER hereunder shall be governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein. Any provisions of the International Sale of Goods Act or any convention on contracts for the international sale of goods shall not be applicable to this agreement. The parties submit to and consent to the non-exclusive jurisdiction of courts located in the Province of Ontario.

**24. ENTIRE AGREEMENT & MODIFICATION:** These Terms & Conditions of Sale constitute the entire agreement between the parties and supersede any prior agreements or representations, whether oral or written. No change to or modification of these Terms & Conditions shall be binding upon SELLER unless in a written instrument specifically referencing that it is amending these Terms & Conditions of Sale and signed by an authorized representative of SELLER. SELLER rejects any additional or inconsistent Terms & Conditions of Sale offered by BUYER at any time, whether or not such terms or conditions materially alter the Terms & Conditions herein and irrespective of SELLER's acceptance of BUYER's order for the described goods and services.

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Terms and Conditions Covering Sales of Configured-to-Order Projects and Systems

In addition to all terms and conditions above, the following sections apply to sales of Configured-to-Order Projects, Systems, and the like:

**101. PAYMENT.**

**101.1** Payments will be made per the schedule of payment events set forth in Seller's Quotation; provided that if the Start-Up Date (as defined below) is less than 30 days after the Acceptance Date, 90% of the purchase price is due on or before the Start-Up Date.

**101.2.** In the event that achievement of a scheduled payment event is delayed or suspended due to the Buyer's convenience or other reasons for which the Buyer or its representatives is responsible, such payment event will be deemed to have occurred and Seller shall be entitled to invoice Buyer as if achievement of such payment event had been achieved. In such circumstances, Buyer must notify Seller in writing of the reasons for the delay and anticipated duration of the delay. Seller will mark the Products (or parts thereof) as the Buyer's property and shall store the Products (or parts thereof) in a segregated area until actual delivery.

**102. DELIVERY**

**102.1** SELLER will request the BUYER to provide a firm date for delivery of the Products to the project site (the "Delivery Date") which SELLER will then use to establish the production schedule for the Products. The Delivery Date will then be binding on the BUYER except for any changes made in accordance with the provisions below.

**102.2** The BUYER can request a rescheduling of the Delivery Date on one occasion only by notifying SELLER in writing not less than four weeks prior to the scheduled Delivery Date. The BUYER may request that the Delivery Date be extended by a period up to six weeks, without penalty, but may not request that the Delivery Date be moved forward. The BUYER may also request that the Delivery Date be extended beyond a six-week period but, SELLER may not agree to such extension, beyond the maximum six-week extension period

**102.3** SELLER may, in its sole discretion, agree to change the Delivery Date on more than one occasion or if less than four weeks' prior notice is provided of a requested change, but is under no obligation to do so.

**102.4** SELLER reserves the right to reschedule the Delivery Date to a date prior to or subsequent to the scheduled Delivery Date in order to accommodate its shipping, production or other requirements. This right to reschedule will be applicable unless otherwise agreed in writing by an authorized officer of SELLER. SELLER will provide the BUYER or its representative with a minimum of 24 hours' notice of any such rescheduling.

**102.5** Where any change to the Delivery Date is made at BUYER's request, for all purposes with respect to the warranty and payment provided by SELLER in connection with the Products, the initial Delivery Date will be considered to be the Delivery Date regardless of any change later made to the Delivery Date.

### **103. ACCEPTANCE**

**103.1** During the period between the Delivery Date and the Start-up Date, the BUYER shall prepare the Products and the project site for installation and start-up and, unless otherwise agreed in writing by an authorized representative of SELLER, shall complete acceptance testing with respect to the Products. The Products shall be deemed to be accepted on the earliest to occur of the following dates (the "Acceptance Date"): (a) that date on which the Products can function in either manual or automatic operation and provide disinfection in accordance with criteria specified in the Quotation, or (b) 60 days after the Delivery Date.

**103.2** All amounts which remain owing by the BUYER for the Products, including any amount which is specified to be payable on the Acceptance Date, will be paid by the BUYER to SELLER within 30 days after the Acceptance Date, unless otherwise agreed in writing by an authorized representative of SELLER.

**103.3** Written notification must be given by the BUYER to SELLER within seven days after the Acceptance Date listing any outstanding deficiencies with respect to the Products and SELLER will use all reasonable efforts to correct such deficiencies promptly.

### **104. START-UP**

**104.1** SELLER will request a firm date for start-up of the Equipment (the "Start-Up Date"). Trojan will then schedule its technician to be on-site for the Start-up Date. The Start-up Date is binding except for any changes made in accordance with the provisions below.

**104.2** On the Start-up Date, BUYER must have the Equipment and site ready as provided in the Installation Preparation Checklist contained in the Contractor Installation Package sent to BUYER and must have paid all amounts then due and payable to SELLER.

**104.3** BUYER can request a rescheduling of the Start-up Date by notifying SELLER in writing not less than three weeks prior to the Start-up Date. BUYER may request that the Start-up Date be extended but may not request that the Start-up Date be moved forward. SELLER requires a minimum extension period of two weeks between the existing Start-up Date and the requested new Start-up Date in order to reschedule its technician.

**104.4** SELLER may, in its sole discretion, agree to reschedule the Start-up Date where a BUYER requests less than a two-week extension but is under no obligation to do so. In the event that SELLER does agree to less than a two-week extension or that BUYER requests more than two changes to the Start-up Date, BUYER will be charged an administration fee in an amount determined by SELLER.

**104.5** SELLER reserves the right to reschedule the Start-up Date to a date which is prior to or subsequent to the scheduled Start-up Date in order to accommodate its resource availability. This right to reschedule will be applicable unless otherwise agreed in writing by an authorized officer of SELLER. SELLER will provide BUYER or its representative with a minimum of 72 hours' notice of any such change to the Start-up Date.



**104.6** In the event that SELLER'S technician arrives at the project site and finds that the Equipment or the project site is not ready for start-up as defined in the Contractor Installation Package, or any amounts then due and payable to SELLER remain unpaid, BUYER may either:

(a) provided all amounts then due and payable to SELLER have been paid, issue a purchase order for all costs involved in having SELLER correct the deficiencies, or

(b) have SELLER'S technician leave the site and then reschedule the Start-up Date to a date when all deficiencies will be corrected, and the Equipment will be ready for start-up as defined in the Contractor Installation Package. If BUYER selects this option, the cost of rescheduling will be not less than a minimum amount specified by SELLER, with the final cost being determined by SELLER based on its costs and expenses incurred in connection with the rescheduling.

# OKEH ELECTRIC COMPANY

## ELECTRICAL CONTRACTORS

825 University Drive

Arlington Heights, Illinois 60004

P (847) 577-7744

F (847) 577-7764

April 27, 2022

**Mr. Zach Ruemelin**  
**Utilities Superintendent**  
**Village of Gilberts**

### **RE: VILLAGE OF GILBERTS UV FILTRATION SYSTEM SWAP OUT**

**SCOPE:** Install provided equipment per site walk-through with inclusions and exclusions.

#### **INCLUSIONS:**

- Disconnect, remove old and install in place, new owner provided PDC's (qty 2).
- Furnish and install new seal-tight whips on existing conduits and reuse existing wiring for power and control of the PDC's.
- Disconnect, remove old and install in place, new owner provided HSC (qty 1).
- Reuse existing control wiring to the new HSC.
- Furnish and install conduit and wiring to power the HSC via the PDC.
- Disconnect, remove old and install in place, new owner provided LWLS.
- Furnish and install new seal-tight whips and reuse existing wiring for power and control of the LWLS.
- Furnish and install new seal-tight and re-terminate existing control wiring on new LWLS.
- Assist with startup.
- Hydraulic plumbing and connections.

#### **EXCLUSIONS:**

- Permit fee, taxes, utility fee, premium time, performance bond, and allowances.
- Replacement of electrical power and control feeds if found to be insufficient with new equipment requirements.
- Furnishing of mounting brackets for the UV Modules and LWLS
- Installation of UV Modules. (To be set by Trojan Start-up Rep Per installation instructions.)
- SCADA Integration.
- Excavation, backfill, concrete work.
- Temp power and bypass pumping.

**Total...\$14,550.00**

Sincerely,  
Okeh Electric Company



Shawn Fergus

**VILLAGE OF GILBERTS**

**RESOLUTION 28-2022**

**A RESOLUTION AUTHORIZING APPROVAL OF THE PURCHASE OF UV  
DISINFECTION EQUIPMENT FROM TROJAN UV AND INSTALLATION SERVICES  
BY OKEH ELECTRIC COMPANY IN A TOTAL AGGREGATE AMOUNT NOT TO  
EXCEED \$165,879**

**WHEREAS**, the Village of Gilberts (“Village”) operates and maintains a wastewater treatment system; and

**WHEREAS**, monies were included in the FY2023 Budget utilizing ARPA funds for the purchase and installation of a new UV disinfection system; and

**WHEREAS**, the Trojan system is proprietary to North America, Inc; and

**WHEREAS**, the Village obtained a quote from Okeh Electric Company for the installation of equipment.

**WHEREAS**, the equipment purchase from Trojan UV is \$143,430 and installation by Okeh Electric is \$14,550.

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

**Section 1. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

**Section 2. Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute agreements and other necessary documents with Trojan UV and Okeh Electric Company for the purchase and installation of new UV disinfection equipment in a total aggregate amount not to exceed \$165,879.

**Section 3. Waiver of Competitive Bidding.** To the extent any competitive bidding requirements apply to the agreement with Trojan UV., such competitive bidding requirements are hereby waived pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1).

**Section 4. Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane

County, Illinois, this \_\_\_\_ day of \_\_\_\_\_ 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dave LeClercq	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Village President, Guy Zambetti

(SEAL)

ATTEST: \_\_\_\_\_  
Courtney Baker, Village Clerk



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** President Zambetti & Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
Aaron Grosskopf, Public Works Director  
**Date:** May 17, 2022  
**Re:** Item 5.F: Approval of Resolution 29-2022: Authorizing Approval of an Agreement with National Wash Authority for the Soft Pressure Washing of Raymond and Galligan Tower in a Total Amount Not to Exceed \$13,600

---

### Background:

As part of a larger scale program to maintain the Village water towers to the best of our ability, the Public Works Department is looking to utilize budgeted funding for our water tower soft pressure washing program. This will allow the Village's water towers, a main view point in the community, to maintain the best appearance possible.

Starting this fiscal year, the Village will be pressure washing both the Raymond and Galligan Tower. After both these towers are complete, we will begin a three-year rotational basis for the towers.

### Summary:

The work for pressure washing the towers will include the following items:

- Pre-Soak system with soapy bleach applied at a low psi, using pressure washing equipment to apply the chemicals.
- A soft rinse application after the mold/mildew has been killed at the root to remove and flush off any debris.
- Once the tank is cleaned, an anti-mildew inhibitor will be applied to slow the growth of mold and mildew on the tank.

Low pressure is preferred as a high-pressure wash can cause damage to the outer layer of the tank or leave a pattern look on the surface.

The Village was able to obtain pricing from two contractors for the work to be performed. Please see the table below for the obtained quotes.

National Wash Authority	MX Pressure and Soft Washing
\$13,600.00	\$24,304

May 3, 2022 Village Board Meeting  
Authorize National Wash Authority to Soft Wash Galligan and Raymond Water Tower - 2

**Conclusion:**

Village Staff Recommends the Village Board of Trustees authorizes funds in a not to exceed amount of \$13,600 to National Wash Authority for the Pressure Washing of Galligan and Raymond Water Towers.

National Wash Authority, LLC dba Midwest  
Mobile Washers  
100 N Jackson Street  
Morrison, IL 61270  
(800) 804-7517  
aswashboy@frontiernet.net  
www.watertowercleaners.com



## Proposal

### ADDRESS

Village of Gilberts  
Brad Richolson  
73 Industrial Drive  
Gilberts, IL 60136  
847-875-0055

PROPOSAL # 2231

DATE 04/22/2022

EXPIRATION DATE 12/31/2022

### SERVICES

### AMOUNT

National Wash Authority, LLC (dba Midwest Mobile Washers) along with thirty years of water storage tank cleaning experience, proposes the following for Village of Gilberts. National Wash Authority/Midwest Mobile Washers is a Female owned business.

National Wash Authority has successfully and safely cleaned over 2,800 plus water storage tanks in several States without any incidents and never has had any time loss of work, due to an Injury! We are a safe and compliant workplace of 30 years.

LOCATION OF JOB SITE: SITES LISTED BELOW

SERVICES TO BE RENDERED ON JOB SITE:

We will render the proper and standard cleaning procedures to the industry (AWWA-SSPC-NACE) to clean and remove mildew/algae growth on the exterior sides of a water storage tank(s).

TANK DESCRIPTION: TANKS LISTED BELOW.

DESCRIPTION OF SERVICES:

Pre-soak system of a soapy bleach applied at low psi application or thru pressure washing equipment utilizing chemical injectors to apply the product. Once the root of the mildew/algae has been killed we will then use a "Soft Wash rinse application" to flush off debris. (With lower psi)  
Its very important that when high psi is used it can cause damage and/or leave a wand pattern shadow look on the tanks surface, once cleaned. This is old school practice and not the best method on older paint systems.

We use a 100% frictionless procedure to access your tank. No cable hanging/No wheel baskets/No hanging apparatice will be used to clean your tanks surface. Our company will utilize an aerial manlift to access the tanks surface working directly next to the tank with no attachments 100% frictionless cleaning applications. Proper pressure wash nozzles, equipment and techniques are required to wash a water tower's surface. Water tank coatings may have thin paint, cracked paint, bubbled paint, chipped paint, oxidized paint and peeling paint which all play a vital role of how a tanks surface needs to be cleaned.

With our pre-soak system treatment and flush type system (large nozzle sizes) we call "Soft Wash Method" of using less than 800 psi to clean a tank. No high pressure cleaning or blasting is required to clean your tanks surface.

Once your tank is cleaned, we apply an anti-mildew inhibitor to slow down the return of mildew staining. This is just an aid it will not prevent mildew from not growing. © 2017 National Wash Authority, LLC

Condensation of a tank, water temperature in the tank, condition of paint on a tank, environment of setting of a tank, water usage of the tank, atmosphere dust, blowing debris onto a tank and Seasonal changes by Mother Nature all determine on the re-growth of mildew on a tanks coating system.

We pride ourselves over any Competition by being a Safety & Compliant Company.

\* Illinois Prevailing wages scales are met as required by past and new Illinois Laws. Due to new House Bills being passed, we are required to pay prevailing wage so the playing field is level for union and nonunion contractors. Therefore, Prevailing wages are added to our Proposals.

\* Employee's are Certified on lift equipment. (Have operator cards)

\* Background checks done on ALL employee's.

\* We are an Accident Free Work Place!

\* Thirty years of NO lost time of work DUE TO AN INJURY!

\* 100% TOTALLY FRICTIONLESS CLEANING TREATMENT of a tanks surface.

All cleaning agents used are biodegradable and are environmentally friendly.

All safety equipment will be used by OSHA requirements (Miller safety harness' or equivalent).

All equipment, safety devices, crane and ariel machinery are included in this bid.

Enclosed is a copy of our General Liability Insurance coverage. Our employees' are fully covered under our Workman's Compensation insurance.

ANY AND ALL OTHER INSURANCE REQUIREMENTS ABOVE AND BEYOND OUR CURRENT INSURANCE COVERAGES, WILL BE AN ADDITIONAL CHARGE ADDED TO THE CURRENT PROPOSAL PRICE IF REQUIRED BY YOUR MUNICIPALITY.

This proposal terminates if not accepted by December 31, 2022.

We are the Original Founders of adding an anti-mildew inhibitors to the tanks surface.

Most recent, after two years of research we are the Proud Founders of the "Soft Wash Cleaning Treatment" to water tanks as well! Our Company is the only one whom renders a Soft Wash Cleaning Treatment in our Industry!

LOCATION: 320 RAYMOND DRIVE, GILBERTS, IL. 750,000 GALLON WATERSPHEROID WATER TOWER @ ESTIMATE OF 150' TO THE TOP.	6,800.00
-----------------------------------------------------------------------------------------------------------------------	----------

LOCATION: 19N041 GALLIGAN ROAD, GILBERTS, IL. 750,000 GALLON WATERSPHEROID WATER TOWER @ ESTIMATE OF 150' TO THE TOP.	6,800.00
--------------------------------------------------------------------------------------------------------------------------	----------

**OPTIONAL SERVICES**

Rust stain removal/rust streak removal

Contact us for Proposal for removing rust stains/streaks or Iron stains on a tanks painted surface.

© 2017 National Wash Authority, LLC

THIS PROPOSAL IS COPYRIGHT PROTECTED.

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<p>CONFIDENTIALITY: This Proposal/Quotation and any files transmitted with it may contain information proprietary to National Wash Authority, LLC/Midwest Mobile Washers, and are intended solely for the use of the individual or entity to whom they are addressed, shall be maintained in confidence and not disclosed to third parties without the written consent of National Wash Authority, LLC/Midwest Mobile Washers. All information on this Proposal/Quotation is not to be copied, reprinted or used as specifications for any other RFP's. Procedures, methods and products are not to be copied, shown or reprinted to any third party. © 2017 National Wash Authority, LLC</p>	<p><b>TOTAL</b></p> <p><b>\$13,600.00</b></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------



Accepted By

Accepted Date

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# ESTIMATE

# 1320-19N401

**FROM:**

**Mx pressure and soft washing**

Email: mannys@mxpressureandsoftwash.com

Phone: (630) 644-2747

Estimate Date: May 01, 2022

Expiry Date: May 31, 2022

Purchase Order#: 1320-19N401  
Wtr tanks

**TO:**

**Aaron Grosskopf**

87 Galligan Road

Gilberts, IL, 60136

Phone: (847) 450-3543

**JOB LOCATION:**

**Aaron Grosskopf**

87 Galligan Road

Gilberts, IL, 60136

Phone: (847) 450-3543

**JOB:**

Two water tanks Soft wash

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Water Tank Soft wash Mx pressure and soft wash will soft wash the two tanks located : 320 Raymond Drive Directly Across from 19N401 Galligan Road Customer will supply water and electricity	1.00	\$24,304.00	\$0.00	No Tax	\$24,304.00
2	Water source provide by Client	1.00	\$0.00	\$0.00	No Tax	\$0.00
3	electrical provide by Client	1.00	\$0.00	\$0.00	No Tax	\$0.00
					Subtotal	\$24,304.00
					<b>Grand Total (\$)</b>	<b>\$24,304.00</b>

**Accepted payment methods**

Check

**Message**

Costumer will provide the water source and the electricity .

Mx pressure and soft wash will wear all protective equipment for the safety of all the personal involve in this task .

All the proper documentation will be submitted if the bid gets approved.

Thanks.

**Terms**

By signing a contract you are signing a legally binding contract for work to be performed

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes, if applicable.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice. There will be a \$25 return check fee.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the state stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service!

We look forward to working with you!

**VILLAGE OF GILBERTS**

**RESOLUTION 29-2022**

**A RESOLUTION AUTHORIZING APPROVAL OF AN AGREEMENT WITH NATIONAL WASH AUTHORITY FOR THE SOFT PRESSURE WASHING OF RAYMOND AND GALLIGAN TOWER IN A TOTAL AMOUNT NOT TO EXCEED \$13,600**

**WHEREAS**, the Village of Gilberts (“Village”) has three water towers within our jurisdiction; and

**WHEREAS**, maintenance on the exterior of water towers prolongs life of exterior paint and presents best practice; and

**WHEREAS**, Galligan and Raymond towers have mildew growing under the bowl; and

**WHEREAS**, funds were included in the FY2023 Budget for water system capital equipment; and

**WHEREAS**, the Village obtained quotes from two contractors in the area; and

**WHEREAS**, lowest responsive and responsible quote was received from National Wash Authority.

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

**Section 1. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

**Section 2. Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute agreements and other necessary documents with National Wash Authority to soft wash Galligan and Raymond Towers in an amount not to exceed \$13,600.

**Section 3. Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_ 2022.

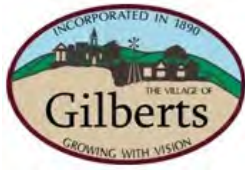
	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dave LeClercq	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Village President, Guy Zambetti

(SEAL)

ATTEST: \_\_\_\_\_  
Courtney Baker, Village Clerk



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** President Zambetti & Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
Aaron Grosskopf, Public Works Director  
**Date:** May 17, 2022  
**Re:** Item 5.G: A Resolution Authorizing Approval of an Agreement with Rondo Enterprises, Inc for the Purchase of Two Mowing Trailers and a Skid Steer Trailer in a Total Amount Not to Exceed \$21,000

---

### Background:

The Public Works Department budgeted for three new trailers in the current Fiscal Year. These three trailers will be a replacement for our current skid steer trailer and mowing trailer along with a new trailer for parks specific tasks. This will allow the Village to have a mowing crew, parks crew and a trailer capable of supporting the new skid steer. The current trailers are over 20 years old and are in need of replacement.

### Summary:

The Public Works Department was able to solicit separate quotes from two vendors willing to provide trailers. Below is a table summary of the prices:

Rondo Enterprises, Inc.		Knapheide Equipment	
Mowing Trailers (2)	\$11,110.0	Mowing Trailers (2)	\$14,376.00
Skid Steer Trailer	\$8,788.00	Skid Steer Trailer	\$8,738.00
<b>Total Price</b>	<b>\$19,898.00</b>	<b>Total Price</b>	<b>\$23,114.00</b>

The Village plans to purchase all trailers from Rondo Enterprises to keep all equipment uniform. The old trailers will be declared surplus and sold on GovDeals. Village Staff is requesting funding in a not to exceed amount of \$21,000 due to the possibility of a price increase before the purchase is finalized with the vendor.

### Conclusion:

Village Staff is requesting the Village Board of Trustees Authorize funding from accounts 01-03-5480 (Capital Equipment) and 01-06-5480 (Capital Equipment) in a not to exceed amount of \$21,000 to Rondo Enterprises, Inc. for the Purchase of Two Mowing Trailers and One Skid Steer Trailer.



"We're always behind you."

**Rondo Enterprises, Inc.**

1115 E. State St. (PO Box 7)  
 Sycamore, IL 60178  
 815-899-4340, Fax 815-895-4237  
 Hours: M-F 8am-5pm, Sat 9am-4pm  
 www.rondotrailer.com

**Estimate**

Date	Estimate #
4/29/2022	60182

<b>Customer</b>
Village of Gilberts 87 Gilligan Rd Gilberts, IL 60136 847-428-4167, Fax 847-551-3382 Tax Exempt #E9996-0753-07

Terms	Sales Rep	Payment Method
	Martn	

Item	Description	Qty	Rate	Total
Trailer Bill of S... 17191 <i>17192</i>	2022 PJ Trailer 83x16' 7000# GVW UL21632ESBK UT: 2' Dove, Gate, Ready Rail feature, Radial tires, LEDs, 2 Dexter axles with electric brakes. Color: Black. Estimated empty weight 1800#. *Spare tire is NOT included. Sold separately. 3 year Mfg Limited Warranty. Exclusions may apply. Vin #3CV1U2028N2647036	1	5,297.00	5,297.00T
Document Fee - ...	Fee for processing the trailer's paperwork Total Taxable Vehicle/Trailer Purchase Amount	1	100.00	100.00T
Municipal	Municipal plates (No expiration date, lifetime plate). Your TRP is good for 3 months. Your plate and registration card will come directly to you in 6 to 8 weeks.	1	8.00	8.00
SOS Fee - Title	Title for vehicle/trailer, as required by the State of Illinois (Effective 7/1/19 New fee \$150; was \$95). Your title will be mailed directly to you in 4 to 8 weeks.	1	150.00	150.00
Referral Source	How did the customer hear about us?		0.00	0.00
	Subtotal --- All sales are final. No returns or refunds. *Buyer is responsible to know and follow applicable Federal and State DOT regulations regarding Driver's license and license plate requirements for their specific application and combination. **When applicable, REI registers the mfg's warranty and TINs. No taxes for an exempt organization - Government, Municipality, School, Church, Charity, etc. [No taxes are being collected because we have provided REI with our 'E' number. If the IL Dept of Revenue does not recognize our tax exempt status, then we are responsible for paying any taxes and penalties due.]			5,555.00
			0.00%	0.00

*THIS IS ONLY A QUOTE AND IS SUBJECT TO CHANGE. Pricing and availability is NOT guaranteed until a non-refundable deposit is received and Invoice (Bill of Sale) is signed. Quoted trade in value(s) are subject to change based on final evaluation and inspection. Please pay close attention to special discounts or prices quoted for payment with cash or in-state check. Sorry, we do NOT accept out of state checks. We are not a "buy here, pay here" and no financing available for vehicles. Please discuss the specifics of the purchase with your salesman. The "Terms and Conditions" that applies to each sale is available upon request.*

**Total \$5,555.00**

Purchasing Two Total

Sign & Date:



"We're always behind you."

**Rondo Enterprises, Inc.**

1115 E. State St. (PO Box 7)  
 Sycamore, IL 60178  
 815-899-4340, Fax 815-895-4237  
 Hours: M-F 8am-5pm, Sat 9am-4pm  
 www.rondotrailer.com

**Estimate**

Date	Estimate #
12/22/2021	58477

Customer
Village of Gilberts 87 Gilligan Rd Gilberts, IL 60136 847-428-4167, Fax 847-551-3382 Tax Exempt #E9996-0753-07

Terms	Sales Rep	Payment Method
	Martn	

Item	Description	Qty	Rate	Total
Trailer Bill of S... 17302	2022 PJ Trailer 83x18' 14000# GVW C CJ1872BSBK EQ: 2' Dove, Stand up ramps, Spare mount, 10k Jack, Adjustable Coupler or pintle ring, LEDs, 2 Dexter axles with electric brakes. Color: Black. Estimated empty weight 3140#. *Spare tire is NOT included. Sold separately. 3 year Mfg Limited Warranty. Exclusions may apply. Vin #4P51C2327N3064861	1	8,530.00	8,530.00T
Document Fee - ...	Fee for processing the trailer's paperwork Total Taxable Vehicle/Trailer Purchase Amount	1	100.00	100.00T
Municipal	Municipal plates (No expiration date, lifetime plate). Your TRP is good for 3 months. Your plate and registration card will come directly to you in 6 to 8 weeks.	1	8.00	8.00
SOS Fee - Title	Title for vehicle/trailer, as required by the State of Illinois (Effective 7/1/19 New fee \$150; was \$95). Your title will be mailed directly to you in 4 to 8 weeks.	1	150.00	150.00
Referral Source	How did the customer hear about us?		0.00	0.00
	Subtotal --- All sales are final. No returns or refunds.			8,788.00
	*Buyer is responsible to know and follow applicable Federal and State DOT regulations regarding Driver's license and license plate requirements for their specific application and combination. **When applicable, REI registers the mfg's warranty and TINs. No taxes for an exempt organization - Government, Municipality, School, Church, Charity, etc. [No taxes are being collected because we have provided REI with our 'E' number. If the IL Dept of Revenue does not recognize our tax exempt status, then we are responsible for paying any taxes and penalties due.]		0.00%	0.00

*THIS IS ONLY A QUOTE AND IS SUBJECT TO CHANGE. Pricing and availability is NOT guaranteed until a non-refundable deposit is received and Invoice (Bill of Sale) is signed. Quoted trade in value(s) are subject to change based on final evaluation and inspection. Please pay close attention to special discounts or prices quoted for payment with cash or in-state check. Sorry, we do NOT accept out of state checks. We are not a "buy here, pay here" and no financing available for vehicles. Please discuss the specifics of the purchase with your salesman. The "Terms and Conditions" that applies to each sale is available upon request.*

<b>Total</b>	<b>\$8,788.00</b>
--------------	-------------------

Sign & Date:

\_\_\_\_\_





**Knapheide Equipment Co - Chicago**  
 2600 IL-120  
 McHenry IL 60051  
 Phone: 815-385-2600  
 Fax:

**QUOTATION**

Quote ID: LK00000154

Page 1 of 2

**Customer:** GILBERTS, VILLAGE OF  
 87 GALLIGAN ROAD  
 GILBERTS IL 60136

**Quote Number:** LK00000154  
**Quote Date:** 5/3/2022  
**Quote valid until:** 5/10/2022

**Contact:**  
**Phone:** 847-428-2861  
**Email:** GBARESEL@VILLAGEOFGILBERTS.COM

**By:** Prepared lkoenings  
**Salesperson:** LARRY KOENINGS  
**PO#:**

**Enduser:** EnduserCust

<b>Make:</b>	<b>Model:</b>	<b>Year:</b>	<b>Single/Dual:</b>
<b>Cab Type:</b>	<b>Wheelbase:</b>	<b>Cab-to-Axle:</b>	<b>VIN:</b>

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	MISC DOC FEE	TRAILER/VEHICLE DOC FEE	\$100.00	\$100.00
1	MISC TITLE	TITLE-ILLINOIS & ALL OTHER	\$155.00	\$155.00
1	MISC LICENSE	LICENSE/PERMIT FEE	\$8.00	\$8.00
1	ST82153URET-B-140	EQUIPMENT TRL-7K AXLES-ELEC BRAKES-15' FLAT DECK + 3' BEAVERTAIL-82" W WOOD DECK-ADJ PINTLE-LED LIGHTS-SPRING ASST RAMPS-4 D RINGS-12K JACK-BLACK COLOR	\$8,475.00	\$8,475.00
			<b>Quote Total:</b>	<b>\$8,738.00</b>
			<b>Discount:</b>	<b>\$0.00</b>
			<b>Sales Tax:</b>	<b>\$0.00</b>
			<b>Total Due:</b>	<b>\$8,738.00</b>

**The following options may be added:**

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
				Yes / No

**Notes:**

7K AXLES-ELEC BRAKES-15' FLAT + 3' BEAVERTAIL-3' LONG RAMPS-ADJ HITCH-12K JACK-LED LIGHTS-SEALED WIRING HARNESS-82" W WOOD DECK

This Quote is subject to the following terms and conditions:

**Credit Card Policy**

We do not accept credit cards for payment of any order in excess of \$10,000.00. For other orders, we do accept MasterCard, American Express, Visa and Discover for payment.

**Pricing Policy**

- Price Quotation is good on orders received through the expiration date.
- Pricing quoted applies to chassis make/model originally provided and quantity quoted. Any change may result in price change.
- Orders are subject to all applicable state, local and federal excise taxes. Applicable taxes will be applied on final billing to customer upon completion of order.
- Knapheide Truck Equipment must be in possession of the vehicle for this order within 90 days of quote acceptance or the order can be subject to price adjustments due to cost increases for materials, labor, and shop supplies.

**Payment Policy**

- Payment Terms are due upon receipt of signed quote unless prior credit agreement has been established at the time of order.
- Payment terms for customers with an established credit account will be Net 30 from date of invoice.
- Knapheide has right to assess late charges at 1.5% per month on all invoices that are 60 days or more past due.



**Knapheide Equipment Co - Chicago**  
 2600 IL-120  
 McHenry IL 60051  
 Phone: 815-385-2600  
 Fax:

**QUOTATION**

Quote ID: LK00000158

Page 1 of 2

**Customer:** GILBERTS, VILLAGE OF  
 87 GALLIGAN ROAD  
 GILBERTS IL 60136

**Quote Number:** LK00000158  
**Quote Date:** 5/4/2022  
**Quote valid until:** 5/11/2022

**Contact:** GERRY  
**Phone:** 847-428-2861  
**Email:** GBARESEL@VILLAGEOFGILBERTS.COM

**By:** Prepared lkoenings  
**Salesperson:** LARRY KOENINGS  
**PO#:**

**Enduser:** EnduserCust

<b>Make:</b>	<b>Model:</b>	<b>Year:</b>	<b>Single/Dual:</b>
<b>Cab Type:</b>	<b>Wheelbase:</b>	<b>Cab-to-Axle:</b>	<b>VIN:</b>

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	SURE ST8216TAT-B-100	TRAILER, SURE TRAC UTILITY TRL 7' X 16' 13" SIDES, 10K TANDEM	\$6,925.00	\$6,925.00
1	MISC DOC FEE	TRAILER/VEHICLE DOC FEE	\$100.00	\$100.00
1	MISC TITLE	TITLE-ILLINOIS & ALL OTHER	\$155.00	\$155.00
1	MISC LICENSE	LICENSE/PERMIT FEE	\$8.00	\$8.00

<b>Quote Total:</b>	<b>\$7,188.00</b>
<b>Discount:</b>	<b>\$0.00</b>
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$7,188.00</b>

**The following options may be added:**

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
				Yes / No

**Notes:**

5200# AXLES-9900# GVWR--TREATED BOARD FLOOR-82" W x 16 LONG DECK-ADJ COUPLER--SPLIT MESH RAMP-HD REINFORCED-SPRING ASST-14" H OPEN SIDES W/TOP RAIL-TONGUE JACK--LED LIGHTS--SPARE TIRE W/ MOUNT-BLACK COLOR-SPARE TIRE

This Quote is subject to the following terms and conditions:

**Credit Card Policy**

We do not accept credit cards for payment of any order in excess of \$10,000.00. For other orders, we do accept MasterCard, American Express, Visa and Discover for payment.

**Pricing Policy**

- Price Quotation is good on orders received through the expiration date.
- Pricing quoted applies to chassis make/model originally provided and quantity quoted. Any change may result in price change.
- Orders are subject to all applicable state, local and federal excise taxes. Applicable taxes will be applied on final billing to customer upon completion of order.
- Knapheide Truck Equipment must be in possession of the vehicle for this order within 90 days of quote acceptance or the order can be subject to price adjustments due to cost increases for materials, labor, and shop supplies.

**Payment Policy**

- Payment Terms are due upon receipt of signed quote unless prior credit agreement has been established at the time of order.
- Payment terms for customers with an established credit account will be Net 30 from date of invoice.

**VILLAGE OF GILBERTS**

**RESOLUTION 30-2022**

**A RESOLUTION AUTHORIZING APPROVAL OF AN AGREEMENT WITH RONDO ENTERPRISES, INC FOR THE PURCHASE OF TWO MOWING TRAILERS AND A SKID STEER TRAILER IN A TOTAL AMOUNT NOT TO EXCEED \$21,000**

**WHEREAS**, the Village of Gilberts (“Village”) has a Public Works Department, which maintains Village parks and other infrastructure; and

**WHEREAS**, the Village maintains trailers to haul equipment to perform general duties; and

**WHEREAS**, the Village trailers are in need of replacement; and

**WHEREAS**, funds were included in the FY2023 Budget for general fund capital equipment; and

**WHEREAS**, the Village obtained quotes from two vendors in the area; and

**WHEREAS**, the lowest responsible and responsive quote was provided by Rondo Enterprises, Inc.

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

**Section 1. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

**Section 2. Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute agreements and other necessary documents with Rondo Enterprises, Inc. for the purchase of two mowing trailers and one skid steer trailer in a not to exceed amount of \$21,000.

**Section 3. Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_ 2022.

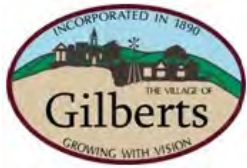
	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dave LeClercq	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Village President, Guy Zambetti

(SEAL)

ATTEST: \_\_\_\_\_  
Courtney Baker, Village Clerk



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** President Zambetti & Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
Aaron Grosskopf, Public Works Director  
**Date:** May 17, 2022  
**Re:** Item 5.H: Authorization to Purchase a Knapheide Crane Truck from Runnion Equipment Company in a Not to Exceed Amount of \$135,000.

---

### Background:

The Village currently utilizes a 2000 Chevy at the Utilities Division Crane Truck. Currently, the truck is beyond its replacement cycle by over 14 years. Best replacement practice according to the APWA is standard at 7 years for municipal vehicles.

Additionally, the crane system has shown wear and is now demonstrating issues when lifting heavier pumps from our lift stations and treatment facilities. The crane truck is an essential part of proactive and emergency maintenance operations. Crews frequently pull pumps from lift stations to check for any rag build up or other issues. On more than one occasion the Village has had to reach out to neighboring communities to borrow their crane truck when ours has been down for repair or was incapable of lifting a pump above ground.

### Summary:

The Village has attempted to solicit quotes from multiple vendors in the area, and have received an individual quote from Runnion Equipment Company for a Crane Truck that will be ready for collection in June. In the current market this is a rare situation and the Village is attempting to move quickly in order to capitalize and avoid the wait times of doing a build-out from scratch. The current vehicle the Village is attempting to obtain is already built and expected to be delivered soon.

The total price for the crane truck is quoted at \$132,900, for reference the Village budgeted \$145,000 for the vehicle. The Village is requesting funds in a not to exceed amount of \$135,000 to cover the title transfer and other miscellaneous items involved with purchasing a vehicle. The truck is a Knapheide KMS16 Mechanic Body Crane Vehicle with the capacity to lift up to 4,000 pounds which will be enough to handle any pump the needs to pull in the future. The truck chassis is a 2022 Ford F550 4X4 which continue with the Village's practice of keeping the fleet uniform.



May 17, 2022 Village Board Meeting

Authorization to Purchase a Knapheide Crane Truck from Runnion Equipment Company -2

The Village plans to declare the current crane truck surplus and sell the vehicle using GovDeals. Attached you will find the truck quote and specifications.

**Conclusion:**

Village Staff is requesting the Village Board of Trustees to authorize funds from account 20-20-5480 (Capital Equipment) in a not to exceed amount of \$135,000 to Runnion Equipment Company for the Purchase of a 2022 Knapheide Crane Truck for our Utilities Division.



# RUNNION EQUIPMENT COMPANY

6201 East Ave      Hodgkins, IL 60525      (708) 447-3169  
1-800-824-6704      FAX (708) 447-3730      www.runnionequipment.com

Gilberts Public Works  
73 Industrial Dr  
Gilberts, IL 60136  
Ph: 847-428-4167  
Attn: Aaron Grosskopf

May 12, 2022

Quote # JN593

UNIT# 4851N

Page 1 of 4

We are pleased to offer the following quotation for your consideration:

One (1) **Knapheide KMS16 Mechanic Body** equipped as follows:

- A-40 galvaneal body and doors
- 12-gauge treadplate floor, cargo walls, and compartment tops with return flange on each side
- Master-Lock system
- Six (6) recessed cargo tie-downs installed in cargo floor
- Two (2) rear mounted grab handles
- 12" high two-sided bolt-on slammable tailgate
- Heavy duty work surface crane bumper with integral outrigger tube, thru compartment, and vise plate.
- LED compartment lights
- Side compartments: 44" high side packs with automotive quality 3-pt T-handles
  - CS1V – 2 adjustable divider shelves with 4 dividers
  - CS2V – 2 adjustable divider shelves with 4 dividers
  - CSH – 1 adjustable shelf
  - CS3V – Fixed shelf
  - SS1V – 7 drawer unit with (5) 3", (1) 5", and (1) 7" high drawers
  - SS2V – 2 adjustable divider shelves with 4 dividers
  - SSH – 3 drawer unit with 3" high drawers
  - SS3V - 2 adjustable divider shelves with 4 dividers
- Boss 40 CFM reciprocating hydraulic air compressor with Reelcraft 50' x 1/2" hose reel and roller fairlead through the right rear compartment.
- FLR system and underbody air tank
- Four (4) auxiliary LED work lights
- Strobe system (2) LED amber strobe lights installed on front grill
- Backup alarm

Continued on next page

REC SALES SIGNATURE

DATE

PURCHASER SIGNATURE

DATE



# RUNNION EQUIPMENT COMPANY

6201 East Ave      Hodgkins, IL 60525      (708) 447-3169  
1-800-824-6704      FAX (708) 447-3730      www.runnionequipment.com

Gilberts Public Works  
73 Industrial Dr  
Gilberts, IL 60136  
Ph: 847-428-4167  
Attn: Aaron Grosskopf

May 12, 2022

Quote # JN593

UNIT# 4851N

Page 2 of 4

- Knapliner – spray on bed liner applied to cargo floor, sides, compartment tops, bulkhead, tailgate, rear bumper, & front-end panels
- Undercoated
- Prime painted with zinc phosphate precoat and seal

One (1) **Stellar 4421 telescopic crane** equipped as follows:

- 4,000 lb capacity
- 21' hydraulic reach
- Planetary winch 25'/min speed with 5/16" cable
- Double-acting cylinders with integral holding valves
- Snatch block
- Anti-two block device & hydraulic shutdown
- Wireless remote control with back up pendant control

MOUNTED ON:

One (1) **2022 Ford F550 4x4** equipped as follows:

- 19,500 GVWR
- 350HP - 7.3L 2V DEVCT NA PFI V8 gas engine
- Engine block heater
- TorqShift 10-speed automatic transmission
- Front axle – 7,500 GAWR, Extra heavy-duty front-end suspension
- Rear axle – 14,706 GAWR
- 225/70Rx19.5G BSW Traction
- 4-wheel anti-lock brake system
- Cruise control
- Power windows
- Power locks

Continued on next page

REC SALES SIGNATURE

DATE

PURCHASER SIGNATURE

DATE





# RUNNION EQUIPMENT COMPANY

6201 East Ave      Hodgkins, IL 60525      (708) 447-3169  
1-800-824-6704      FAX (708) 447-3730      www.runnionequipment.com

Gilberts Public Works  
73 Industrial Dr  
Gilberts, IL 60136  
Ph: 847-428-4167  
Attn: Aaron Grosskopf

May 12, 2022

Quote # JN593

UNIT# 4851N

Page 3 of 4

- Tilt and telescoping steering wheel
- AM/FM stereo radio
- Rear camera

Price:      \$132,900.00

All prices F.O.B. Hodgkins, IL and subject to all applicable tax.  
Quote valid for 30 days. Due to market volatility any future manufacturer surcharges will be added to price above. Unit subject to prior sale – 10% deposit at time of order.  
Balance due upon notification that unit is ready for delivery

Continued on next page

REC SALES SIGNATURE

DATE

PURCHASER SIGNATURE

DATE



# RUNNION EQUIPMENT COMPANY

6201 East Ave      Hodgkins, IL 60525      (708) 447-3169  
1-800-824-6704      FAX (708) 447-3730      www.runnionequipment.com

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73 Industrial Dr  
Gilberts, IL 60136  
Ph: 847-428-4167  
Attn: Aaron Grosskopf

May 12, 2022  
Quote # JN593  
UNIT# 4851N

Page 4 of 4

SALES ORDER – TERMS AND CONDITIONS OF SALE

This document contains the terms of sale. The entire contract between Seller and Buyer is contained in this Sales Order; no alleged oral promises or conditions not set forth herein shall be binding upon Seller or Buyer, and any prior negotiations between the parties are merged into the terms of this document.

Prices quoted are subject to change without notice in conformity with the Manufacturer's Price List effective at the time of delivery. Prices do not include taxes. Any tax, impost, levy, duty or other charge hereinafter imposed by any government or other authority on this sale will be added to the purchase price as herein noted or any later revision of the purchase price, and will be paid by Buyer unless Buyer provides Seller with a proper tax exemption certificate.

Upon acceptance of this order by Seller, if Buyer fails to perform the terms and conditions hereof, or refuses to accept delivery of the equipment accessories or other items ordered within ten (10) days after notification that same are ready for delivery, the Seller, at its option may retain as liquidated damages all money, trade-ins or other property delivered to Seller by Buyer as down payment hereunder. Buyer will pay any cost of collection for any amount owed to Sellers, including, without limitation, reasonable attorney's fees, court costs and interest in the amount of 1% per month (12% per annum), from the date the amount is due.

Payment is due Seller from the date when Seller is prepared to make delivery. All equipment and material is delivered FOB Seller's plant and title and liability for loss or damage passes to Buyer upon Seller's delivery of the goods to a carrier or shipment to Buyer and any loss or damage thereafter shall not relieve Buyer from any obligation hereunder. Risk of loss for goods shall pass to the Buyer once payment is received by Seller.

Buyer may terminate this contract in whole upon thirty (30) days advance written notice to Seller. In such event, Buyer shall be liable for termination charges. If goods ordered are a standard, manufactured catalog item, Buyer will pay a cancellation charge for each unit cancelled equal the greater of 20% of the purchase order item price or forfeiture of down payment/trade in. If goods are non-standard items built to the Buyer's custom order, Buyer will pay for all cost, direct and indirect incurred and committed for this contract, together with a reasonable allowance for prorated expenses and anticipated profits.

Buyer agrees to comply fully and with all laws and regulation concerning the purchase and sale of goods. In particular, Buyer agrees to comply with all applicable export administration regulations of the United States, including, but not limited to, the Export Administration Act, insofar as they apply to the sale of products.

Buyer shall indemnify and hold harmless Seller, its employees, officers and directors and the respective successors and assigns, from and against any and all liability, damages, claims, causes of actions, losses, costs and expenses (including attorney's fees) of any kind arising out of injuries to any person (including death) or damage to any property caused by or related to the goods or any negligent act or omission of Buyer, its employees and agents.

The validity, performance and construction of this Sales Order, shall be governed by the laws of the State of Illinois, of the United States of America.

Seller shall not be liable, and shall be free from any potential liability for delay in delivery or non-delivery or any failure in shipment caused in whole, or in part, by the occurrence of any contingency beyond control of either Seller or Seller's suppliers including, but not limited to act of war (whether an actual declaration thereof is made or not) act of any government or any agency or subdivision thereof, judicial action, sabotage, insurrection, terrorism, riot or other act of civil disobedience, act of public enemy, failure or delay in transportation, strikes, lockouts, shortage of labor or labor troubles of any kind, accidents, explosion, perils of the sea, fire, earthquake, flood, storm or any other act of God, restrictions or requisitions, shortage of labor, fuel, raw material or machinery or technical failure where Seller has exercised ordinary care in the prevention thereof, failure of manufacturers to deliver, bankruptcy or insolvency of manufacturers or suppliers, suspension of shipping facilities, act or default of any carrier or any other contingency of whatsoever nature beyond Seller's control affecting production, transportation to boarding point, loading, forwarding or unloading in such a situation at destination of the goods covered by this contract including disturbances existing at the time this contract was made. In such a situation, if shipments or delivery is not made during the period contracted for, Buyer shall accept delivery under this contract when shipment is made; provided, however, Buyer shall not be obligated to accept delivery if shipment is not made within a reasonable time after the cessation of the aforementioned impediments or causes. Seller may allocate delivery among Seller's customers.

This order shall not be binding upon Seller until accepted by Seller in writing hereon and when so accepted, the original order with original signatures as given Seller and in Seller's possession shall be conclusive and binding upon the parties hereto.

The Buyer hereby acknowledges receipt of a copy of this Sales Order and Terms and Conditions.

REC SALES SIGNATURE

DATE

PURCHASER SIGNATURE

DATE

Stellar® Service Cranes and TMAX™ Service Bodies

# 4421



TECHNICAL SPECIFICATION GUIDE



*Our People. Our Products.*

# STELLAR® 4421 TECHNICAL SPECIFICATION GUIDE

## SPECIFICATION INFORMATION

Crane Rating:	16,000 ft-lbs (2.23 ton-meters)
Standard Boom Length:	11' (3.35 m) from CL of Crane
Boom Extension:	
• 1st Stage:	Hydraulic 60" (152.4 cm)
• 2nd Stage:	Manual 60" (152.4 cm)
Max. Horizontal Reach:	21' 0" (6.40 m) from CL of Crane
Max. Vertical Lift: (from crane base)	22' 7" (6.89 m)
Boom Elevation:	-10° to +80°
Stowed Height: (crane only)	31.2" (79.2 cm)
Mounting Space Req:	18" x 15" (45.7 x 38.1 cm)
Approximate Crane Weight:	4421 (electric) 2H: 1,090 lbs (494 kg) 1H1M: 995 lbs (451 kg)
	4421 (hydraulic) 2H: 990 lbs (449 kg) 1H1M: 905 lbs (411 kg)
Controls:	Radio control standard for all functions (Stellar® CDT™ control system optional)
Winch	
• Rope Diameter:	5/16" (0.79 cm) 6X19 IWRC-DGXIP X 90' (27.73 m)
• Line Pull Speed:	25 ft/min (7.62 m)
• Max. Single Part Line:	2,000 lbs (905 kg)
• Max. Double Part Line:	4,000 lbs (1815 kg)
Rotation:	370° power (worm gear)
Lifting Capacities:	4,000 lbs @ 4' (1810 kg @ 1.22 m) 760 lbs @ 21' (345 kg @ 6.40 m)
Power Supply Required:	12-volt power unit 2.0 gpm @ 2600 psi (7.57 lpm @ 179 bars)
Min. Rec. Chassis (GVRW)	14,500*

NOTE: All Stellar cranes meet ANSI B30.5 and OSHA 1910.180 specifications. Specifications subject to change without notification.

\*Guideline for Stellar® TMAX™ package with curbside rear crane. Consult with Stellar for other installations.

## DEFINING CHARACTERISTICS

### Radio Control System

Every electric, on/off, or proportional 4421 comes standard with a radio remote control. Stellar is the market leader with standard radio remote controls.

### Stellar® CDT™ (Crane Dynamics Technology™)

Standard on 4421 proportional hydraulic crane, the Stellar CDT control system is revolutionary to the telescopic service crane market and EXCLUSIVE TO STELLAR. This system features capacity alert to the handheld crane remote and also features a Safe Mode to keep the crane and operator safe should a load indicating device fail to operate correctly.

### Internal Extension Cylinder

New to the 4421 crane is our new internal cylinder extensions system. Designed to the same standards of our larger cranes, you will find the looks and performance of our extension booms second to none.

### Full Hydraulic Extension

The 4421 crane offers an optional boom configuration of two hydraulic boom extensions. The 4421 crane come standard with a one hydraulic, one manual boom configuration.

### Market Leading Boom Articulation

The Stellar 4421 crane offers -10 degrees to +80 degrees. This gives the operator both easy reach to snatch block stowing and the best ability to load items into the load bed.

### Quick Release Snatch Block Stow

The Stellar quick release snatch block stow, is installed on the underside of the boom to easily stow your snatch block after use. Its unique design gently releases the snatch block for use when the boom is raised at close to 60 degrees to ensure a safe and orderly deployment.

### Planetary Winch

The planetary winch on every crane manufactured by Stellar was designed to match the capacity and hydraulic control system. It lifts the maximum crane load and offers the smoothest and fastest speeds in the market today to help keep your productivity at max levels.

### Strong Rotation System

Stellar uses a durable rotation system with a cast iron base and an internal mechanical stop to provide the most durable rotation system found in the industry.

### Counterbalance Valves

Each cylinder on the Stellar 4421 crane feature counterbalance valves to prevent unintended cylinder movement should a hose break.

### Greaseable Pivot Bushings

Each pivot pin location on the 4421 crane includes bushings and grease zerks to provide for years of use.

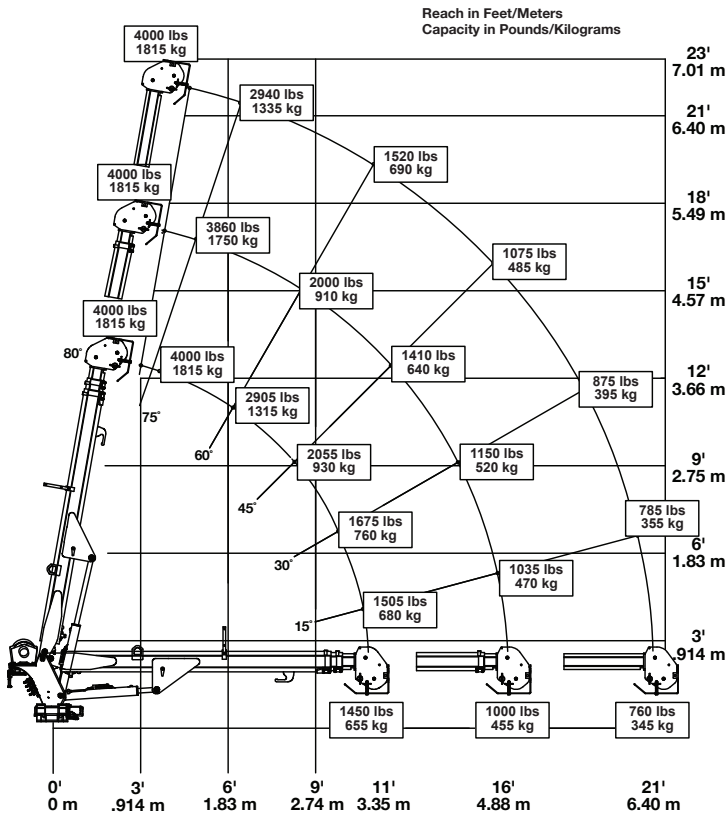
### Hexagonal Booms

Stellar Industries made the hexagonal boom design famous in the telescopic service crane market. This design provides for a stronger and better aligning boom than competitive square boom design.

### Bar Style Anti-Two Block

The 4421 crane is equipped with a low profile bar style anti-two block system that allows for easy access to the tightest lifting locations.

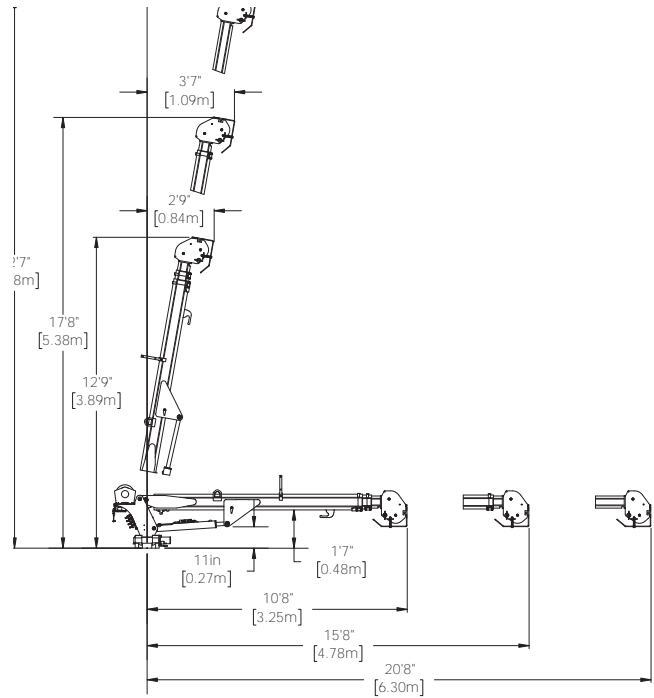
### 4421 CAPACITY CHART



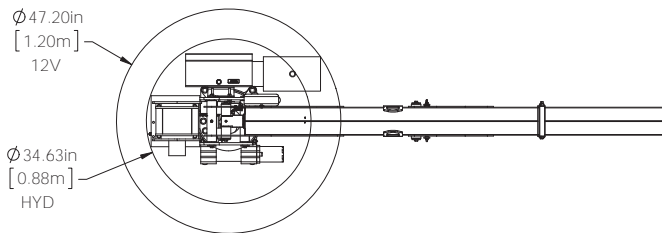
Weight of load handling devices are part of the load lifted and must be deducted from the capacity.

Maximum 1 - part line capacity is 1600 lbs. (725 kg). For greater loads, use 2 - part line.

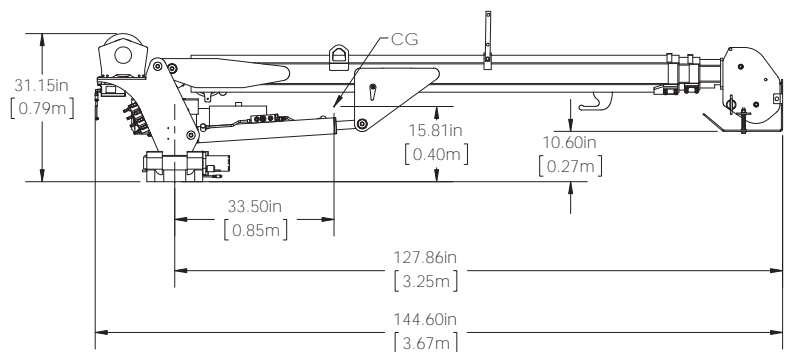
### GEOMETRIC DIMENSIONS



### ROTATIONAL CLEARANCE



### DIMENSIONS



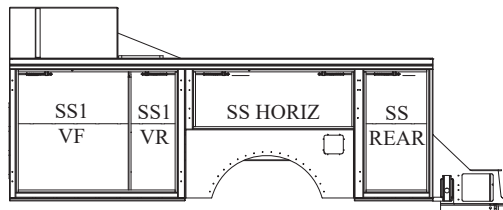
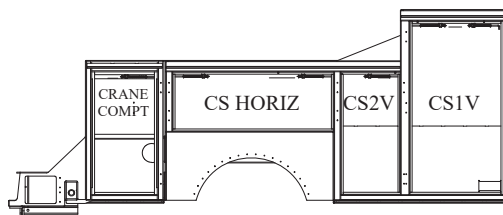
## NEW TMAX™ Service Bodies

### TMAX1™ Service Body

Applicable Chassis: 16,000 – 19,500 GVWR  
(19.5 tire size)

Compatible Crane Models: 3315  
4421  
5521  
7621  
7630

Cab to Axle: 84" (213.36 cm)  
Body Length Nominal: 133" (337.82 cm)  
Body Height: 44" (111.76 cm)  
Body Width: 94" (238.76 cm)  
Compartment Depth: 22" (55.88 cm)  
Floor Width: 50" (127 cm)  
Net Weight: 3220 lbs (1460.37 kg)



Your local distributor:



*Our People. Our Products.*

190 State Street  
P.O. Box 169  
Garner, IA 50438  
Telephone: (641) 923-3741 • (800) 321-3741  
Fax: (641) 923-2812  
Internet: [www.stellarindustries.com](http://www.stellarindustries.com)  
Email: [sales@stellarindustries.com](mailto:sales@stellarindustries.com)

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STL000058 4/2020

**VILLAGE OF GILBERTS**

**RESOLUTION 31-2022**

**A RESOLUTION AUTHORIZING APPROVAL OF THE PURCHASE OF A CRANE TRUCK FROM RUNNION EQUIPMENT COMPANY IN AN AMOUNT NOT TO EXCEED \$135,000**

**WHEREAS**, the Village of Gilberts (“Village”) has a Public Works Department, which maintains Village streets and other Village infrastructure, including lift stations and water treatment facilities; and

**WHEREAS**, the Village’s current crane truck is beyond its replacement cycle; and

**WHEREAS**, adequate funds were included in the FY2023 Budget for the purchase of new crane truck; and

**WHEREAS**, Public Works solicited multiple quotes the sole quote being Runnion Equipment Company.

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

**Section 1. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

**Section 2. Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute an agreement and other necessary documents with Runnion Equipment Company for the purchase of a crane truck in an amount not-to-exceed \$135,000.

**Section 3. Waiver of Competitive Bidding.** To the extent any competitive bidding requirements apply to the agreements with Runnion Equipment Company, such competitive bidding requirements are hereby waived pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1).

**Section 4. Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_ 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	_____	_____	_____	_____
Trustee David LeClercq Sr.	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

ATTEST: \_\_\_\_\_  
Courtney Baker, Village Clerk





## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** President Zambetti and Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
**Date:** May 17, 2022 Village Board Meeting  
**Re:** Item 6.A: Concept Presentation Regarding a Development Proposal by Redwood for the Northeast Corner of Galligan Road and Binnie Road.

---

### **Background & Discussion**

Representatives from Redwood have approached the Village with a proposal to construct a 245-unit townhome development that would consist of rental units. The parcel of land proposed to be developed is the northeast corner of Galligan Road and Binnie Road. As the Board may recall, this is the parcel of land was part of the original Neuman Homes development.

Representative of Redwood have met with staff to share concept proposals and expressed a desire for a concept presentation to the Village Board. Please note, at this time Redwood has not submitted a formal application.

As a reminder, this concept presentation is not a formal hearing or review of Redwood's proposal. This is a preliminary presentation to allow the developer to provide a general overview of their proposal to the Village Board, and to allow the Village Board to provide informal and advisory feedback to the developer. No final decision or binding determinations will be made at the concept presentation, as the approval of the developer's land use and zoning requests must first proceed through the formal public hearing process before the Village Board may take any action.

Representatives from Redwood will be present on Tuesday, April 19 to present their proposal to the Board.

### **Attachments:**

- A) Applicant's Concept Presentation

Gilberts  
Concept Meeting  
May 17<sup>th</sup> 2022

Redwood  
Living

Single-Story Townhome Neighborhoods,  
for Rent

7007 East Pleasant Valley Road, Independence Ohio

# ABOUT US

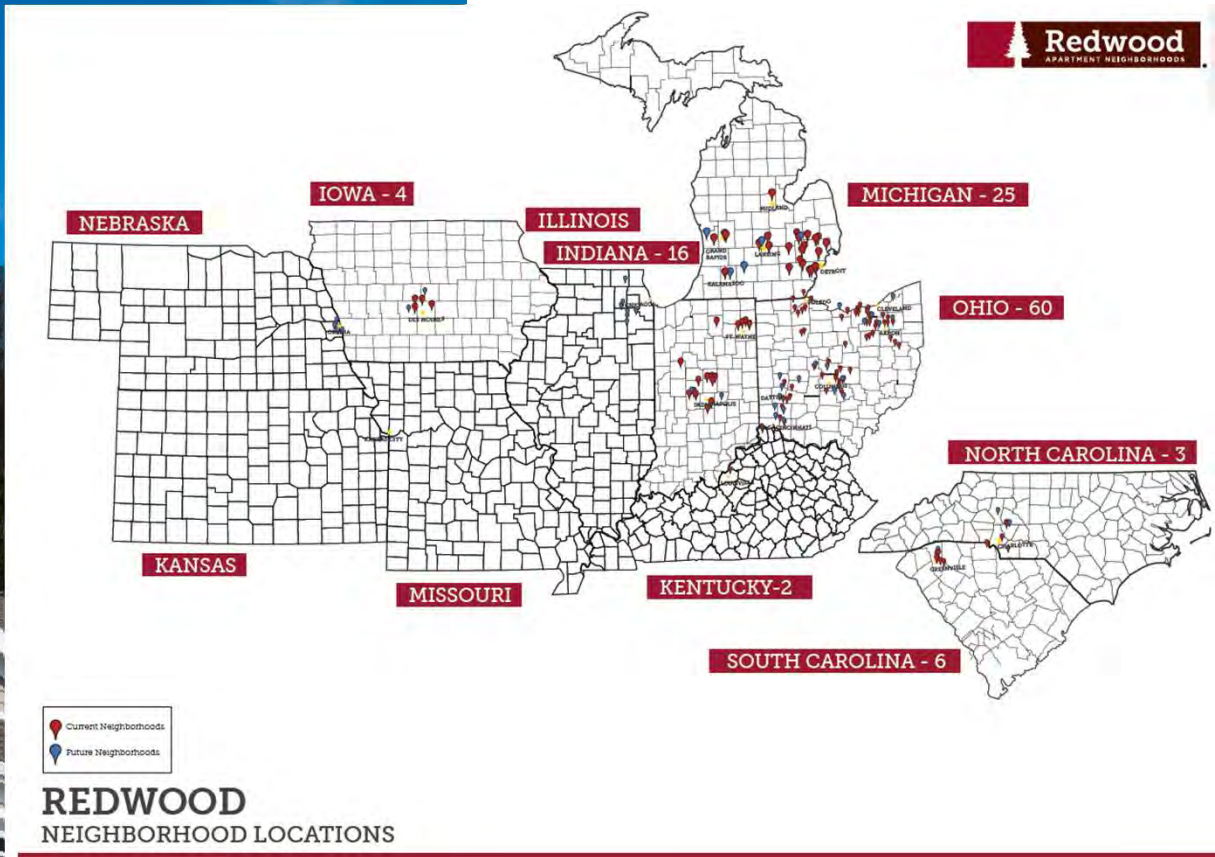
Redwood was founded in 1991 by Steve Kimmelman with following simple goals:

- Build apartment neighborhoods where residents could experience the **UNIQUELY STRESSLESS** comforts of home life without taxes, insurance, HOA fees, mortgage, nor upkeep and maintenance.
- Produce high-quality, **REMARKABLE**, single-story **HOMES**, with attached garages and more square feet per home.
- **CONTROL THE DEVELOPMENT AND LONG-TERM MANAGEMENT** – to date we manage over 100 neighborhoods and 13,000 rental homes and have **NEVER SOLD** a single one we have built.

## Our Core Values:

1. Do One Thing Really Well
2. Be Entrepreneurial
3. Serve Those You Lead
4. Deliver More Than Expected
5. Communicate Openly & Honestly
6. Instill Family & Team Spirit
7. Demonstrate Integrity & Authenticity
8. Be Nice & Have Fun

# MARKET PRESENCE



# 400+ EMPLOYEES AND COUNTING

*ACQUISITIONS &  
DEVELOPMENT  
COMBINED YEARS OF  
EXPERIENCE:*

*Acquisition – 232 years  
Construction – 500 years  
Development – 80 years*

*FINANCE AND  
OPERATIONS  
COMBINED YEARS OF  
EXPERIENCE:*

*Finance – 186 years  
Operations – 180 years*



RELIABLE  
RENTERS &  
GREAT  
NEIGHBORS

The consistent application of rigorous background screening on EVERY LEASHOLDER AND OCCUPANT OVER 18 is one tool we use to ensure our neighborhoods are home to reliable renters who make great neighbors.

### Screening Includes

- Rental History
- Credit
- Civil Judgment
- Criminal Background (Felony Assault Conviction & DUI/OVI)

*Redwood's application screening criteria is more robust and allows us more control than most HOA's and single-family subdivisions, which maintains peace, quiet, and comfort to our residents.*



# Rent Mortgage Comparison

Home Value	3 Mile Radius	Monthly				Total PITI **
		Taxes @ 2% of Value	Insurance	P&I @ 20% Down 30YR 5.25%*		
\$1,000,000	68	\$1,667	\$250	\$5,522	\$7,439	
\$750,000	18	\$1,250	\$188	\$4,142	\$5,579	
\$500,000	118	\$833	\$125	\$2,761	\$3,719	
\$400,000	789	\$667	\$100	\$2,209	\$2,975	
<b>Redwood (Starting Rents)</b>	<b>245</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$2,400</b>	
\$300,000	2,153	\$500	\$75	\$1,657	\$2,232	
\$200,000	3,003	\$333	\$50	\$1,104	\$1,488	
\$150,000	981	\$250	\$38	\$828	\$1,116	
<\$149,999	444	\$167	\$25	\$552	\$744	

2,942 homes within the 3-mile area of the subject represent the minimum number of potential Redwood target residents (just below and above Starting Rents)

\* Rate as of April 14, 2022

\*\* Home PITI (Principal Interest Taxes & Insurance) excludes monthly expenses for maintenance and upkeep

# Kane County

## HUD LIMITS

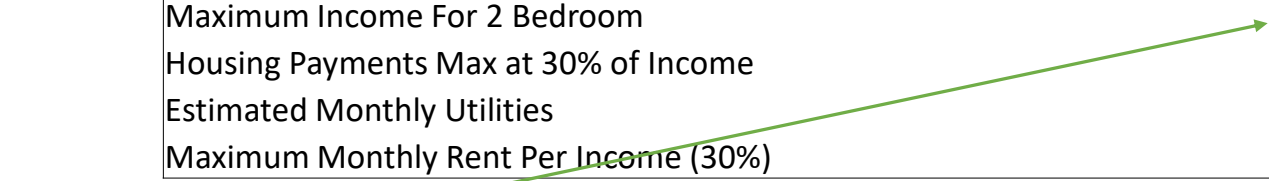
2021 HUD Income Limits Kane County	
Persons	Max
1	\$32,650
2	\$37,300
3	\$41,950
4	\$46,600
5	\$50,350
6	\$54,100
7	\$57,800
8	\$49,200

HUD 2020 Max Zip 60118	
Rents	\$1,430

HUD Housing Choice Vouchers Worksheet (F.K.A Section 8 Vouchers)	
Maximum Income For 2 Bedroom	\$50,350
Housing Payments Max at 30% of Income	\$1,259
Estimated Monthly Utilities	(\$200)
Maximum Monthly Rent Per Income (30%)	\$1,059

Max rents based on Kane County income limits for allowable persons in a Redwood Home as well as max rents based on rent limits for a 2 bedroom in the 60118 zip code area are both below the projected rents for the smallest Redwood home.

<b>Projected Redwood Rent of 1,290 SQ FT Home</b>	<b>\$2,400</b>
---------------------------------------------------	----------------





## Who Lives in a Redwood Neighborhood?

- Empty Nesters
- Young Professionals
- Residents who want a **single-story** design
- Those who desire a neighborhood feel, with built-in **peace and quiet**
- Those who **no longer want to worry about home maintenance, landscaping, and snow removal**
- Our design, features and **high level of customer service** generate long-term residents



# About Redwood Neighbors

*We use the data from our 13,000 units to select sites that insure the highest degree of repeatable success.*

**50.6 Years = Average Age of a Redwood Resident**

**70% of Redwood Residents Are Empty Nesters**

**Most Relocate From 3-Mile Radius of the Neighborhood (they are already your Neighbors)**

**1.65 = Average Number of Residents per Home**

**1.5 = Average # Cars per Home**

**7 School-Age Children per 100 Homes**

**Rents = Mortgage Payment on a \$250k - \$350k Home**

**Nearly 3.5% of the original residents in 10 year or older neighborhoods still call Redwood HOME**

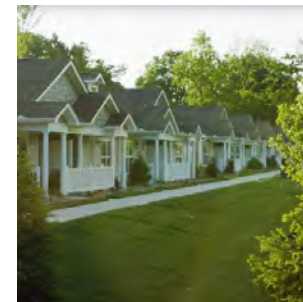
**Standard Lease Term = 1 year**





## EXTERIORS OUR RESIDENTS DESERVE

- Zero Grade Private Entrances
- 2-Car Attached, Private Entrance Garage
- Personal Patios
- Concrete Drives
- Stone and Shake Siding Accents
- Extensive Landscaping
- Construction and Management ADA- and GSE- Compliant
- Long-term Asset Management





- Open Concept Floor Plans
- Vaulted Ceilings
- Plank Flooring
- Granite Countertops
- High End Appliances
- Generous Closet & Pantry
- Full-Size Washer & Dryer Hookups
- Bonus Room/Den
- Energy Star Construction Standards

## INTERIORS OUR RESIDENTS DESERVE





Forestwood  
1,294 SQFT



Haydenwood  
1,343 SQFT



Capewood  
1,620 SQFT



//

*I never knew how important it could be to have your own private entrance and garage! With my wife being a post heart transplant recipient, with no immunity during these trying times, it made a world of difference in keeping her safe! Thanks goes to Redwood for our new home.*

*- Bryan L.  
Redwood Medina*

//



# Maintenance

## Snow Removal

- All road & walking surfaces = 2"
- Salting after snow removal

## Mowing

- Maintain height of 3" – 4",
- String trim
- Power edge

## Landscaping

- Forever Tree
- Weeding, mulch bed maintenance, plant trimming, and tree pruning

# Long Term Maintenance: Redwood Olmsted Township

- Built in 2006,
- 2017: Northern Ohio Apartment Association Key Awards (Gold Award for Overall Community Appeal, a Top 10 award for Overall Community Appeal, a 100% award for Overall Community Appeal)



# Site Map

## 04/21/22

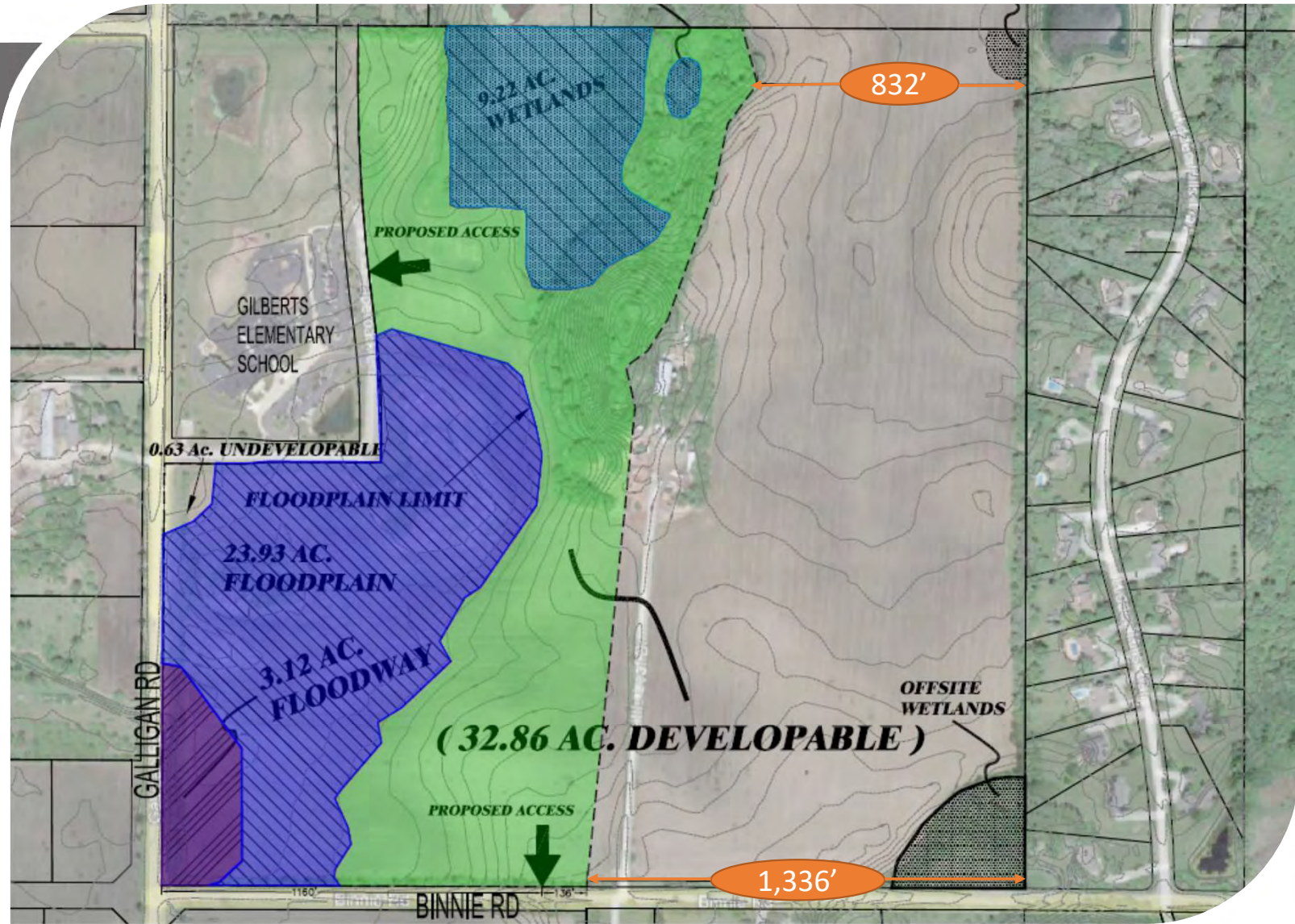
### BASESHEET FOR REDWOOD OF GILBERTS



SITE AREAS SUMMARY	
TOTAL SITE AREA	- 70.11 Ac.
ONSITE WETLANDS	- 9.57 Ac.
ONSITE FLOODPLAIN	- 23.93 Ac.
ONSITE FLOODWAY	- 3.12 Ac.
DEVELOPABLE AREA	- 32.86 Ac.


**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: info@cemcon.com Website: www.cemcon.com

DESC NO: FILE NAME: GILBERTS  
 DRAWN BY: DJF FLD. BK. / PG. NO.:  
 COMPLETION DATE: 2022-04-21 JOB NO.: 848.899  
 XREF: PROJECT MANAGER: KTS





# Site Plan 04/21/22

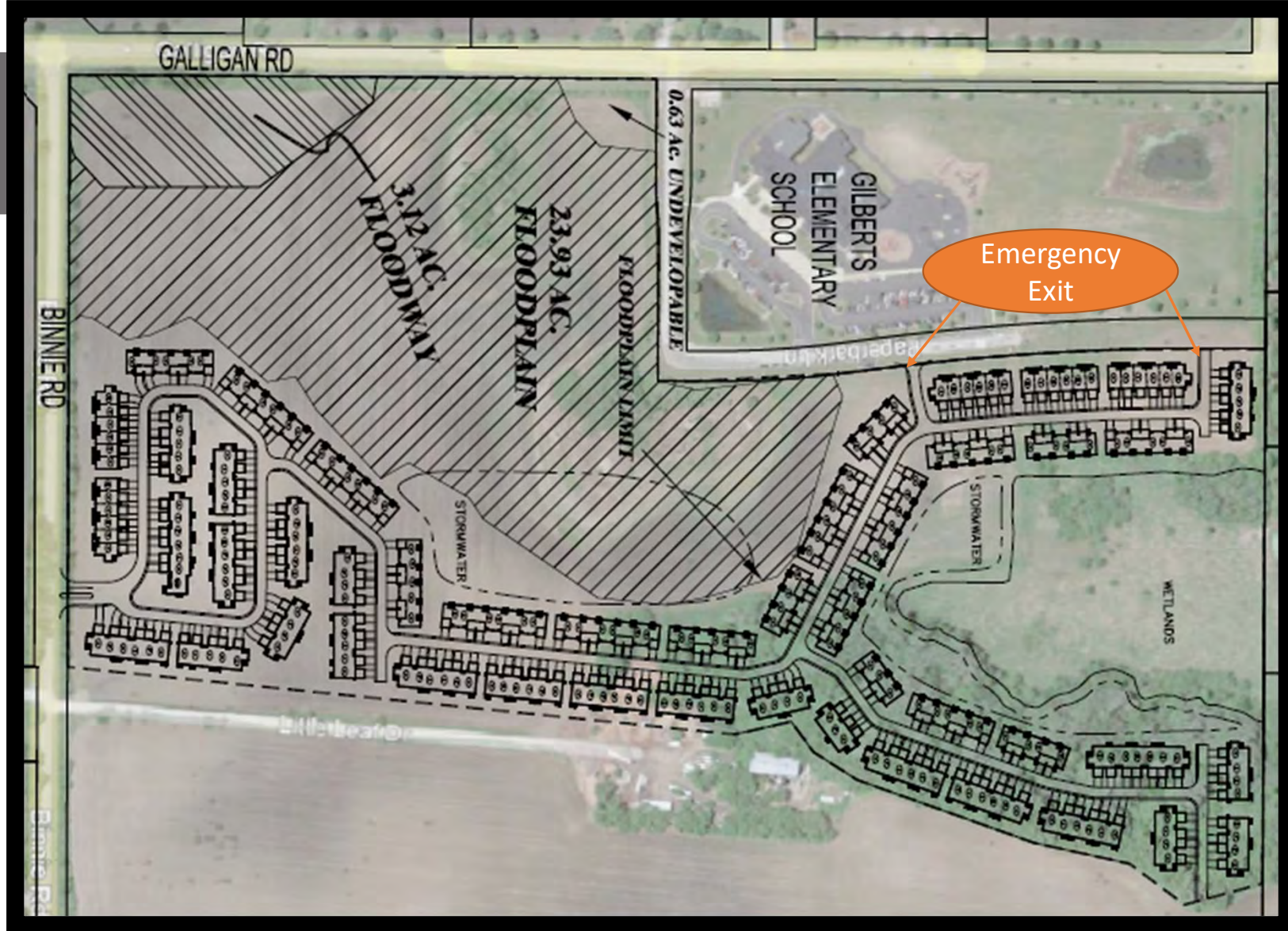
SCALE: 1 INCH = 100 FEET



## SITE DATA:

1. TOTAL AREA: 70.11 ± AC.
2. UNITS: 245 TOTAL UNITS
3. UNIT BREAKDOWN:
 

78 - FORESTWOOD UNITS	(31.84%)
19 - MEADWOOD UNITS	(7.78%)
28 - CAPEWOOD UNITS	(11.43%)
90 - WILLOWOOD UNITS	(36.73%)
30 - HAYDENWOOD UNITS	(12.24%)
4. DENSITY: 3.49 DU/AC.











*Forestwood 187.5 SF \* Meadowood/Capewood 204.4 SF \* Breezewood 150.9 SF \* B'wood w/ Sunroom 214.3 SF \* Willowood 190.3 SF*



Redwood  
APARTMENT NEIGHBORHOOD

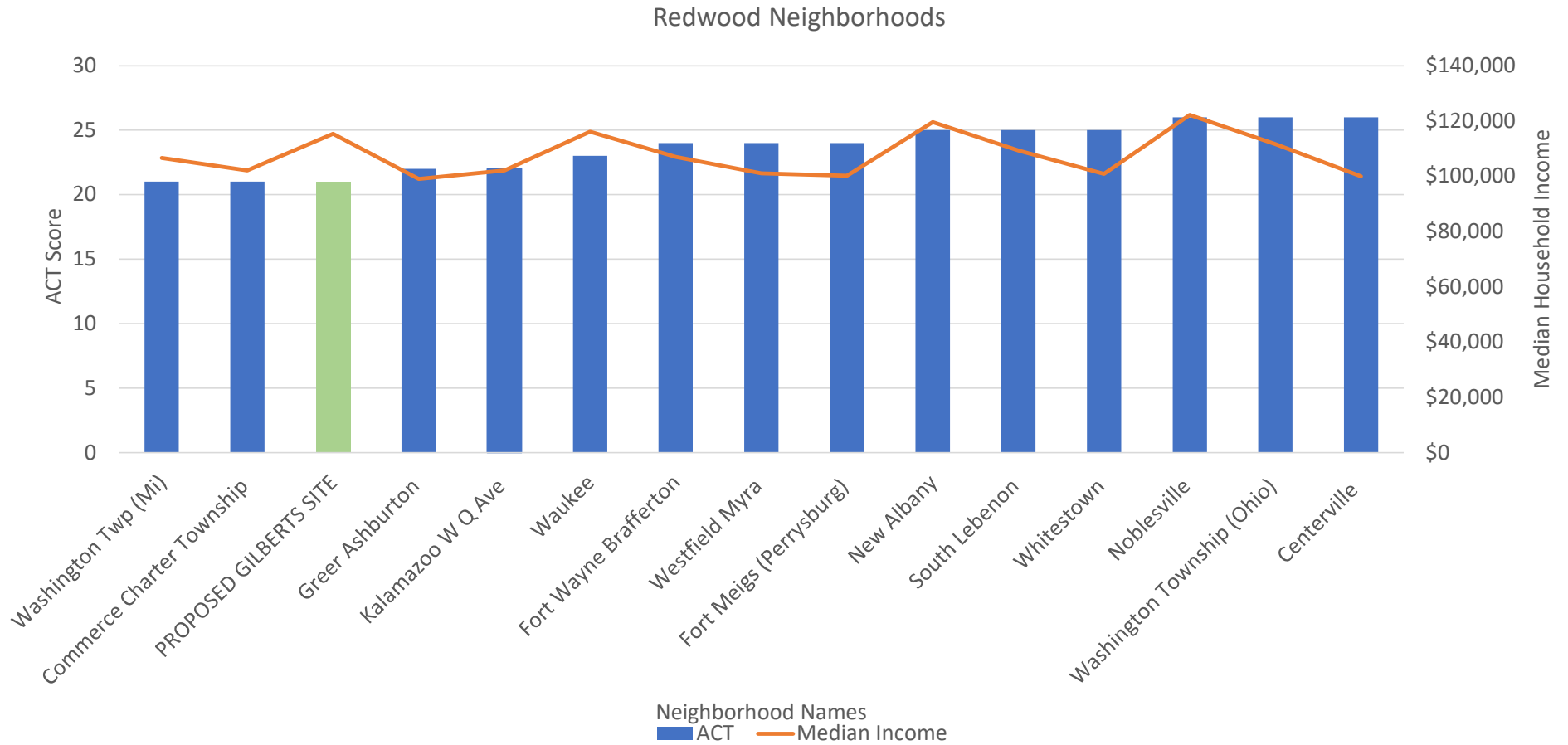


# Redwood *Sample Comparison Data*

Neighborhood	City	State	Median Income	ACT	Median Home Value 3 Mile	Population 3 miles	College Degree	Median Age	Occupation		
									Management, Business, Financial	Operations, Service, Sales, Office	Other
Washington Twp (Mi)	Washington Township	MI	\$106,574	21	\$311,679	41,913	37%	39.5	45.5%	29.1%	25.4%
Commerce Charter Township	Commerce Township	MI	\$102,053	21	\$282,545	50,115	46%	40.7	47.7%	29.1%	23.2%
Proposed Gilberts	Gilberts	IL	\$115,352	21	\$283,439	27,116	46%	36.5	22%	36%	42%
Greer Ashburton	Greer	SC	\$99,013	22	\$316,516	46,535	54%	39.6	55%	29%	16%
Kalamazoo W Q Ave	Kalamazoo	MI	\$102,071	22	\$287,002	21,601	58%	37.4	57.6%	29.1%	13.3%
Waukee	Waukee	IA	\$116,100	23	\$321,258	49,598	60%	33.7	66.1%	29.1%	4.8%
Fort Wayne Brafferton	Fort Wayne	IN	\$106,957	24	\$290,064	16,628	53%	37	54.9%	29.1%	16.0%
Westfield Myra	Westfield	IN	\$101,031	24	\$274,543	34,159	52%	36	55.1%	29.1%	15.8%
Fort Meigs (Perrysburg)	Perrysburg	OH	\$100,107	24	\$247,288	25,756	51%	36.9	51.6%	29.1%	19.3%
New Albany	New Albany	OH	\$119,582	25	\$302,550	30,794	61%	36.5	59%	29%	12%
South Lebanon	South Lebanon	OH	\$109,265	25	\$261,127	25,426	52%	38	61%	29%	9%
Whitestown	Whitestown	IN	\$100,792	25	\$275,476	16,125	59%	33.9	62.0%	29.1%	8.9%
Noblesville	Noblesville	IN	\$122,173	26	\$355,748	59,128	67%	39	63%	29%	8%
Washington Township (Ohio)	Washington Township	OH	\$111,599	26	\$261,865	47,514	58%	39.6	59%	29%	12%
Centerville	Centerville	OH	\$99,962	26	\$240,091	57,288	55%	38.4	55.4%	29.1%	15.5%

*The average number of students in the Redwood portfolio is 7 school aged children per 100 homes.*

# Redwood *Sample Comparison Graph*





# Redwood *Sustainability Overview*

## **Concrete Private Drives**

Redwood's parking (driveways) and drive aisles (private streets) significantly reduce ongoing maintenance— there's no need for the annual application of toxic asphalt sealers or patching. Plus, minimal potholes reduce unwanted resident auto maintenance.

## **Dimensional 3-Tab Shingles**

Redwood's roofing systems are designed and built to outlast the industry average, reducing landfill waste, among other related sustainability benefits.

## **Fully Insulated Exterior Walls**

Redwood's exterior wall systems often exceed local building code, enhancing energy efficiency. The 2x6 exterior walls are fully insulated with R-21 batt insulation in all cold-climate regions.

## **Insulated Ceilings**

Redwood's ceiling systems include blown-in R-49 ceiling insulation in cold climate regions, with R-38 Batts at the eaves of vaulted ceilings. This system often exceeds local building code, enhancing energy efficiency.

## **0.42 mm Vinyl Siding**

Redwood utilizes long-lasting exterior vinyl siding as one of the major exterior sheathing components to reduce the premature expiration and replacement of the product.

## **Concrete Floors**

Redwood's concrete flooring system utilizes overall lower amounts of non-renewable materials – there's no need for subflooring with multiple layers of underlayment.

## **Pre-Manufactured Engineered Trusses**

Redwood utilizes building fabrication techniques to promote less waste product, reducing the necessary landfill space.

## **95% High-Efficiency HVAC Units**

Redwood seeks to achieve a lower-than-average residential building carbon footprint with its use of high-efficiency HVAC units.

## **LED Lighting Throughout Each Home**

Redwood chooses to include LED lighting fixtures in its homes. These fixtures do not create harmful chemicals, give off low amounts of heat, and they provide low energy consumption. This can also help residents save 30- 80% on energy bills.

## **Blower Door Test on Every Unit**

Redwood achieves impressive HERS (Home Energy Rating System) ratings, average 60.

## **Energy Efficient Windows, Appliances, and Plumbing**

Redwood homes use energy star rated windows, appliances, and low flow plumbing fixtures. These sustainable components and appliances are also purchased in bulk, reducing the shipping congestion.

## **Water Retention/Detention BMP (Best Management Practice)**

When water detention is required, Redwood creates systems that enhance habitat and water quality.

## **Quality of Life**

Redwood's apartment neighborhoods can be classified as medium-density communities. In contrast to high-density communities, Redwood Neighborhoods' open green spaces establish a connection to nature, and they support operational and maintenance best practices (water consumption, energy, and toxic cleaners). In addition, the average unit size enhances IEQ (Indoor Environmental Quality).

# Redwood Traffic Analysis

## CESO 2010 Trip Generation Results

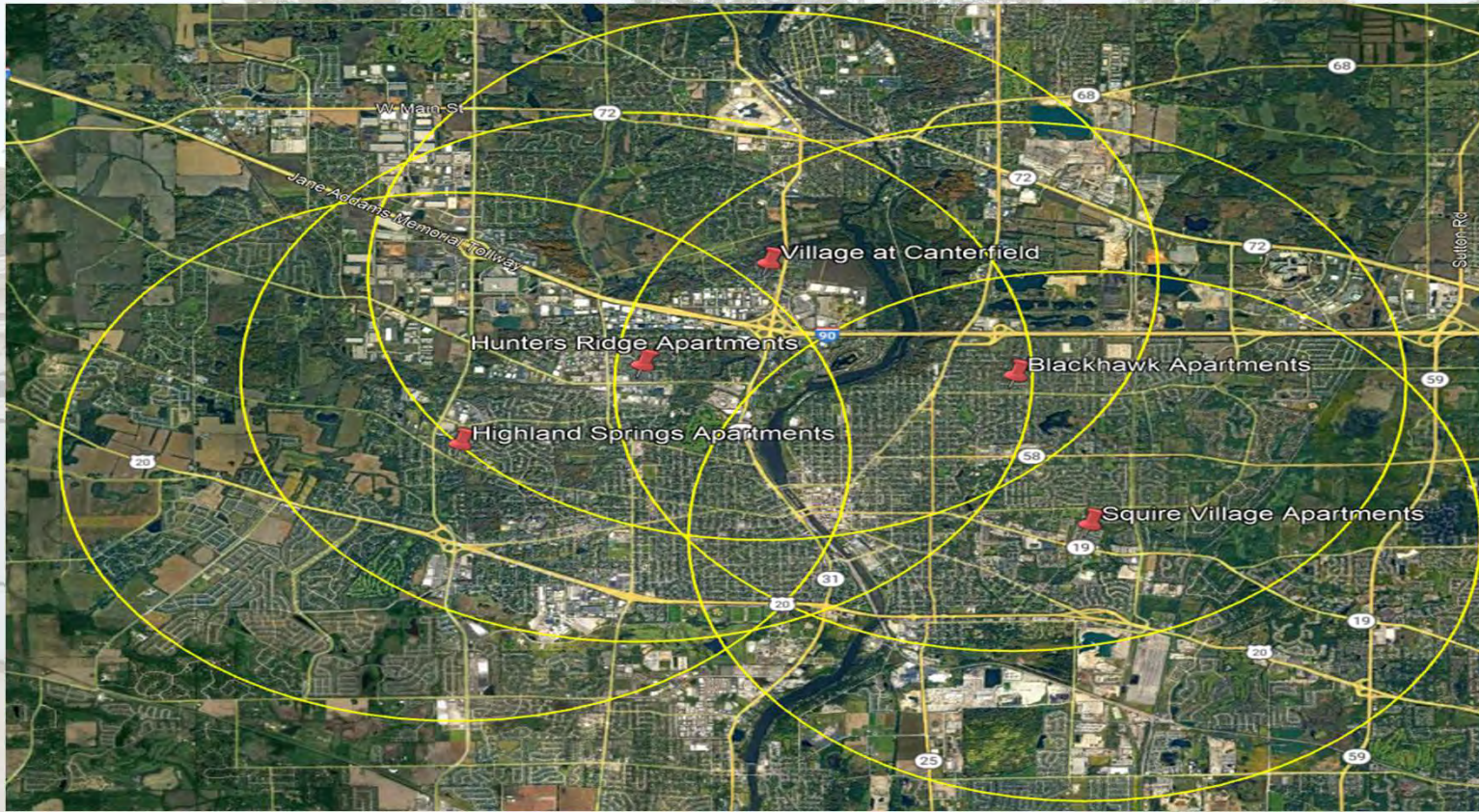
Location	Size	Unit	Total Generated Trips							
			Weekly AM Peak Hour <u>Trips</u>				Weekly PM Peak Hour <u>Trips</u>			
			Tot	In	Out	Rate	Tot	In	Out	Rate
Findley, OH	84	Dwelling	39	6	33	0.46	44	31	13	0.52
			100%	15%	85%		100%	70%	30%	
Akron, OH	95	Dwelling	23	4	19	0.24	32	22	10	0.34
			100%	17%	83%		100%	69%	31%	
Wooster, OH	158	Dwelling	54	11	43	0.34	75	50	25	0.47
			100%	20%	80%		100%	67%	33%	

# Redwood Traffic Analysis

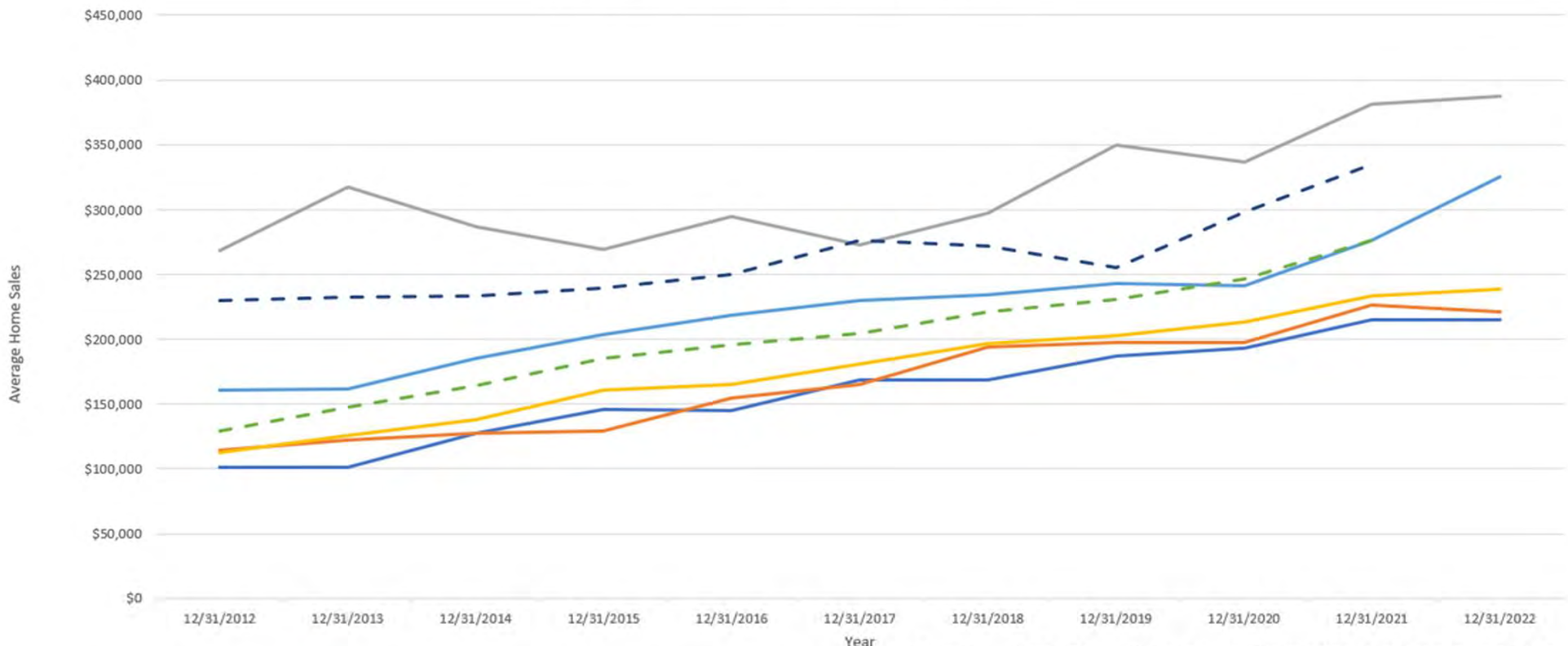
CESO 2019 Trip Generation Results											
				Total Generated Trips							
				Weekly AM Peak Hour Trips				Weekly PM Peak Hour Trips			
Location	Size	Unit	Tot	In	Out	Rate	Tot	In	Out	Rate	
Brownstown Township, MI	115	Dwelling	41	9	32	0.36	54	34	20	0.47	
			100%	22%	78%		100%	63%	37%		
Canton, MI	93	Dwelling	26	4	22	0.28	39	29	10	0.42	
			100%	15%	85%		100%	74%	26%		
Shelby Charter Township, MI	140	Dwelling	46	8	38	0.33	56	35	21	0.40	
			100%	17%	83%		100%	63%	37%		



# Elgin & W Dundee Area Multifamily



10 Year Average Home Sales Within a Mile of Rental

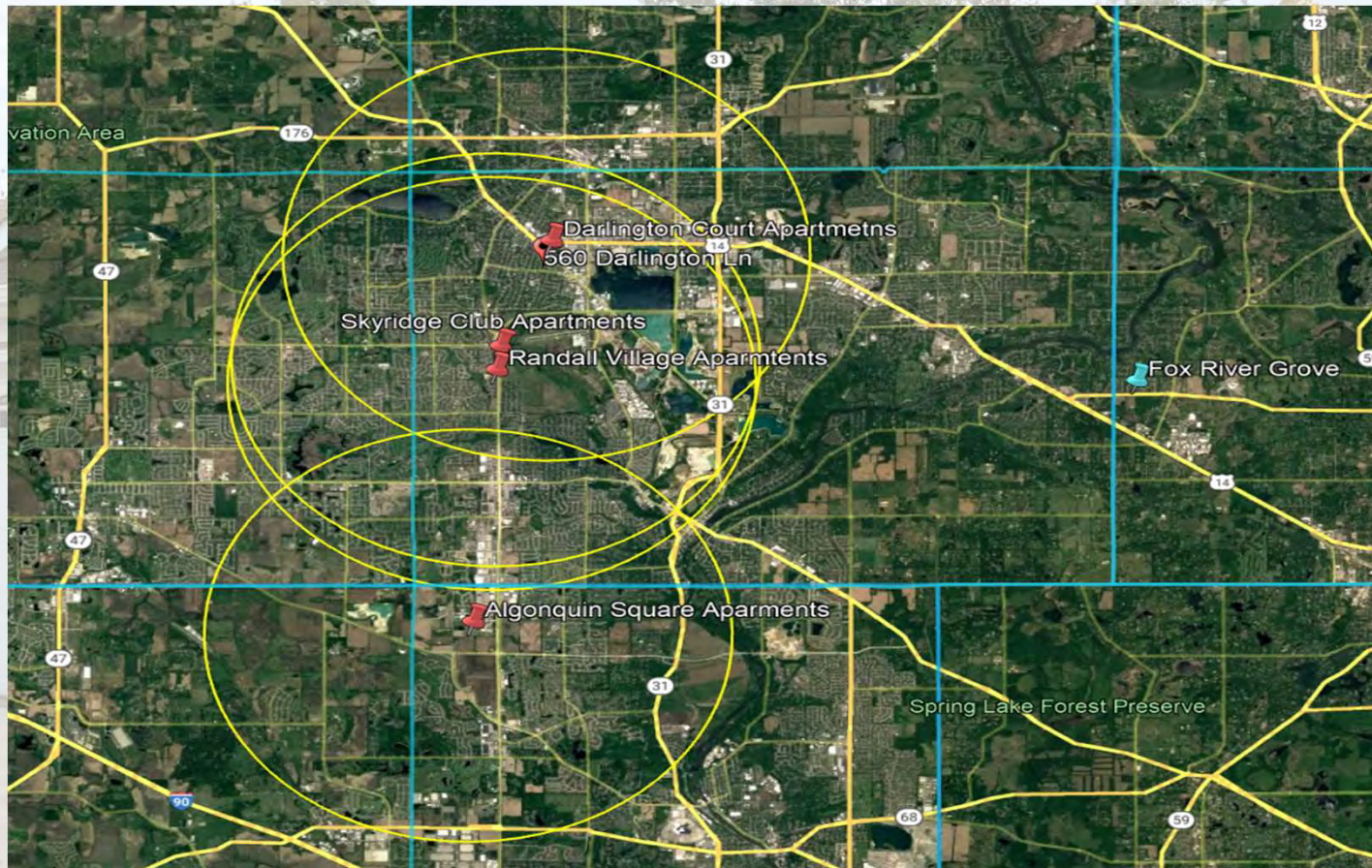


- Squire Village
- Hunters Ridge
- Village at Canterfield
- Blackhawk Apartments
- Highland Springs
- - - Elgin Average Sale Trend
- - - West Dundee Average Sale Trend

Source: April 2022 MRED Data, Berkshire Hathaway

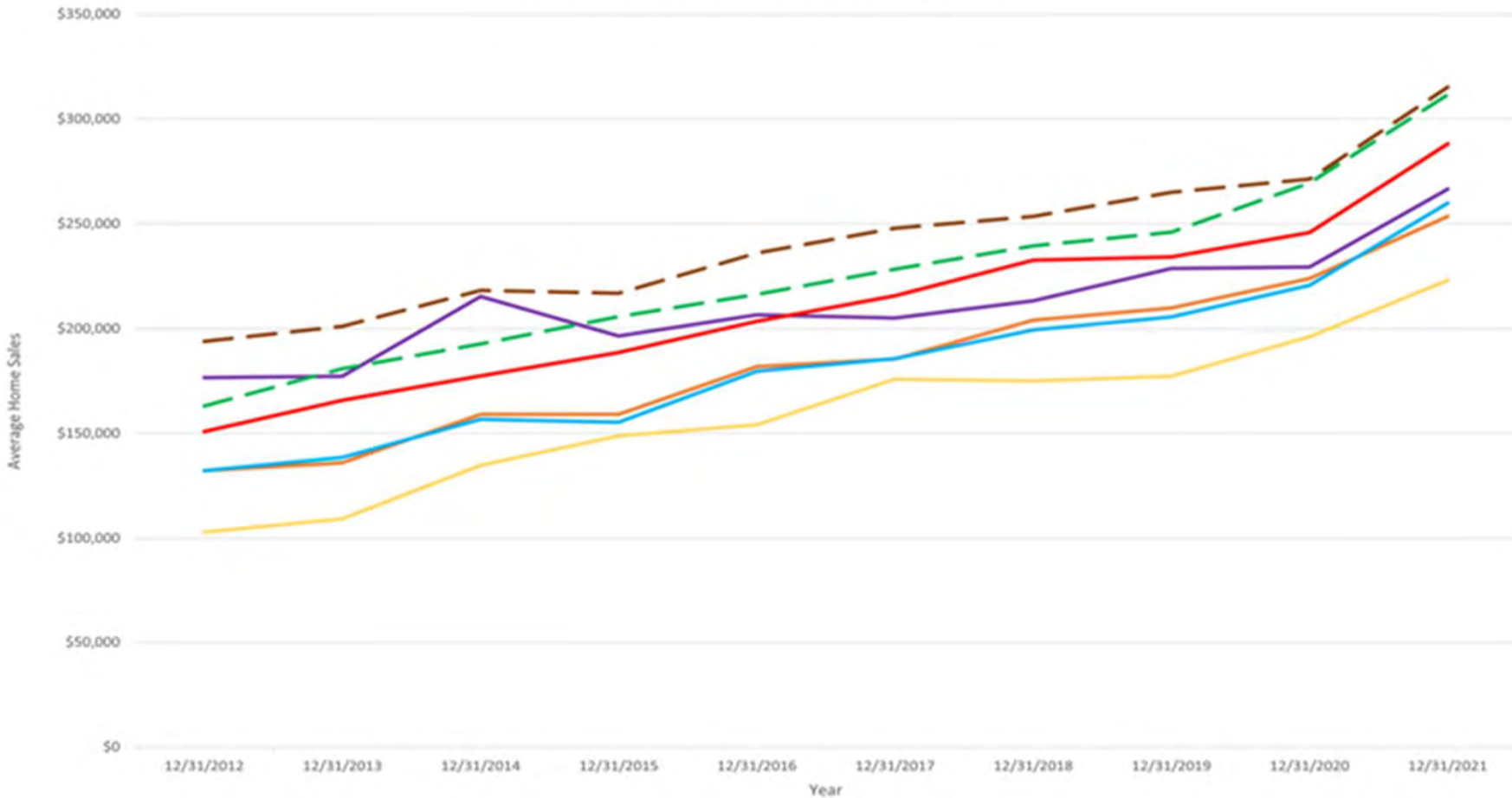
	Squire Village	Hunters Ridge	Village at Canterfield	Blackhawk Apartments	Highland Springs	Elgin Average Sale Trend	West Dundee Average Sale Trend
<b>Year Built</b>	1973	1975	2001	1961	1995		
<b>Number of Units</b>	181	408	352	371	76		
<b>Volume</b>	1,651	1,236	208	2,190	1,202		
<b>10 Yr Growth</b>	113%	93%	44%	112%	102%	113%	45%

# Crystal Lake & Algonquin Area Multifamily



# Crystal Lake & Algonquin Area Multifamily

10 Year Average Home Sales Within a Mile of Rental



	Algonquin Square	Skyridge Club Apartments	Crystal Lake Apartments	Randall Village	Darlington Court
<b>Volume</b>	709	1,984	1,228	2,080	1,549
<b>10 Yr Growth</b>	51.00%	92.00%	91.00%	96.00%	117.00%

Source: January 2022 MRED Data, Berkshire Hathaway

Westfield, IN  
3 Mile Demographics (as of 08/21)  
Median Income: \$84,065  
Population: 23,180

**Shelton Cove Subdivision**  
103 Homes  
Year Built: 2014  
Average SqFt: 2,541

**Call Volume: 1/7/21 – 7/1/21**  
Animal Complaint/ Attack: 2  
Noise Complaint: 2  
Neighbor Dispute: 1

**Redwood Westfield Hamilton Way**  
131 Units  
Year Built: 2016  
Average SqFt: 1,329

**Call Volume: 1/7/21 – 7/1/21**  
Trespassing: 1





Redwood Canton, MI  
93 Units  
Year Built: 2015  
Average SqFt: 1,294

Call Volume: 1/1/21 – 6/29/21  
Assault: 1

Wood Creek Subdivision  
35 Homes  
Year Built: 1998  
Average SqFt: 2,730

Call Volume: 1/1/21 – 6/29/21  
Assault: 2

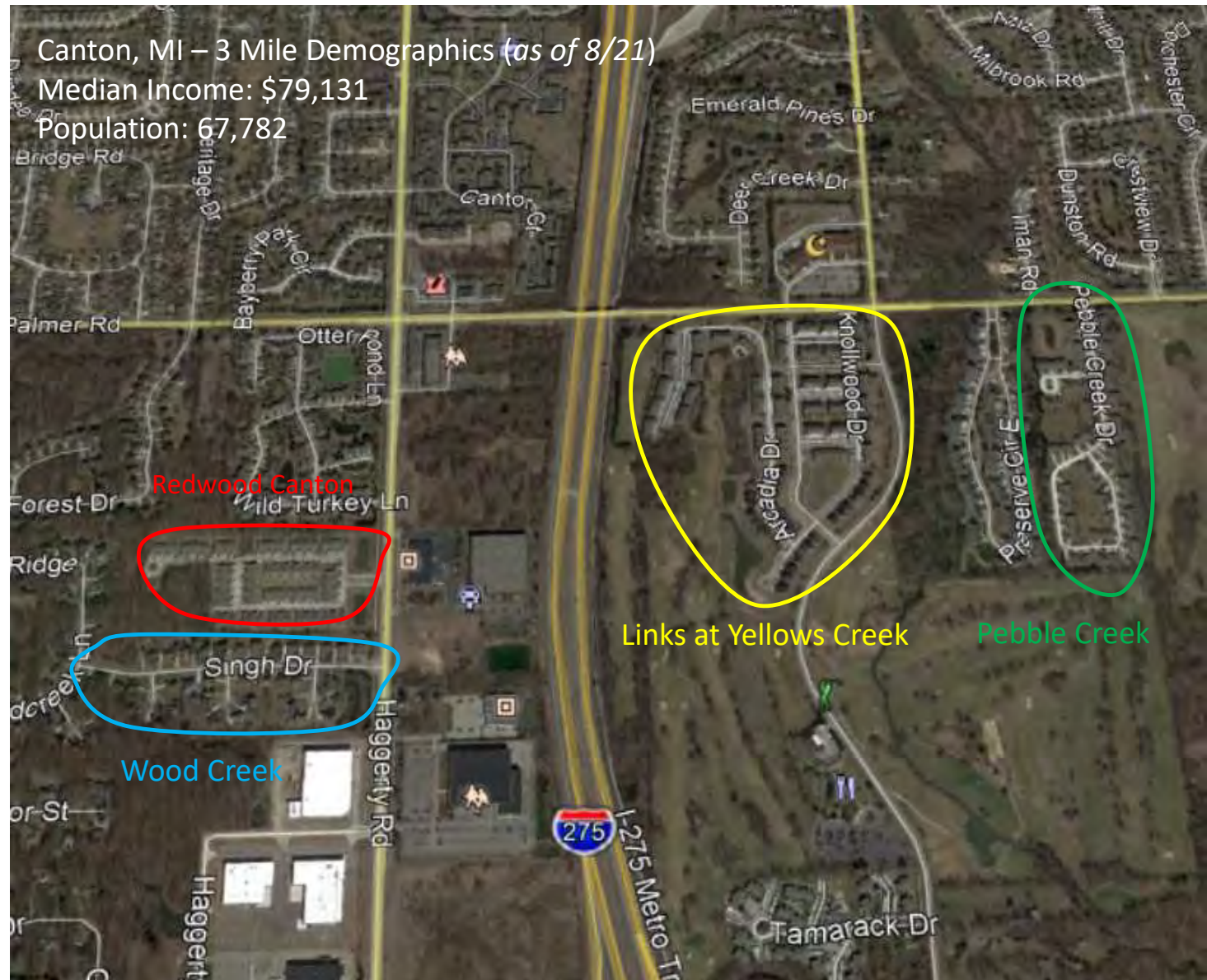
Links at Yellows Creek Condominiums  
204 Units  
Year Built: 2002  
Average SqFt: 1,542

Call Volume: 1/1/21 – 6/29/21  
Assault: 4  
Burglary: 1

Pebble Creek Condominiums  
86 Units  
Year Built: 1997  
Average SqFt: 1,454

Call Volume: 1/1/21 – 6/29/21  
Theft/ Larceny: 6

Canton, MI – 3 Mile Demographics (as of 8/21)  
Median Income: \$79,131  
Population: 67,782



Altoona, IA  
3 Mile Demographics (as of 8/21)  
Median Income: \$75,92  
Population: 20,342

Redwood Altoona  
177 Units  
Year Built: 2016

Call Volume: 1/7/2021 – 7/1/2021  
0 Calls

Single Family Residential Area  
339 Homes  
Years Built: 1990- 2008

Call Volume 1/7/2021 – 7/1/2021  
Assault: 6  
Motor Vehicle Theft: 2  
Theft/ Larceny: 2  
Vandalism: 2



Union Township, OH  
3 Mile Demographics (as of 8/21)  
Median Income: \$66,532  
Population: 43,522

Shayler Park Subdivision  
149 Households  
Average Sqft: 2,159  
Years Built: 2001 - 2011

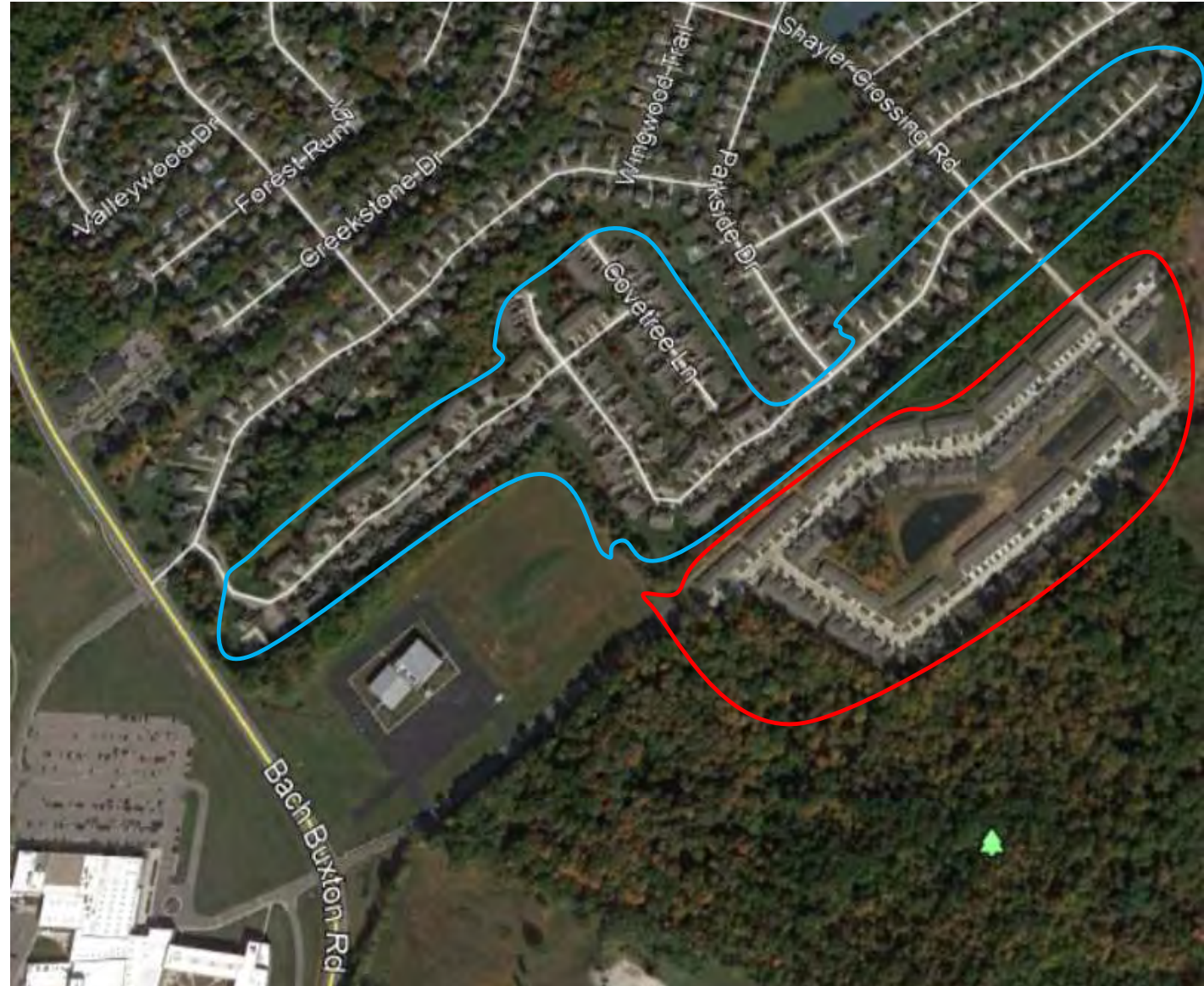
Call Volume: 6/1/2020 – 6/3/2021

Animal Complaints: 1  
Trespasser: 1  
Theft Related Offenses: 5  
Disturbance: 1  
Warrant Service: 2

Redwood Union Township  
179 Units  
Average Sqft: 1,334  
Years Built : 2016-2021

Call Volume: 6/1/2020 – 6/3/2021

Disturbance: 1  
Neighbor Dispute: 2  
Domestic Dispute: 1  
Theft Related Offenses: 4





[byRedwood.com](http://byRedwood.com)

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