



## City Council Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	July 10, 2023
<b>Submitter:</b>	Lisa Banovetz, Director of Finance / Glen Conklin, Treasurer
<b>Department:</b>	Treasurer's Office
<b>Agenda Item:</b>	City Center Spend Update

**Summary:** The purpose of this agenda item is to provide an update to City Council on the funds spent for City Center.

Shortly after I began serving the City as its Director of Finance in August 2021, I requested financial documentation from the individuals who were acting as the general contractors for the construction of the City's new City Hall known as City Center to assess the financial health of the project. A decision was made by the City to hire Harbour Contractors who became the general contractor for this project.

Harbour finished its contract with the City in April 2023. After Harbour's departure, I took over the monitoring of financial portion of the project to ensure that payments being issued to contractors did not exceed the total agreed up contract amount, lien waivers are obtained prior to releasing any contractor payments, and I speak with the City's Building Commissioner, Engineer, and Assistant Public Works Director to ensure that the contractor's work has been completed to the City's satisfaction. This is all done before a payment is released to a contractor.

I have identified a few mistakes on pay applications submitted by contractors to the City for payment and have also questioned contractors why the requested amount exceeds the tracked contract amount combined with approved change orders. I am maintaining a real-time spreadsheet that tracks all in contract amount by vendor compared to what has been paid to the contractors.

One of the issues I have is that Harbour does not have contracts for all vendors who have worked on this project. There is a category of "general requirements" that Harbour has that combined many of the smaller contractors into a lump sum which prevents me from knowing exactly what the City should be paying in total for each individual contractor.

I have reached out to Shawn Thompson at Harbour Contractors. Despite his verbal statement of "I am not going anywhere so please reach out to me with any questions you have", when I did reach out to Shawn he told me he would bill the City for the time it takes for him to answer my

questions on overages on the project. Based on Shawn's response to me, I have decided not to reach out to him or Harbour at this time.

Another obstacle I have related to tracking the financial spend on this project is that Harbour did not require change orders for the vendors who provided services that exceeded their City contracted amount for work related to the damage caused by the flood at City Center during its construction. There are overages for some vendors which may relate to insurance repairs that were performed. This is simply an assumption on my part. I was not involved in this process prior to mid-April 2023. I am not able to fully reconcile why these variances exist. My preference would have been for change orders to have been completed for additional work done by all contractors who were retained to perform additional work due to the flood. This would have allowed the City to account for exactly what each contractor should have been paid for work done at City Center.

Below is a summary to date of vendors I have contract amounts for and what the City has paid. For reference, the insurance reimbursements are all listed for the vendor BIC Berkley Fire & Marine Underwriters. There is still retention in this number which will be removed once the project has been completed and closed out.

#### Expenditures by Calendar Year

Row Labels	Sum of Balance	
2018	\$1,232,306.59	
2019	\$ 320,387.82	
2020	\$5,351,397.16	
2021	\$7,609,960.47	
2022	\$4,261,053.79	
2023	\$1,619,059.03	
<b>Grand Total</b>	<b>\$20,394,164.86</b>	0

Original budget (excluding land purchase)	\$ 13,500,000.00
7% overage projected as presented 3/2020	\$ 14,445,000.00

<b>*City Center Expenditures from inception</b>	<b>\$ 20,394,164.86</b>
less land purchase expenditure	\$ (1,227,206.59)
less retention	\$ (432,190.00)
Adjusted total	\$ 18,734,768.27

<b>Harbor's current total "all in" estimate</b>	<b>\$ 20,145,491.10</b>
Street Lighting unbudgeted costs construction	\$ 902,150.00
less land purchase	\$ (1,227,206.59)
New "all in" estimate City Center	\$ 19,820,434.51

Original City Original Estimate less land	\$ 14,445,000.00
Variance to original budget	\$ (5,375,434.51)

6/30/2023 9:34		Harbor's	Remaining to
<b>Row Labels</b>	<b>Sum of Balance</b>	<b>Contract</b>	<b>be paid</b>
Accountemps	\$ 17,637.32	\$ 17,637.32	\$ -
AIS, Inc	\$ 13,869.00	\$ -	\$ (13,869.00)
Amazon Capital Services	\$ 6,111.29	\$ -	\$ (6,111.29)
Appliance Carpet Parts LLC	\$ 6,025.00	\$ 6,025.00	\$ -
Applied Communications Group Inc	\$ 209,342.18	\$ 209,342.18	\$ -
Armortex Inc	\$ 3,538.00	\$ 3,538.00	\$ -
AT&T 831-001-1086 858	\$ 5,248.57	\$ -	\$ (5,248.57)
AVI Systems Inc	\$ 61,870.40	\$ 78,038.00	\$ 16,167.60
Benson's Remodeling LLC	\$ 105,100.00	\$ 105,100.00	\$ -
BIC Berkley Fire & Marine Underwriters	\$ (142,664.85)	\$ 30,573.00	\$ 173,237.85
Boyd Signs & Graphics	\$ 8,950.00	\$ -	\$ (8,950.00)
Bradford Systems Corporation	\$ 290,595.39	\$ 290,595.39	\$ -
C.R. Leonard Plumbing	\$ 74,850.00	\$ 74,850.00	\$ -
C3 Corporation	\$ 3,000.00	\$ -	\$ (3,000.00)
CBB Engineering		\$ -	\$ -
CCI Flooring Inc	\$ 100,043.24	\$ 100,043.24	\$ -
Chicago Title	\$ 1,227,206.59	\$ 1,227,206.59	\$ -
Christopher B. Burke Engineering Ltd	\$ 91,964.06	\$ -	\$ (91,964.06)
Cintas Fire Protection	\$ 8,515.54	\$ -	\$ (8,515.54)
Citadel	\$ 54,660.61	\$ -	\$ (54,660.61)
Comcast Business	\$ 4,719.03	\$ -	\$ (4,719.03)
Concrete by Wagner, Inc	\$ 1,746,780.00	\$ 1,746,780.00	\$ -
Corsetti Structural Steel, Inc.	\$ 585,947.65	\$ 616,787.00	\$ 30,839.35
Cosgrove Construction Inc	\$ 2,667,539.75	\$ 2,680,454.75	\$ 12,915.00
Covenant Security Equipumnt	\$ 2,350.00	\$ -	\$ (2,350.00)
Cross Points Sales Inc	\$ 300.00	\$ -	\$ (300.00)
Cynthia Hylek	\$ 16,193.02	\$ 16,848.84	\$ 655.82
D & T Excavating	\$ 12,000.00	\$ -	\$ (12,000.00)
D Kersey Construction Company	\$ 980,130.00	\$ 980,130.00	\$ -
D&I Electronics	\$ 7,596.59	\$ -	\$ (7,596.59)
Fab Werks, Inc.	\$ 2,117.95	\$ -	\$ (2,117.95)
FedEx	\$ 383.64	\$ -	\$ (383.64)
Financial Application Corp	\$ 21,512.00	\$ -	\$ (15,304.23)
Flexcon	\$ 15,304.23	\$ -	\$ (287,299.47)
Flooring First	\$ 287,299.47	\$ 229,077.91	\$ (58,221.56)
Gabriel Environmental Services	\$ 2,100.00	\$ 2,100.00	\$ -
Global Equipment Company	\$ 1,084.00	\$ -	\$ (15,107.00)
Gordon Flesch Company Inc	\$ 15,107.00	\$ -	\$ (2,890.74)
Grainger	\$ 2,890.74	\$ 846,016.94	\$ 645,516.56
H&H Electric Company	\$ 200,500.38	\$ -	\$ (511,141.07)
Harbour Contractors Inc	\$ 511,141.07	\$ 457,480.00	\$ 456,903.88
Highland Plumbing Inc	\$ 576.12	\$ -	\$ (576.12)
Hitchcock Design Inc	\$ 3,575.30	\$ 3,575.30	\$ -
Illinois Landscape Supply LLC	\$ 20,010.81	\$ -	\$ (20,010.81)
Institutional Equipment Inc	\$ 16,459.00	\$ -	\$ (16,459.00)
Integrity Restoration Inc	\$ 35,153.86	\$ -	\$ (35,153.86)
Intelligent Video Solutions	\$ 28,707.32	\$ 28,707.32	\$ -
Itough Biometrics LLC	\$ 8,900.00	\$ -	\$ (8,900.00)
J. Russ and Company	\$ 1,148,821.25	\$ 1,148,821.25	\$ 68,291.25
J.L. Adler Roofing and Sheet Metal Inc	\$ 1,080,530.00	\$ 1,082,150.00	\$ 1,620.00
James L. Lord, Inc.	\$ -	\$ -	\$ -
JP Morgan Chase Credit Card	\$ 1,769.34	\$ -	\$ (492,055.15)
K&D Enterprise Landscape Management Inc	\$ 492,055.15	\$ 478,885.15	\$ (13,170.00)
Kole Construction Co Inc	\$ 50,577.16	\$ 50,577.16	\$ -
KONE Inc.	\$ 265,168.06	\$ 264,627.00	\$ (541.06)
Leonards Unit Setp Company Inc	\$ 1,500.00	\$ -	\$ (1,500.00)
Les Moore & Company L.L.C.	\$ 3,836.00	\$ 3,836.00	\$ -
Low Voltage Solutions Inc	\$ 270,581.50	\$ 275,611.50	\$ 5,030.00

McMaster Carr Supply CO	\$ 153.58	\$ -	\$ (153.58)
Mechanical Concepts of Illinois Inc.	\$ 867,056.94	\$ 916,097.00	\$ 49,040.06
Menards	\$ 11,397.43	\$ -	\$ (11,397.43)
Metropolitan Fire Protection Inc	\$ 227,999.86	\$ 227,999.86	\$ -
Michael Hutchings LLC	\$ 206,312.00	\$ 206,312.00	\$ -
Midwest Commercial Fitness	\$ 34,998.00	\$ 34,998.00	\$ -
Midwest Furniture Liquidators	\$ 18,614.50	\$ 18,614.50	\$ -
Mobile Office Leasing Inc.	\$ 8,030.00	\$ -	\$ (8,030.00)
Modernfold Chicago Inc	\$ 24,520.00	\$ 24,520.00	\$ -
Moore Glass	\$ 1,605.58	\$ -	\$ (1,605.58)
Nu Veterans Construction Services Inc	\$ 203,036.37	\$ 195,664.60	\$ (7,371.77)
NuToys Leisure Products	\$ 9,931.00	\$ -	\$ (9,931.00)
Omega Plumbing Inc	\$ 437,805.96	\$ 469,661.00	\$ 31,855.04
Overhead Door Company of Rockford	\$ -	\$ -	\$ -
P.T. Ferro	\$ 702,464.42	\$ 1,004,828.50	\$ 302,364.08
P4 Security LLC	\$ (8,750.00)	\$ -	\$ 8,750.00
Paul M Brown & Associates Inc	\$ 15,045.00	\$ -	\$ (15,045.00)
Pit Stop	\$ 5,799.25	\$ -	\$ (5,799.25)
R&R Septic & Sewer Service	\$ 4,225.00	\$ 4,225.00	\$ -
R.S. Service Systems, Inc.	\$ 7,190.00	\$ -	\$ (7,190.00)
Radiant Communications Corporation	\$ 3,119.28	\$ -	\$ (3,119.28)
Ramcorp Inc	\$ 1,051,881.12	\$ 1,051,881.12	\$ -
Rental Max	\$ 22,081.99	\$ -	\$ (22,081.99)
Republic Services	\$ 24,975.19	\$ -	\$ (24,975.19)
Retention	\$ 432,190.00	\$ 425,000.00	\$ (7,190.00)
Rogue Fitness	\$ 10,034.64	\$ -	\$ (10,034.64)
S&P Global Ratings	\$ -	\$ -	\$ -
Security Solutions	\$ 8,750.00	\$ -	\$ (8,750.00)
SEECO Consultants Inc	\$ 37,537.50	\$ 24,348.25	\$ (13,189.25)
ServPro of Kendall County	\$ 39,905.99	\$ -	\$ (39,905.99)
Shaw Media	\$ 1,963.50	\$ -	\$ (1,963.50)
SHI International Corp	\$ 5,325.00	\$ -	\$ (5,325.00)
Southwest Digital Printing	\$ 92.60	\$ -	\$ (92.60)
Spaceco Inc	\$ 67,322.18	\$ 67,322.18	\$ -
Spesia & Taylor	\$ 3,760.00	\$ 3,760.00	\$ -
Stage Right Productions	\$ 250.00	\$ -	\$ (250.00)
Stromsland DeYoung Prybys	\$ 10,575.00	\$ 10,575.00	\$ -
Superior Labor	\$ 51,879.00	\$ -	\$ (51,879.00)
SYNC/AMAZON	\$ 2,343.56	\$ -	\$ (2,343.56)
Techlife	\$ 599,230.47	\$ 615,617.71	\$ 16,387.24
The Fields On Caton Farm Inc	\$ 11,430.00	\$ -	\$ (11,430.00)
Timm Electric Inc	\$ 1,900,965.00	\$ 1,900,965.00	\$ -
Traffic Control Corporation	\$ 29,700.00	\$ -	\$ (29,700.00)
United Architects LTD	\$ 271,045.00	\$ 271,045.00	\$ -
Vogt Construction Company	\$ -	\$ -	\$ -
Waco Composites	\$ 15,828.00	\$ 15,828.00	\$ -
Wade Communications Consultant	\$ 6,630.97	\$ 316,913.34	\$ 16,558.26
Warehouse Direct	\$ 300,355.08	\$ 316,913.34	\$ 16,558.26
Weathershield LLC	\$ 15,507.25	\$ -	\$ (15,507.25)
Western First Aid and Safety, LLC	\$ 16,146.62	\$ -	\$ (16,146.62)
Wheaton Cabinetry Co	\$ 15,120.00	\$ 15,120.00	\$ -
Will County Treasurer	\$ 91.30	\$ -	\$ (91.30)
Work Zone Safety	\$ 3,614.00	\$ -	\$ (3,614.00)
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<b>Grand Total</b>	<b>\$ 20,394,164.86</b>	\$ 21,193,624.24	

**Recommended Council Action:** None, informational only

**Financial Impact:**

**Funding Source:** N/A.

**Budgeted Amount:** N/A

**Cost:** N/A

**Attachments** None