

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



<b>Agenda Item:</b>	Discussion of Bridge Street Parking Lot Sun Shade Design Modifications, Installation, and Anticipated Project Completion Timeline		
<b>Date:</b>	February 27, 2026	<b>Meeting:</b>	March 3, 2026
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### Overview/Background Information

The Bridge Street Parking Lot project was constructed to provide expanded public parking and support downtown activity along the Bridge Street corridor, including community events, market operations, and adjacent commercial uses. A key feature of the project includes installation of steel sun shade structures designed to enhance usability of the parking area while improving visitor comfort and long-term site functionality.

Following earlier construction activities, the project team—including the Village, contractor, design professionals, structural engineers, and the project designer’s insurance carrier—undertook a comprehensive engineering review of the shade support system. That collaborative process has now concluded, and a finalized path forward for fabrication, installation, testing, and project completion has been established.

The Village is now entering the final phase necessary to complete installation of the redesigned shade structures and fully close out the project.

### Redesigned Structural System

The shade structures have been fully redesigned to improve overall performance and constructability while maintaining the original appearance and intended function of the facility.

Key improvements include:

- Reengineered structural supports designed to increase overall strength and load performance;
- Reduced structural weight of the shade components to lessen stresses transferred to the foundation system;
- Updated base plate and anchoring configuration providing improved connection performance;
- Structural drawings prepared and stamped by an independent structural engineer, Virgilio & Associates.

The redesign maintains the aesthetic intent of the original installation while incorporating enhanced connection detailing and installation tolerances recommended through independent engineering review.

### Anchor Installation Methodology

Installation of the revised structures will utilize a post-installed anchoring system secured into the existing concrete piers. New anchor bolts will be installed using the DeWalt Pure220+ epoxy anchoring system, an ultra-high-strength structural adhesive designed for bonding threaded rods into hardened concrete and commonly used for structural remediation and retrofit applications .

Prior to installation Ground Penetrating Radar (GPR) scanning will be performed to confirm reinforcement locations within the concrete piers and verify safe drilling locations, and drilling templates will be used to ensure precise bolt alignment. Anchors will then be installed incrementally, allowing verification of performance before full deployment across all shade locations.

## **Independent Testing and Quality Assurance**

To ensure structural reliability throughout installation, third-party inspection and testing will occur at multiple stages of construction. Geocon Professional Services has been retained to provide construction materials testing and inspection services, including:

- Anchor bolt pull testing,
- Structural steel inspection,
- Visual inspection and testing of weld connections,
- Documentation confirming compliance with project specifications .

Testing will occur sequentially as each installation phase progresses rather than after full completion. This incremental approach allows confirmation of performance prior to advancing to subsequent installations and minimizes project risk. Structural review of testing results will be conducted in coordination with the project engineer before final acceptance.

## **Construction Sequence**

Based on contractor coordination and engineering recommendations, the anticipated completion sequence is as follows:

1. GPR scanning and confirmation of reinforcement locations
2. Core drilling for new anchor installations
3. Installation and epoxy curing of anchor bolts
4. Third-party pull testing and verification
5. Grouting of revised base plates
6. Steel fabrication delivery and erection
7. Weld inspection and testing
8. Asphalt restoration and final site repairs
9. Final inspections and project closeout

Construction-related parking impacts are expected to be temporary and limited primarily to active installation periods.

## **Insurance Coverage and Project Costs**

The remediation work associated with redesign, fabrication, testing, and installation has been reviewed and approved by the project designer's insurance carrier.

The total insurance claim associated with corrective work is approximately \$145,899.55, which includes:

- Structural redesign and engineering,
- Fabrication modifications,
- Anchor installation and material revisions,
- Independent testing and inspection,
- Related construction activities and equipment impacts.

These expenses are being covered through the applicable insurance coverage. Accordingly, the Village's financial responsibility remains limited to completion of the original construction contract and does not include additional costs associated with implementation of the redesigned structural system.

## **Remaining Village Contract Balance**

Separate from insurance-funded remediation work, the Village retains an outstanding balance associated with completion of the original construction contract. Per the most recent Application for Payment, the remaining balance to finish—including retainage—is approximately: \$103,000 (including approximately \$27,000 in retainage) .

These funds represent completion of remaining contractual work items and final project closeout once installation is complete.

## **Project Status and Expected Completion**

With engineering redesign complete, insurance authorization secured in principle, and testing protocols established, the project is positioned to move into the final fabrication and installation phase.

Upon approval by the Village Board of the proposed settlement agreement with the project designer's insurance carrier, fabrication of the revised structural components and initial anchor testing activities will commence. These early steps include procurement of materials, fabrication of modified steel components, and pilot installation and testing of the redesigned anchoring system.

At this time, the project team's goal is to complete installation of the shade structures and restore full operation of the Bridge Street Parking Lot by Memorial Day. Achievement of this schedule is dependent upon timely approval of the settlement agreement, fabrication lead times, weather conditions, and successful completion of required third-party testing and inspections during installation.

## **Attachments**

Change Order for Insurance Repairs with Revised Shade Detail & Cost Estimates

Stenstrom Construction - Pay Application #6

Testing Quote from Geocon Professional Services for Bridge Street Parking Lot - Roscoe, IL

Information Sheet - DeWalt Pure220+ epoxy anchoring system