

October 8, 2024

To: Mayor and Board of Trustees
Village of Thornton
115 East Margaret Street
Thornton, IL 60476

Attn: Melissa Wiak, Village Administrator

RE: **Ground Storage Tank & Elevated Tank Rehabilitation (IEPA Loan No. L171359)**
Tomcat Invoices
(REL Project #22-R0568.04)

Dear Administrator Wiak:

The preconstruction meeting for the Ground Storage and Elevated Tank Rehabilitation was held on August 3, 2023, and attended by the Public Works Trustee – Joe Pisarzewski, Village Administrator – Doug Beckman, Public Works Superintendent – Bryan Roberts, Robinson Engineering, Inc. (REL) and Era Valdivia Contractors Inc (EVC). During the meeting the Village informed the group that once the Elevated Tank is taken out of service to be painted, they were concerned about the water system being able to maintain high enough pressure for normal daily use. This issue was not identified when the IEPA Project Plan was prepared and submitted or when design was completed. Therefore, no bid items were included in the contract to address the issue.

After the preconstruction meeting, REL proposed the use of temporary/portable hydro-pneumatic tanks that could be connected to the water system and maintain the system pressure while the elevated tank was being painted.

At the April 1, 2024 Board meeting the Village approved a proposal from Tomcat Consultants for \$30,000.00 the first 30 days, and \$575.00 per day thereafter to provided 35,000 gallons in temporary storage capacity.

Initially EVC estimated the elevated tank painting would be completed within 30 days however, unforeseen delays from weather, additional repair and painting, and issues with antennas increased the length of use for the hydro-pneumatic tanks.

Upon completion of the elevated tank painting and repairs, the tank went back into service on June 14, 2024. The Village utilized the hydro-pneumatic tanks for a period of 60 days.

I have attached the two (2) invoices from Tomcat Consultants LLC with the total amount of \$47,250.00. Now that the work has been completed, the Village needs to determine how to pay Tomcat for the hydro-pneumatic tanks use.

The IEPA loan has Contingency of \$56,174.46 for additional work that is not part of the original scope but needs to be completed as part of the construction. The Village has utilized \$36,272.50 of the Contingency amount due to additional work EVC completed on the Ground Storage and Elevated Tanks rehabilitation leaving \$19,901.96.

The Village can request a disbursement of the remaining \$19,901.96 in Contingency for the Tomcat invoices and would have to pay the remainder themselves. If any additional work that was not in the scope of the water meter installations arises, there may be no contingency to pay for this.

REL has experienced this situation before with our clients that are funding a construction project with IEPA State Revolving Loan Funds. If the Contingency has been exceeded, additional costs can still be reimbursed from the Loan with the credit of pay items that were not utilized.

The Ground Storage and Elevated Tanks Rehabilitation used 100% of the pay items. For the Water Meter Replacement contract with Calumet City Plumbing, Inc. (CCP) there are pay items to cover unknown water meter sizes and additional quantities that may be encountered during the construction. The water meter account information that the Village has provided to CCP for construction lists far few quantities of several pay items.

One example is the pay item for REPLACE TRANSMITTER ON EXISTING BUILDINGS. The contract calls for 400 to be install at \$395/each for a total of \$158,000.00. I have attached the bid tabulation for reference.

The updated number provided by the Village and Core & Main list approximately 58 transmitter replacements. This will be at a cost of \$22,910.00. This leaves \$133,090 unused in the Loan that can be utilized toward the work that Tomcat completed for the Village.

REL recommends payment of the attached invoices to Tomcat Consultants. At the completion of the work for the Water Meter Replacements, a final accounting of all the quantities will be prepared. From these remaining Loan funds, the Village can be reimbursed for the Tomcat invoices.

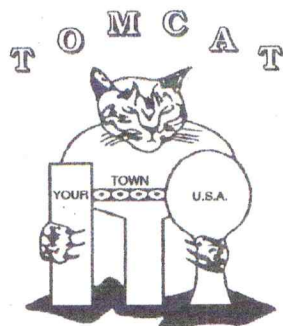
Should you have any questions or require any further information, please feel free to contact me.

Sincerely,
ROBINSON ENGINEERING, LTD.

A handwritten signature in black ink, appearing to read "Greg Kamplain", written in a cursive style.

Greg Kamplain
Project Engineer
Direct: (815) 412-2016
gkamplain@reltd.com

cc: Steven Kaminsky – Village Engineer



Tomcat Consultants LLC

111 South 4th Street
PO Box 317
Rosebud, MO 63091

Invoice

Date	Invoice #
5/14/2024	024-20

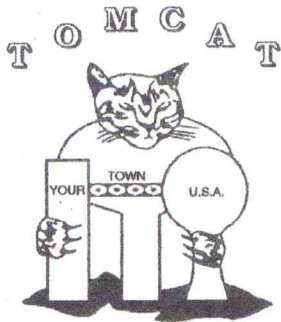
Tank Inspection Specialist
ROSEBUD, MO 63091 ®

Bill To
Robinson Engineering 127 N. Walnut St. Itaska, IL 60143 Office: 847-250-5635 Renee Welter or Rick Leber @ 847-343-3366 Village of Thornton 115 E. Margaret St. Thornton, IL 60476 Ph: 708-877-4456

P.O. Number	Terms	Due Date
Proposal	Net 30 or 1.5% added	6/14/2024

Quantity	Item Code	Description	Price Each	Amount
1	Mileage & Set-up	<p>Mileage, Tank Set-up / Removal, & Tank Rental - for the 1st month of temporary storage provided on your project with our 12,000 - 9,800 - 6,600 - 6,000 gallon portable hydro-pneumatic tanks,</p> <p>From: 4-15-24 to 5-14-24 (30 days = a month, per proposal)</p> <p>NOTE: Additional tank rental @ \$ 575 per day will now apply, per our proposal. Billing will be issued at monthly intervals or when the project completes, whichever is first.</p>	30,000.00	30,000.00
Thank you for your business.No credit cards accepted.			Total	\$30,000.00

Phone #	Fax #	E-mail	Web Site
573-764-5255	573-764-6255	tapco@fidnet.com	www.tomcatconsultants.com



Tomcat Consultants LLC

111 South 4th Street
PO Box 317
Rosebud, MO 63091

Invoice

Date	Invoice #
6/13/2024	024-28

Tank Inspection Specialist
ROSEBUD, MO 63091 ®

Bill To
Robinson Engineering 127 N. Walnut St. Itaska, IL 60143 Office: 847-250-5635 Renee Welter or Rick Leber @ 847-343-3366 Village of Thornton 115 E. Margaret St. Thornton, IL 60476 Ph: 708-877-4456

P.O. Number	Terms	Due Date
Proposal	Net 30 or 1.5% added	7/13/2024

Quantity	Item Code	Description	Price Each	Amount
1	Tank Rental	Tank Rental Only - for the 2nd & final month of temporary storage provided on your project with our 12,000 - 9,800 - 6,600 - 6,000 gallon portable hydro-pneumatic tanks. From: 5-15-24 to 6-13-24 (30 days = a month @ \$ 575 per day, per proposal)	17,250.00	17,250.00
Thank you for your business.No credit cards accepted.			Total	\$17,250.00

Phone #	Fax #	E-mail	Web Site
573-764-5255	573-764-6255	tapco@fidnet.com	www.tomcatconsultants.com

Tabulation of Bids

22-R0568.02

Local Public Agency: Village of Thornton Date: 5/23/2023
 County: _____ Time: 11:01 a.m.
 Section: _____ Appropriation: _____
 Estimate: \$911,135.00

Attended By: Kamplain, Greg

Item No.	Item Description	Unit	QTY	Name of Bidder:			Calumet City Plumbing
				Address of Bidder:			281 River Oaks Drive
							Calumet City, IL 60409
Approved Engineer's Estimate				Unit Price	Total	Unit Cost	Total
R1004155	AUTOMATIC METER READING SYSTEM	L SUM	1	\$95,000.00	\$95,000.00	\$124,925.00	\$124,925.00
RX502496	REMOVE AND REPLACE WATER METER AND TRANSMITTER - 3/4"	EACH	932	\$575.00	\$535,900.00	\$616.00	\$574,112.00
RX502497	REMOVE AND REPLACE WATER METER AND TRANMITTER - 1"	EACH	8	\$670.00	\$5,360.00	\$790.00	\$6,320.00
RX502498	REMOVE AND REPLACE WATER METER AND TRANSMITTER - 1 1/2"	EACH	2	\$2,400.00	\$4,800.00	\$1,800.00	\$3,600.00
RX502499	REMOVE AND REPLACE WATER METER AND TRANSMITTER - 2"	EACH	4	\$2,550.00	\$10,200.00	\$2,850.00	\$11,400.00
R1004125	REMOVE AND REPLACE WATER METER AND TRANSMITTER - 3"	EACH	2	\$3,500.00	\$7,000.00	\$3,750.00	\$7,500.00
RX502460	REPLACE TRANSMITTER ON EXISTING BUILDINGS	EACH	400	\$310.00	\$124,000.00	\$395.00	\$158,000.00
R1004082	REMOVE AND REPLACE INTERIOR WATER VALVE - 3/4"	EACH	300	\$225.00	\$67,500.00	\$245.00	\$73,500.00
R1004085	REMOVE AND REPLACE INTERIOR WATER VALVE - 1"	EACH	3	\$250.00	\$750.00	\$325.00	\$975.00
R1004087	REMOVE AND REPLACE INTERIOR WATER VALVE – 1-1/2"	EACH	1	\$300.00	\$300.00	\$525.00	\$525.00
R1004088	REMOVE AND REPLACE INTERIOR WATER VALVE – 2"	EACH	1	\$375.00	\$375.00	\$575.00	\$575.00
R1004088	REMOVE AND REPLACE INTERIOR WATER VALVE – 3"	EACH	1	\$450.00	\$450.00	\$1,400.00	\$1,400.00
RX502462	40 GALLON HOT WATER HEATER REMOVAL AND REPLACEMENT	EACH	10	\$2,500.00	\$25,000.00	\$1,875.00	\$18,750.00
R1004154	GROUNDING OF WATER METER	EACH	300	\$50.00	\$15,000.00	\$28.00	\$8,400.00
RX502463	WATER SERVICE LINE FREEZING	EACH	30	\$250.00	\$7,500.00	\$425.00	\$12,750.00
R1004170	INTEGRATE EXISTING WATER METER INTO AUTOMATIC METER READING SYSTEM	EACH	100	\$120.00	\$12,000.00	\$155.00	\$15,500.00
				TOTAL:	\$911,135.00		\$1,018,232.00