



City of Pekin

**CITY COUNCIL MEETING
MONDAY, DECEMBER 20, 2021
3:00 PM**

1.	Pledge of Allegiance
2.	Call to Order
3.	Approve Agenda
4.	Public Input
5.	Consent Agenda
6.	New Business
6.1.	Resolution No. 353-21/22 Award City Hall/Police Dept VAV Upgrade Project to Standard Heating and Cooling ACTION REQUESTED: Approve and Adopt the Resolution.
6.2.	Resolution No. 354-21/22 Award City Hall Boiler Upgrade Project Mechanical Services Inc. MSI ACTION REQUESTED: Approve and Adopt the Resolution.
6.3.	Resolution No. 355-21/22 Financial Support for Downtown Rehabilitation Project ACTION REQUESTED: Approve and Adopt the Resolution.
6.4.	Resolution No. 356-21/22 Approval of and Action on Performance Evaluation Attachment Changed ACTION REQUESTED: Approve and Adopt the Resolution.
7.	Any Other Business To Come Before The Council
8.	EXECUTIVE SESSION 5 ILCS 120/2 (c)
9.	Adjourn



REQUEST FOR COUNCIL ACTION

Agenda Date: December 20, 2021
To: Council Members
From: Jayson Brien, Public Property Supervisor

AGENDA ITEM: Resolution No. 353-21/22 Award City Hall/Police Dept VAV Upgrade Project to Standard Heating and Cooling

ACTION REQUESTED: Approve and Adopt the Resolution.

DESCRIPTION:

This request is to award the City Hall/Police VAV Upgrade project to Standard Heating And Cooling. This project will consist of replacing our 45 remaining Single Pass hot water coils, with new, 2 pass hot water coils. This will give us increased heating capacity, along with addressing a number of leaking coils we currently have. This project falls under the approved Resolution No. 272-21/22 Procurement Procedure for Public Facility Improvements, in which the City did not use the formal RFP process, instead receiving 3 quotes (attached), followed by council approval.

This project was originally estimated at \$50,000 roughly 1 year ago. Additional funds left within the budget line item will be allocated to the City Hall Boiler Upgrade project. In an effort to continue improvements our public property facilities, this is a much needed project to increase the lifespan of our HVAC Systems, along with increased Cost savings as we work towards more efficient equipment. It is therefore in the best interest of the city to proceed with this project. City staff therefore recommends awarding this bid to Standard Heating and Cooling.

FINANCIAL IMPACT:

Requested Amount: \$47,950.00
 Line Item: 277-277-584009
 Budgeted Amount: \$2,257,039.43
 Remaining Budget: \$2,158,887.11

IMPACT IF APPROVED: Project will commence

IMPACT IF DENIED: Project will not commence

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

12/17/2021

Date:

WHEREAS, the HVAC system in City Hall and Police Department facility is in need of an upgrade of certain of its components; and

WHEREAS, pursuant to the Procurement Procedure for Public Facility Improvements approved by the City Council, staff sought 3 estimates for the project; and

WHEREAS, Standard Heating and Cooling provided the lowest estimate at \$47,950.00, which is \$2,050.00 below the amount budgeted for the project; and

WHEREAS, the City Council finds it is in the best interest of the City to award the project to Standard Heating and Cooling.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

Section 1. The above recitals are found to be true and correct and are adopted herein.

Section 2. The estimate submitted by Standard Heating and Cooling, and attached hereto as an Exhibit A, is hereby approved and accepted. The City Manager is authorized to take such further action as is necessary to procure the services of Standard Heating and Cooling for the above-described project in accordance with the attached estimate.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20_____.

MAYOR

ATTEST:

CITY CLERK



City of Pekin Public Property Project Overview

City Hall VAV Upgrades-

Description – City Hall’s HVAC system has single pass hot water reheats to obtain the desired room temperature. Over the years a number of these have begun to leak, resulting in replacement. These units have been replaced with double pass VAV reheat coils. This project will consist of replacing the remaining single pass reheat coils with new double pass reheat coils.

Equipment – 2 Pass coils

Brand – Carrier (as VAV boxes are Carrier, to ensure proper fit)

Quantity – 45

Product Availability – Please state within the estimate the estimated timeframe to get the equipment in.

Project Timeline – Available for install immediately, will need to schedule blocks so we can notify affected employees.

Guarantees – Awarded Company must provide a 90 day leak guarantee on coil piping (From Hot Water Supply header, to Hot Water Return Header). Any leaks arising within 90 days of the install will be fix at no cost to the city.

Permit – Please obtain the proper permits from our permit department. These permits will be at no cost. Please be prepared to submit any Supporting Documentation.

License and Insurance – Any Company wishing to submit an estimate must be fully insured and licensed to do work in the City of Pekin.

Prevailing Wage – All Companies wishing to submit an estimate must pay the most recent prevailing Wage Rate. The Attached Prevailing Wage Acknowledge Form must be signed and submitted along with the estimate. (Attachment A). Please be prepared to submit any Supporting Documentation.

Considerations – A. During the install of the equipment, if any fumes or smoke will be created, it is essential that you communicate that with the public property supervisor so we can disable the fire alarms. In which case it will be a requirement to have a fire extinguisher at the install location.

B. If at any time during the install, the installer comes across an additional part that needs replaced or repaired, they are to communicate that to the Public Property Supervisor so the issue can be fixed. The work and associated equipment can be billed to the city on a weekly basis throughout the project.

Site tours are encouraged and can be made upon request.

Please refer any questions to Jayson Brien, City of Pekin Public Property Supervisor, by calling him at (309)210-8717 or by email at jbrien@ci.pekin.il.us.

Any Questions about permits and licenses please contact Safebuilt at (309)478-5364.

Jayson Brien

City of Pekin

Public Property Supervisor

(309) 210-8717



Attachment A – Prevailing Wage Acknowledgment Form

**Prevailing Wage Acknowledgement Form**

Project Name - _____

By submitting this document, along with your project estimate, you hereby acknowledge that the estimate was compiled using the most current prevailing wage rates (at a minimum) for Tazewell County, Illinois. This includes the base pay rate, along with all listed fringe benefits. Public bodies are required to utilize Prevailing wage for projects that are covered under the prevailing wage act, 820 ILCS 130/4. Also, by submitting this document along with your estimate, you acknowledge that you will provide the appropriate certified transcript of payroll upon request by the city. All payroll documents, along with the most current Prevailing rates and instructions, can be found at the Illinois Department of Labor Website.

Company Name - _____

Date - _____

Name - _____

Signature - _____



**RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 INSTITUTIONAL**

24 HOUR EMERGENCY SERVICE

AN EQUAL OPPORTUNITY EMPLOYER

City of Pekin
 City Hall Building
 Pekin, IL. 61554

December 16, 2021
 Re: VAV Upgrade
 Est.# BE216672

We propose to furnish labor and materials needed to remove and replace the existing 45 single row VAV boxes and upgrade to double row VAV boxes.

Included in our proposal are the following items;

- Furnish labor and materials to remove 45 existing VAV Boxes
- Furnish labor and materials needed to install 45 Double Row VAV Boxes
- Disconnect and reconnect to existing piping
- Disconnect and reconnect to existing supply ductwork

For the sum of \$47,950.00 (4-6weeks)

Option #1:

- Remove and replace control valves on 45 new VAV boxes
- Furnish and install new isolation valves on the supply and return piping for 45 VAV boxes
- Furnish and install new strainers on 45 VAV boxes

Add to the sum \$60,480.00

Option #2

- Test and Balancing of the water flow through 45 VAV Boxes
- Test and Balancing of the air flow through 45 VAV Boxes

Add to the sum \$8,490.00

Note not included any changing or upgrading of control system.

Terms: Monthly AIA Billings
 This proposal good for 30 days

ACCEPTED: _____

DATE: _____

PREPARED BY:

Britt Ewalt
 Vice President

SETTING THE STANDARD IN COMFORT SINCE 1939



14100 W Glasford Canton Rd
Glasford, IL 61533
(309) 648-8838

Jayson Brien
City of Pekin
111 S Capitol St.
Pekin, IL 61554

NC1221-001
December 12, 2021

We are pleased to offer for your consideration the following:

- Replace all 45 VAV hot water coils at Pekin City Hall with 2 pass coils.
- Leaking valves or other problems found outside of the new coil will be quoted separately.

Quote.....\$62,306.00

By
Nathan Clay

Note: The above price does not include replacement of the existing hot water valve or actuator. If found defective, it can be replaced for an additional cost.

ALL APPLICABLE TAXES, PERMITS, ADDITIONAL INSURANCE, BONDS AND SHIPPING CHARGES ARE NOT REFLECTED IN QUOTED AMOUNT
ALL QUOTES ARE SUBJECT TO CREDIT APPROVAL PRIOR TO START UP OF PROJECT OR DELIVERY OF EQUIPMENT.
COMPANY PURCHASE ORDERS MUST REFER TO OUR QUOTES TERMS & CONDITIONS. TERMS: INSTALLATION QUOTES 35% UPON ORDER, 35% UPON RECEIPT OF MATERIAL AND PROGRESS BILLING TILL COMPLETION.
SERVICE QUOTES TIME & MATERIAL NET. 15 DAYS.
EQUIPMENT ONLY QUOTES 50% UPON ORDER, 50% UPON RECEIPT OF MATERIAL. PAST DUE BALANCES ARE SUBJECT TO A 1.5% PER MONTH FINANCE CHARGE. ALL COSTS INCURRED TO COLLECT, INCLUDING REASONABLE ATTORNEYS FEES, WILL BE THE RESPONSIBILITY OF THE APPLICANT COMPANY. QUOTES CANCELED AFTER EQUIPMENT HAS BEEN ORDERED WILL INCUR A 25% RESTOCKING FEE.
THIS PROPOSAL IS SUBJECT TO ACCEPTANCE WITHIN 30 DAYS FROM THE PROPOSAL DATE OR IS THEN SUBJECT TO REVIEW

ACCEPTED BY: _____ DATE: _____
QUOTE IS GOOD FOR 30 DAYS FROM THE DATE PROPOSED

MUCCIANTE HEATING & COOLING INC

821 BRENKMAN DR
 PEKIN, IL 61554 US
 +1 309-267-6699
 office@mucciantehvac.com
 www.mucciantehvac.com

Estimate

MUCCIANTE
 HEATING & COOLING

ADDRESS

Jayson Brien
 City of Pekin
 111 S. Capitol St
 Pekin, IL 61554

ESTIMATE #	DATE
1225	12/10/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOU
	Sales	VAV Upgrade Project: -demo and remove existing VAV boxes -hang and install comparable NEW VAV boxes (basic Carrier VAV, QTY. 45) -connect to existing supply and return duct -reconnect to existing piping -reconnect to existing electrical supply -re-use control valve and actuator if in good working order, and properly sized (if issues are found, a solution w/ an estimate will be provided) -demo and remove control module and wiring -re-install control module and wiring in NEW VAV			135,350.
TOTAL					\$135,350.00

Accepted By

Accepted Date

Attachment: Estimate_1225_from_MUCCIANTE_HEATING_COOLING_INC (2879 : Resolution No. 353-21/22 Award City Hall/Police Dept VAV



REQUEST FOR COUNCIL ACTION

Agenda Date: December 20, 2021
To: Council Members
From: Jayson Brien, Public Property Supervisor

AGENDA ITEM: Resolution No. 354-21/22 Award City Hall Boiler Upgrade Project

ACTION REQUESTED: Approve and Adopt the Resolution.

DESCRIPTION:

This request is to award the City Hall Boiler Upgrade project to Mechanical Service Inc (MSI). This project will consist of replacing our current-4, 60% efficient, boiler set up with 2 higher output, 95% efficient boilers. This will provide increased heating capacity, along with system redundancy in the event of failure.

This project falls under the approved Resolution No. 272-21/22 Procurement Procedure for Public Facility Improvements, in which the City did not use the formal RFP process, instead receiving 4 quotes (attached), followed by council approval. The lowest estimate was submitted by Muccianti Heating & Cooling. However, the Building Inspections Division has had issues with this contractor starting work without first obtaining permits, or failing to schedule timely inspections for projects where permits were obtained. Therefore, City staff recommends that the project be awarded to the second lowest bidder, Mechanical Service Inc. (MSI).

This project was originally estimated at \$40,000 roughly 1 year ago. Current market volatility and availability is reflected in the cost being roughly 60% higher than the original estimates. Additional cost will be covered by the Remaining Funds mentioned within the City Hall VAV Upgrade Project, as well as the Public Property building and grounds budget line item (100-068-534200).

In an effort to continue improvements to our public property facilities, this is a much needed project to increase the lifespan of our HVAC Systems, along with increased Cost savings as we work towards more efficient equipment. It is therefore in the best interest of the city to proceed with this project.

City staff therefore recommends awarding this bid to MSI.

FINANCIAL IMPACT:

Requested Amount:	\$64,900.00 = \$40,000	+	\$22,850	+	\$2,050 (VAV Project leftover)
Line Item:	277-277-584009		100-068-534200		
Budgeted Amount:	\$2,257,039.43		\$200,000		
Remaining Amount:	\$2,158,887.11		\$ 72,024		

IMPACT IF APPROVED: New, High Efficiency Boilers for the City Hall Facility.

IMPACT IF DENIED: Continue to Operate aged, non-efficient, failing boilers.

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

12/17/2021

Date:

WHEREAS, the boilers used to heat City Hall and the Police Department facility are nearing the end of their useful life; and

WHEREAS, pursuant to the Procurement Procedure for Public Facility Improvements approved by the City Council, staff sought 3 estimates for the replacement of the existing boilers; and

WHEREAS, the City Council finds that Mechanical Services Inc. (MSI) provided the lowest responsible estimate at \$62,900.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

Section 1. The above recitals are found to be true and correct and are adopted herein.

Section 2. The estimate submitted by MSI, and attached hereto as Exhibit A, is hereby approved and accepted. The City Manager is authorized to take such further action as is necessary to procure the services of MSI for the above-described project in accordance with the attached estimate.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK



City of Pekin Public Property Project Overview

City Hall Boiler Upgrades-

Description – City Hall’s current boiler system consist of 4, non-efficient non-condensing boilers. This project will consist of removing those boilers, and installing 2 larger condensing boilers in its place. Please be sure to add any piping modifications into this quote as well. This project will be a turn-key project, so any electrical or controls modifications should be included within this estimate.

Equipment – 750,000 BTU Condensing Boilers

Brand – Weil-McLain –**OR**- Lochinvar

Quantity – 2

Inclusions -

- Piping
- Electrical
- Controls
- Removal and disposal of old boilers
- Insulation (If needed based on industry standards)
- Start up (which includes a system and chemical check)
- Drawing of new equipment layout, including piping (all components), equipment and electrical.
- Please include an estimate on cost savings as a result of this boiler upgrade.

Product Availability – Please state within the estimate the estimated timeframe to get the equipment in.

Project Timeline – Available for install pending availability, total down time, and weather, as this is the system that generates hot water for our building reheats. Project will most likely aim to schedule in early spring.

Guarantees – Awarded Company must provide 1 year labor warranty on work and a 120 day leak guarantee on all modified or replaced piping. Any leaks arising within 120 days of the install will be fixed at no cost to the city.

Permit – Please obtain the proper permits from our permit department. These permits will be at no cost. Please be prepared to submit any Supporting Documentation.

License and Insurance – Any Company wishing to submit an estimate must be fully insured and licensed to do work in the City of Pekin.

Prevailing Wage – All Companies wishing to submit an estimate must pay the most recent prevailing Wage Rate. The Attached Prevailing Wage Acknowledge Form must be signed and submitted along with the estimate. (Attachment A). Please be prepared to submit any Supporting Documentation.

Considerations – A. The basement of city hall has limited access. One point of access is the elevator. Please note during the walk through the max weight the elevator can carry. The second point of access is the stairwell at the East side of the building. All access will be through a standard 36 inch man door.

B. If at any time during the install, the installer comes across an additional part that needs replaced or repaired, they are to communicate that to the Public Property Supervisor so the issue can be fixed. The work and associated equipment can be billed to the city on a weekly basis throughout the project.

Site tours are encouraged and can be made upon request.

Please refer any questions to Jayson Brienon, City of Pekin Public Property Supervisor, by calling him at (309)210-8717 or by email at jbrienon@ci.pekin.il.us.

Any Questions about permits and licenses please contact Safebuilt at (309)478-5364.

Jayson Brienon

City of Pekin

Public Property Supervisor

(309) 210-8717



Attachment A – Prevailing Wage Acknowledgment Form

**Prevailing Wage Acknowledgement Form**

Project Name - _____

By submitting this document, along with your project estimate, you hereby acknowledge that the estimate was compiled using the most current prevailing wage rates (at a minimum) for Tazewell County, Illinois. This includes the base pay rate, along with all listed fringe benefits. Public bodies are required to utilize Prevailing wage for projects that are covered under the prevailing wage act, 820 ILCS 130/4. Also, by submitting this document along with your estimate, you acknowledge that you will provide the appropriate certified transcript of payroll upon request by the city. All payroll documents, along with the most current Prevailing rates and instructions, can be found at the Illinois Department of Labor Website.

Company Name - _____

Date - _____

Name - _____

Signature - _____

MUCCIANTE HEATING & COOLING INC

821 BRENKMAN DR
 PEKIN, IL 61554 US
 +1 309-267-6699
 office@mucciantehvac.com
 www.mucciantehvac.com

Estimate

MUCCIANTE
 HEATING & COOLING

ADDRESS

Jayson Brien
 City of Pekin
 111 S. Capitol St
 Pekin, IL 61554

ESTIMATE #	DATE
1203	10/27/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOU
	Sales	City Hall boiler system replacement: option 2 -demo and remove existing boilers and equipment -install (4) NAVIEN NFB-399 boilers (399,000 BTUH each) -Mounted on the wall in a line -install auto-fill w/ back flow preventer, discal air scrubber, and expansion tank for new boiler system -Fabricate and install supply and return manifolds, then connect to boilers and existing loop -connect to existing electrical supply, feeding each boiler -EMERGENCY shut-down switch to be installed at boiler room entrance -Connect gas line to each boiler from existing train -install PVC exhaust flue pipes to exterior of building -install PVC condensate drains -re-use system circulation pumps and controls (Naviens will come with their own circulation pump. This pump is designed to overcome its own HX loop pressure, and work together with the existing circulators.) -re-use existing expansion tank (tank appears to be in good condition with no leaks) WARRANTY: 3 year parts, 10 year heat exchanger, 1 year labor *IN STOCK *REBATE: Customer is responsible for quotation total WITHOUT the incentive amount applied. The incentive will come from the utility company and go directly to the customer within 60 days of the project being completed, while funds are available. There is no guarantee on incentive funds until we have a signed contract and approval from the utility company.			58,687.

Attachment: MUCCIANTE HEATING COOLING INC Estimate (2878 : Resolution No. 354-21/22 Award City Hall Boiler Upgrade Project)

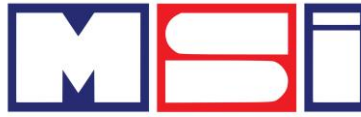
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	AMEREN INCENTIVE:(applies only if still available from AMEREN) -\$1400/boiler installed that meets these requirements: Eligibility Criteria: Gas Boiler (BPH4): New natural gas fueled, hot water or steam boiler replacing existing hot water or steam natural gas fueled boiler, or new installation. • New equipment must be listed on the AHRI website: https://www.ahridirectory.org/Search/SearchHome?ReturnUrl=%2f • Boiler must be used for at least 80% space heating (not process). • Hot water boiler 93% minimum efficiency; steam boiler 91% minimum efficiency (AFUE or thermal efficiency (TE)).	4	- 1,400.00	-5,600.
	Terms & Conditions	PRICE AND TERMS. ALL APPLICABLE TAXES, PERMITS, ADDITIONAL INSURANCE, BONDS AND SHIPPING CHARGES ARE NOT REFLECTED IN QUOTED AMOUNT. ALL QUOTES REFLECT LABOR COMPLETED BETWEEN THE HOURS OF 8:00 A.M. - 4:30 P.M., MONDAY - FRIDAY NOT INCLUDING HOLIDAYS. LABOR COMPLETED OUTSIDE THE STATED HOURS, ON HOLIDAYS OR WEEKENDS WILL BE SUBJECT TO ADDITIONAL LABOR CHARGES. A 3% CREDIT CARD PROCESSING FEE WILL BE ADDED TO YOUR ACCOUNT ON A SEPERATE INVOICE FOR ALL INVOICES PAID WITH CREDIT/DEBIT CARD. ALL QUOTES ARE SUBJECT TO CREDIT APPROVAL PRIOR TO START UP OF PROJECT OR DELIVERY OF EQUIPMENT. COMPANY PURCHASE ORDERS MUST REFER TO OUR QUOTES TERMS & CONDITIONS. TERMS: INSTALLATION QUOTES 35% UPON ORDER, 35% UPON RECEIPT OF MATERIAL AND PROGRESS BILLING TILL COMPLETION. SERVICE QUOTES TIME & MATERIAL NET. 15 DAYS. EQUIPMENT ONLY QUOTES 50% UPON ORDER, 50% UPON RECIEPT OF MATERIAL. PAST DUE BALANCES ARE SUBJECT TO A 5% PER MONTH FINANCE CHARGE. ALL COSTS INCURRED TO COLLECT, INCLUDING REASONABLE ATTORNEYS FEES, WILL BE THE RESPONSIBILITY OF THE APPLICANT COMPANY. QUOTES CANCELED AFTER EQUIPMENT HAS BEEN ORDERED WIIL INCUR A 25% RESTOCKING FEE. ASBESTOS REMOVAL OR DISPOSAL IS NOT INCLUDED IN THIS QUOTE. Unforeseen electrical issues are NOT included in this price. Equipment will be sized according to present electrical disconnect. Unforeseen construction work or demolition is NOT reflected in this price. Roof work and dry-in for any and all penetrations is NOT reflected in this price. ALL PROPOSALS ARE SUBJECT TO ACCEPTANCE WITHIN 30 DAYS FROM THE PROPOSAL DATE OR IS THEN SUBJECT TO REVIEW IT IS UNDERSTOOD THAT BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO THE TERMS AND PRICE(S) DISCUSSED, AND THAT OUR TECHNICIAN(S) HAD PERMISSION AND OWNERS CONSENT TO COME ON SAID PROPERTY TO SERVICE HVAC EQUIPMENT. IT IS THE DUTY OF THE PROPERTY OWNER TO ENSURE AN ADULT THE AGE OF ATLEAST 18 YEARS OLD IS PRESENT TO LET THEM ON SITE	1	0.00	0.
TOTAL					\$53,087.1

Attachment: MUCCIANTE HEATING COOLING INC Estimate (2878 : Resolution No. 354-21/22 Award City Hall Boiler Upgrade Project)

Accepted By

Accepted Date

Attachment: MUCCIANTE HEATING COOLING INC Estimate (2878 : Resolution No. 354-21/22 Award City Hall Boiler Upgrade Project)



MECHANICAL SERVICE INC.

1144 Monmouth Blvd • Galesburg, IL 61401-5767
Phone 309-342-8136 • Fax 309-342-4195

7800 N Pioneer Ct • Peoria, IL 61615-1956
Phone 309-692-7240 • Fax 309-342-4195

December 17, 2021
REVISED Quote: MSI-1461-21-051

Attn: Jayson Brien
111 S Capitol St
Pekin, IL 61554
jbrien@ci.pekin.il.us

Re: Pekin City Hall Boiler Replacement – Pekin, IL

PROPOSAL

We offer our proposal to furnish labor, equipment and materials in accordance with the site visit on Friday 10/22/21 and as further described in the following Scope of Work.

SCOPE OF WORK

- Demolition of (4) existing boilers, (4) primary pumps, hot water piping, natural gas piping, and exhaust flue to allow for installation of (2) new boilers.
- Disconnect and modify electrical power wiring for removal of existing boilers and reconnection to (2) new boilers.
- Furnish and install (2) new Weil McClain boilers includes startup and test out.
- Furnish and install (2) primary pumps for (2) new boilers.
- Furnish and install new exhaust flue from (2) new boilers to existing vertical main exhaust flue. It is assumed the existing flue is in proper working condition. All combustion air will be accomplished by the (2) existing louvered and dampered openings. It is assumed these openings are functional.
- Furnish and install all hydronic and natural gas pipe, valve and fittings.
- Furnish and install mechanical insulation.

COMPENSATION

BASE BID:

In return for the installation described herein, we request payment in the amount of:\$ 64,900.00

- The above referenced quoted price includes the Ameren rebate to be received / obtained by MSI.

VOLUNTARY ALTERNATE VEISSMANN BOILERS (STAINLESS STEEL HEAT EXCHANGERS):

.....\$ 67,000.00

TERMS

- Proposal is good for 60 days from quoted date.
- Payable upon completion within 30 days of invoice.
- Retainages equal to that withheld by the Owner but in no case more than 10% will be acceptable.

RESIDENTIAL – COMMERCIAL – INDUSTRIAL

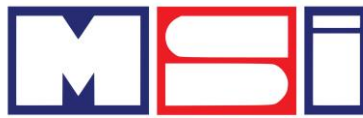
Plumbing – Heating – Air Conditioning – Electrical – Sheet Metal - Duct Cleaning – Commercial Refrigeration – Drain Cleaning

Visit our website at: www.relyonmsi.com and



to stay informed.

Packet Pg. 20



MECHANICAL SERVICE INC.

1144 Monmouth Blvd • Galesburg, IL 61401-5767
Phone 309-342-8136 • Fax 309-342-4195

7800 N Pioneer Ct • Peoria, IL 61615-1956
Phone 309-692-7240 • Fax 309-342-4195

CLARIFICATIONS

1. We **do not include providing** the following items unless specifically noted above in scope of work:
 - a. All temperature control work outside of what is mentioned above
 - b. Test and Balancing of systems
 - c. General Construction Work
 - d. Structural Steel Work
 - e. Cutting, Patching and/or Repairing Floors, Walls and/or Ceilings
 - f. Electrical, HVAC, Plumbing and/or Fire Protection/Sprinkler Work
 - g. Site Utility Work (Sanitary and Domestic Water connection point is 5' outside of building perimeter)
 - h. Concrete Work
 - i. Building/Envelope Insulation
 - j. Roofing Work
 - k. Landscaping, Rock Excavation, Sodding and/or Seeding
 - l. Performance and Payment Bond
 - m. Area De-Watering
 - n. Permits, Sales Tax and/or Pollution Insurance
 - o. Radon or Mold Mitigation
 - p. Lead or Asbestos Abatement
 - q. Temporary Services (Restrooms, Heating, Ventilation and/or Water)
 - r. Any Additional Work Required by the Presence of Lead, Asbestos and/or Hazardous Materials (i.e. any protective safety equipment/measures required for demolition, drilling, grinding, cutting, or productivity inefficiencies)
 - s. Screens, Fences, Architectural Facades, etc. required by local ordinance/code around equipment and / or fixtures
 - t. Certified / Stamped Engineered Plans and Specifications
2. This proposal constitutes our complete offer for furnishing the systems listed herein and shall by referenced or incorporated into/ become a part of any subsequent contract.
3. All work shall be done in accordance with State and Local Code requirements.
4. These prices are valid for thirty days from date of proposal.
5. All work described herein is based on regular working hours (M-F 7am to 3pm). No allowance for overtime is included.
6. Mechanical Service, Inc agrees to pay prevailing wages and provide certified payrolls for the completion of our work under provisions of the Illinois Revised Statutes, Chapter 48, 39S-1, 39S-12, and Prevailing Wage Law.
7. Mechanical Service, Inc. is an Equal Opportunity Employer. We do not discriminate because of race, color, religion, sex, national origin or ancestry against any employee or applicant for employment upon any grounds prohibited by the Human Rights Act (775 ILCS 5/1-101) and further we comply with all provisions of the Human Rights Act including, but not limited to, rules and regulations of the Illinois Human Rights Commission.

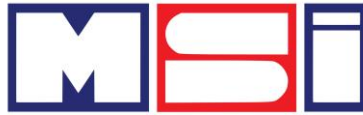
RESIDENTIAL – COMMERCIAL – INDUSTRIAL

Plumbing – Heating – Air Conditioning – Electrical – Sheet Metal - Duct Cleaning – Commercial Refrigeration – Drain Cleaning

Visit our website at: www.relyonmsi.com and

to stay informed.

Packet Pg. 21



MECHANICAL SERVICE INC.

1144 Monmouth Blvd • Galesburg, IL 61401-5767
Phone 309-342-8136 • Fax 309-342-4195

7800 N Pioneer Ct • Peoria, IL 61615-1956
Phone 309-692-7240 • Fax 309-342-4195

We thank you for this opportunity and look forward to working with you. Should any questions arise, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads 'Justin Herren'. The signature is fluid and cursive, with the first name 'Justin' and last name 'Herren' clearly distinguishable.

Justin Herren
Mechanical Service Inc.
309-368-6434

Attachment: MSI Pekin City Hall Boiler Replacement Proposal (2878 : Resolution No. 354-21/22 Award City Hall Boiler Upgrade Project)

RESIDENTIAL – COMMERCIAL – INDUSTRIAL

Plumbing – Heating – Air Conditioning – Electrical – Sheet Metal - Duct Cleaning – Commercial Refrigeration – Drain Cleaning

Visit our website at: www.relyonmsi.com and



to stay informed.



Jayson Brien
Public Property Supervisor
City of Pekin
111 South Capitol Street
Pekin, IL 61554

November 23, 2021

Quote # CB1110-174

Re: City Hall Boiler Replacement

We are pleased to submit for your consideration the following information and proposal

Demo

- Provide the labor and material to remove (4) L.E.S hot water boilers in their entirety
- Provide the labor and material to remove the existing gas piping and electrical from the (4) L.E.S boilers to the nearest point of reconnection for the new boilers
- Provide the labor and material to remove hot water supply & return to the nearest point of reconnection for the new boilers
- Provide the labor and material to remove the existing flue material and abandoned the existing vertical flue piping in place

Installation

- Provide the labor and material to install (2) Thermal Solutions Apex 725c condensing boilers
 APX725c

Min (MBH)	145
Max (MBH)	725
Gross output (MBH)	689

 Next generation water tube technology
 Improved efficiency, up to 97%
 Up to 50% smaller pumps
 Reduced electrical consumption
 Increased venting lengths
 Concert boiler control, advanced touch screen display
 5-to-1 modulation turndown
 Stackable: eliminates costly stands
 Eco propel variable speed pumping
- Provide the labor and material to install all the necessary hot water supply and return piping for the new (2) Thermal Solutions Apex boilers to the nearest point of reconnection for the system
- Provide the labor and material to install all the necessary gas piping for the new (2) Thermal Solutions Apex boilers to the nearest point of reconnection for the system
- Provide labor and material to install new flue piping for the (2) new Thermal Solutions Apex boilers (flue piping will utilize the upper combustion air inlet)
- Provide the labor and material to install new combustion air piping for the (2) new Thermal Solutions Apex boilers (combustion air will be core drilled through the exiting concrete wall as to leave the lower combustion air damper for the hot water heater)



- Provide the labor and material to install all the necessary electrical for the new (2) Thermal Solutions Apex boilers to the nearest point of reconnection for the system
- Provide the labor and material to install all the necessary insulation for all the hot water supply & return piping
- Provide start-up and testing of the new (2) Thermal Solutions Apex boilers

Our price as described:\$69,500.00

Adder:

- Provide the labor and material to remove the existing air expansion tank
- Provide the labor and material to install (1) new Delta Fabricating 60-gallon DET series bladder expansion tank

Our price as described:\$3,720.00

Adder:

- Provide the labor and material to remove the existing air separator
- Provide the labor and material to install (1) new Delta Fabricating 2" air separator

Our price as described:\$2,750.00

Craig Brown
Vice President
30068 Illinois Rte 9
Mackinaw, IL 61755
cbrown@xcellmechanicalservices.com

Terms and Conditions:

- PRICES QUOTED ARE FIRM FOR NO MORE THAN 30 DAYS FROM THE DATE OF QUOTATION, SUBJECT TO ANY CONDITIONS STATED IN SELLER'S QUOTATION
- ON ORDERS HAVING A TOTAL PRICE OF LESS THAN \$5,000, PAYMENT WILL BE DUE "NET 30 DAYS" FROM DATE OF SHIPMENT, UNLESS STATED OTHERWISE BY SELLER. ON ORDERS HAVING A TOTAL PURCHASE PRICE OF \$5,000 OR MORE, UNLESS OTHERWISE STATED BY SELLER, TERMS ARE 10% WITH ORDER, 40% UPON SELLER'S RECEIPT OF BUYER'S APPROVAL OF DRAWINGS (IF APPROVAL IS NOT REQUIRED, THEN 50% WILL BE DUE AT RECEIPT OF ORDER) AND 50% WITHIN 30 DAYS AFTER SHIPMENT.
- ON DESIGN BUILD PROJECTS, UNLESS OTHERWISE STATED BY SELLER, TERMS ARE 35% WITH ORDER, 35% UPON RECEIPT OF ANY MAJOR COMPONENT OF THE SYSTEM, AND PROGRESSIVE BILLING UNTIL COMPLETION.
- THE PRICE OF PARTS, COMPONENTS AND OTHER ITEMS NOT MANUFACTURED BY SELLER IS SUBJECT TO ADJUSTMENT BY SELLER TO REFLECT PRICE CHANGES BY SELLER'S SUPPLIERS
- ORDERS ACCEPTED BY SELLER ARE SUBJECT TO CREDIT INVESTIGATION AND APPROVAL. IF BUYER'S FINANCIAL CONDITION AT ANY TIME DOES NOT JUSTIFY THE TERMS SPECIFIED, SELLER MAY REQUIRE FULL OR PARTIAL PAYMENT AS A CONDITION TO COMMENCE OR CONTINUE TO MANUFACTURE, OR IN ADVANCE OF SHIPMENT OR, IF SHIPMENT HAS BEEN MADE, RECOVER SHIPMENT FROM THE CARRIER. A SERVICE CHARGE OF 1 ½% PER MONTH WILL BE ADDED TO ALL ACCOUNTS 30 DAYS PAST DUE.
- ANY AND/OR ALL, COSTS INCURRED FOR COLLECTION OF PAYMENT, WILL BE AT THE EXPENSE OF THE BUYER, INCLUDING BUT NOT LIMITED TO; REASONABLE ATTORNEYS FEES, INVESTIGATIVE SERVICES, RESEARCH SERVICES, COLLECTIVE SERVICES AND ANY OTHER REASONABLE MEANS OR METHOD OF COLLECTION.
- ANY TAX OR GOVERNMENTAL CHARGE NOW OR HEREAFTER LEVIED UPON THE PRODUCTION, SALE, USE OR SHIPMENT OF PRODUCTS ORDERED OR SOLD WILL BE CHARGED TO AND PAID BY THE BUYER, UNLESS THE BUYER HAS PROVIDED SELLER WITH A TAX EXEMPTION CERTIFICATION ACCEPTABLE TO THE APPLICABLE TAXING AUTHORITIES. SUCH TAXES ARE NOT COVERED IN THE SELLING PRICE UNLESS EXPRESSLY STATED ON THE QUOTATION FORM.
- SHIPPING COST NOT INCLUDED IN THIS PRICE UNLESS OTHERWISE LISTED.
- COMTECH HOLDINGS, INC OFFERS NO WARRANTY ON PARTS, DEVICES, SYSTEMS OR EQUIPMENT, OTHER THAN AS PROVIDED BY THE MANUFACTURER OF THE PART, DEVICE, SYSTEM OR EQUIPMENT, UNLESS OTHERWISE STATED.

By signing this quotation, I hereby accept the terms and conditions as presented.

Signature : _____ Date : _____



**RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 INSTITUTIONAL**

24 HOUR EMERGENCY SERVICE

AN EQUAL OPPORTUNITY EMPLOYER

Date: 11/22/2021

City of Pekin

111 S Capitol

Pekin Illinois

City Hall Building

Pekin Illinois 61554

Est:MH216677

We propose to furnish labor and materials to provide and install (2) Weil McClain boilers
 Included in our proposal are the following items;

- Remove (4) existing boilers
- Remove flue pipe for existing boilers
- Provide and install (2) Weil McClain SF750 750,000 Btu boilers
- Provide and install new expansion tank
- Provide and install new air scrubber
- Provide and install new PVC flue piping up through existing flue pipe opening
- Provide electrical connections as required
- Disconnect and reconnect existing boiler controls
- Provide and install insulation on new piping as required
- Provide startup and testing

For the sum of \$90,200.00

Availability: 4-5 weeks at time of proposal. Delivery times are subject to change based on availability and shortages

ACCEPTED: _____

DATE: _____

PREPARED BY: Mike Hamilton

Mike Hamilton
 Service Manager

SETTING THE STANDARD IN COMFORT SINCE 1939

Attachment: Standard Heating and Cooling City of Pekin Boiler Replacement (2878 : Resolution No. 354-21/22 Award City Hall Boiler Upgrade



REQUEST FOR COUNCIL ACTION

Agenda Date: December 20, 2021
To: Council Members
From: Josie Esker, City Engineer

AGENDA ITEM: Resolution No. 355-21/22 Financial Support for Downtown Rehabilitation Project

ACTION REQUESTED: Approve and Adopt the Resolution.

DESCRIPTION: This resolution is to support the City's application to the State of Illinois' Rebuild Downtowns & Main Streets Capital Grant. This grant is a Department of Commerce and Economic Opportunity (DCEO) funded program with a maximum grant size of \$3 million. The program is a reimbursable grant, where the City would have to fund the full cost of the project and then be reimbursed by the State.

While the final scope of the project for the application has not been finalized, it is planned to include a mill & overlay of the downtown area, new ADA ramps, a sewer separation along Court Street, and the re-building of public parking areas. With a total estimated project cost of \$5 million, the City would be responsible for paying the full upfront cost and would be reimbursed \$3 million with a successful grant application. The attached resolution is a "support resolution" needed for the grant application due January 10, 2022.

Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount: \$5 million total, with \$3 million to be reimbursed by grant
 Line Item: TBD
 Budgeted Amount: N/A, not in FY22
 Remaining Funds:

IMPACT IF APPROVED: City Staff will submit a Rebuild Downtowns & Main Street Capital Grant Application.

IMPACT IF DENIED: City Staff will NOT submit the grant application.

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

12/17/2021

Date:

WHEREAS, the Rebuild Downtowns & Main Streets Capital Grant is a Department of Commerce and Economic Opportunity (DCEO) funded program that will provide grant support to economic recovery in commercial corridors and downtowns that have experienced disinvestment, particularly in communities hardest-hit by COVID-19; and

WHEREAS, the businesses in the City's downtown area have suffered extreme losses because of the COVID-19 economic downturn; and

WHEREAS, the maximum grant amount is \$3 million, of which the City would be reimbursed after the completion of the project, if awarded; and

WHEREAS, the estimated cost of the project is \$5,000,000.00, which exceeds the maximum grant amount; and

WHEREAS, the City is committed to the success of the downtown business area and finds that it is in the best interest of the City, its business community and its residents to submit an application for the full grant amount of the Rebuild Downtowns & Main Streets Capital Grant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

Section 1. The above recitals are found to be true and correct and are incorporated herein.

Section 2. The City will dedicate funding in the City's upcoming fiscal years in an amount not to exceed \$5,000,000.00 for the renovation of the City's downtown business corridor, subject to the award of a grant from the Rebuild Downtowns & Main Streets Capital Grant program.

Section 3. City staff is authorized and directed to submit an application for the Rebuild Downtowns & Main Streets Capital Grant program, and to execute such documents and take such action necessary to complete such application.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR COUNCIL ACTION

Agenda Date: December 20, 2021
To: Council Members
From: Mark Rothert, City Manager

AGENDA ITEM: Resolution No. 356-21/22 Approval of and Action on Performance Evaluation

ACTION REQUESTED: Approve and Adopt the Resolution.

DESCRIPTION:

The City entered into an employment agreement effective November 26, 2018 (the “Agreement”) with Mark Rothert to serve as its City Manager (the “Employee”). The Agreement states that the Employer shall annually review the performance of the Employee. The Agreement also states that the Employer maintains the right to determine a merit-based increase for the Employee, based on the annual review. An annual review of the Employee took place at the December 13, 2021 meeting of the City Council. The attached resolution adopts the annual review and makes any adjustment to the Employee’s compensation, as determined by the City Council.

FINANCIAL IMPACT: To be determined

Requested Amount:

Line Item:

Budgeted Amount:

Remaining Funds:

IMPACT IF APPROVED:

IMPACT IF DENIED:

ALTERNATIVES:

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

12/17/2021

Date:

WHEREAS, the City of Pekin (the “City” or “Employer”) entered into an employment agreement effective November 26, 2018 (the “Agreement”) with Mark Rothert to serve as City Manager (the “Employee”); and

WHEREAS, the Agreement states that the Employer shall annually review the performance of the Employee; and

WHEREAS, the Agreement also states that the Employer maintains the right to determine a merit-based increase for the Employee, based on the annual review; and

WHEREAS, an annual review of the Employee took place at the December 13, 2021 meeting of the City Council; and

WHEREAS, the City Council believes it is in the best interest of the City to compensate the Employee based on the annual review.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS, TAZEVELL COUNTY THAT:

Section 1. The above recitals are found to be true and correct and are incorporated herein.

Section 2. The Council approves of and shall appropriately file the Employee’s annual review.

Section 3. Effective January 1, 2022, the City shall adjust the base salary of the Employee to \$185,000; provided that the Employee shall not be eligible for any cost of living adjustment granted to exempt employees in 2022.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK