



Metropolitan Water Reclamation District of Greater Chicago

Errata Correction

100 East Erie Street
Chicago, IL 60611

File Number: 21-0424

File Key: 21-0424

Type: Agenda Item

Status: To Be Introduced

Version: 1

Reference:

Controlling Body: Real Estate
Development
Committee

File Created Date : 05/05/2021

File Name:

Final Action:

Title label: Consent to an assignment of easement from Kornerstone Properties, LLC to ISF Chicago LLC and Byline Bank, as co-grantees, to use and maintain the District-owned portions of Edmier Road between Cicero Avenue and Ridgeland Avenue in Stickney and Forest View, Illinois. Consideration shall be a document preparation fee of \$5,000.00 (*As Revised*)

Notes: ERRATA CORRECTION:

In title, "and Byline Bank, as co-grantees" added after "LLC"

3rd paragraph, 1st sentence "and Byline ("Byline") Bank, as co-grantees. " added after ("ISF"); beginning of 2nd sentence now reads "ISF has . . ."; ",and Byline is ISF's lender that will hold a mortgage on those lands and on ISF's improvements" follows "lands"; 3rd sentence, "and Byline's" follows "ISF"

5th paragraph. "and Byline Bank, as co-grantees" follows "Chicago LLC."

Sponsors:

Enactment Date:

Attachments: RE - Assign Easement on Edmier Road from
Kornerstone to ISF Chicago - Aerial.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 21-0424

Consent to an assignment of easement from Kornerstone Properties, LLC to ISF Chicago LLC and Byline Bank, as co-grantees, to use and maintain the District-owned portions of Edmier Road between Cicero Avenue and Ridgeland Avenue in Stickney and Forest View, Illinois. Consideration shall be a document preparation fee of \$5,000.00 (*As Revised*)

Dear Sir:

Edmier Road is a private roadway on both District and Commonwealth Edison ("ComEd") land between Cicero and Ridgeland Avenues in Stickney and Forest View, Illinois. Generally, the District owns the section between Cicero and Laramie Avenues and ComEd owns the section between Laramie and Ridgeland Avenues. On March 24, 1949, the District and ComEd granted reciprocal perpetual easements to one another and their successors for use of Edmier Road ("1949 Easement").

On March 5, 2020, the Board of Commissioners authorized an amendment to the 1949 Easement granting Kornerstone Properties, LLC ("Kornerstone"), as successor in interest to ComEd, the perpetual non-exclusive right to use and maintain the District's portion of the roadway for ingress to and egress from Kornerstone's lands located west of the Stickney WRP. As part of that amendment, Kornerstone assumed exclusive responsibility for maintaining the District's portion of the roadway and paid the District a \$250,000.00 fee. The amendment to the 1949 Easement allows Kornerstone to assign the easement subject to the District's written consent.

Kornerstone is requesting the District's consent to assign the 1949 Easement, as amended, to ISF Chicago LLC ("ISF") and Byline Bank ("Byline"), as co-grantee. ISF has contracted to purchase Kornerstone's lands, and Byline is ISF's lender that will hold a mortgage on those lands and on ISF's improvements. ISF and Byline's use of the easement premises will be the same as Kornerstone's use.

The District's Finance Department has reviewed ISF's financial and company background information and reports that ISF demonstrates the financial resources to meet the responsibilities under the amendment to the 1949 Easement.

It is requested that the Executive Director recommend to the Board of Commissioners that it consent to an assignment of easement from Kornerstone Properties, LLC to ISF Chicago LLC and Byline Bank, as co-grantees, to use and maintain the District-owned portions of Edmier Road between Cicero Avenue and Ridgeland Avenue in Stickney and Forest View, Illinois. Consideration shall be a document preparation fee of \$5,000.00.

It is also requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the Chairman of the Committee on Finance and the Clerk to execute the Consent to Assignment of Easement Agreement after it is approved by the General Counsel as to form and legality.

Requested, Susan T. Morakalis, General Counsel, STM:MTC:CMM:vp

Recommended, Brian A. Perkovich, Executive Director

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for May 20, 2021

Attachment



Metropolitan Water Reclamation District of Greater Chicago

Errata Correction

100 East Erie Street
Chicago, IL 60611

File Number: 21-0448

File Key: 21-0448

Type: Agenda Item

Status: PC Authority to
Award Contract

Version: 1

Reference:

Controlling Body: Procurement
Committee

File Created Date : 05/10/2021

File Name:

Final Action:

Title label: Authority to award Contract 20-903-31, Furnish, Deliver and Install Coarse Screens at the Stickney Water Reclamation Plant to IHC Construction Companies, L.L.C., in an amount not to exceed \$4,374,000.00, Account 401-50000-645700, Requisition 1547712 *(As Revised)*

Notes: ERRATA CORRECTION:

In the Title, the requisition number is corrected to read, "Requisition 1547712"

Sponsors:

Enactment Date:

Attachments: Contract 20-903-31 Revised Appendix D and Appendix
V Reports.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 21-0448

Authority to award Contract 20-903-31, Furnish, Deliver and Install Coarse Screens at the Stickney Water Reclamation Plant to IHC Construction Companies, L.L.C., in an amount not to exceed \$4,374,000.00, Account 401-50000-645700, Requisition 1547712 *(As Revised)*

Dear Sir:

On September 17, 2020, the Board of Commissioners authorized the Director of Procurement and Materials Management to advertise for bids Contract 20-903-31, Furnish, Deliver and Install Coarse Screens at the Stickney Water Reclamation Plant.

In response to a public advertisement of December 16, 2020, a bid opening was held on January 26, 2021. The bid tabulation for this contract is:

JOSEPH J. HENDERSON & SON, INC.	\$4,370,000.00
IHC CONSTRUCTION COMPANIES, L.L.C.	\$4,374,000.00
INDEPENDENT MECHANICAL INDUSTRIES, INC.	\$5,490,000.00

Joseph J. Henderson & Son, Inc., the lowest bidder, did not submit the five (5) grant forms 1, 2, 3, 4 and 5 contained in Appendix B. These documents are required for Federally Assisted Construction Contracts and stated in the contract documents in the Invitation page I-4, P-4 and P-5 and is also stated in Appendix B on B-4. Therefore, the bid submitted by Joseph J. Henderson & Son Inc., is considered non-responsive and rejected. The Director of Procurement and Materials Management has informed Joseph J. Henderson & Son, Inc., of this action.

IHC Construction Companies, L.L.C., the lowest responsible bidder, is proposing to perform the contract in accordance with the specifications. The estimated cost for this contract is \$6,000,000.00, placing their bid of \$4,374,000.00, approximately 27 percent below the estimate.

The Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE) and Veteran-Owned Business Enterprise (VBE) utilization goals for this contract are 20 percent MBE, 10 percent WBE, 10 percent SBE, and 3 percent VBE.

IHC Construction Companies, L.L.C., is in compliance with the Affirmative Action Ordinance, Revised Appendix D and Appendix V as indicated on the attached report. The Minority Business Enterprise (MBE), Women Business Enterprise (WBE) and Small Business Enterprise (SBE) utilization goals for this contract are 20 percent MBE, 13 percent WBE and the bidder offers MBE credits to satisfy SBE participation. The bidder commits to 3.6 percent for VBE participation.

IHC Construction Companies, L.L.C., has executed the Multi-Project Labor Agreement (MPLA) certificate as required. It is anticipated that the following construction trades to be utilized on this contract are electricians, ironworkers, machinists, millwrights, laborers, carpenters and truck driver. The list of construction trades is not intended to confer any rights or jurisdiction upon any union or unions.

The contractor shall commence work upon approval of the contractor's bond and complete all work within one thousand eighty (1080) calendar days.

The contract will require approximately ten (10) people for the services.

In view of the foregoing, it is recommended that the Director of Procurement and Materials Management be authorized to award Contract 20-903-31 to IHC Construction Companies, L.L.C., in an amount not to exceed \$4,374,000.00, subject to the contractor furnishing a performance bond in form satisfactory to the Law Department and approved by the Director of Procurement and Materials Management.

Funds are available in account 401-50000-645700.

Recommended, Darlene A. LoCascio, Director of Procurement and Materials Management,
DAL:SEB:gv
Respectfully Submitted, Barbara J. McGowan, Chairman, Committee on Procurement
Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for May 20, 2021

Attachment