

RESOLUTION 2017-006

PASSED: JANUARY 9, 2017

AUTHORIZING ACCEPTANCE OF PUBLIC IMPROVEMENTS, AUTHORIZING RELEASE OF SUBDIVISION PERFORMANCE SECURITY, AND AUTHORIZING ACCEPTANCE OF MAINTENANCE BOND FOR LOT 12 OF PARK 88 DEVELOPMENT.

WHEREAS, the City of DeKalb has previously authorized the construction of a certain project on Lot 12 of the development commonly referred to as Park 88, and such construction included the installation of certain public improvements; and

WHEREAS, following installation of the public improvements, the Owner of the development has requested that the City release the subdivision performance bond in place, accept the public improvements for City ownership and maintenance, and accept a one-year maintenance bond; and

WHEREAS, the City Council is desirous of approving said request;

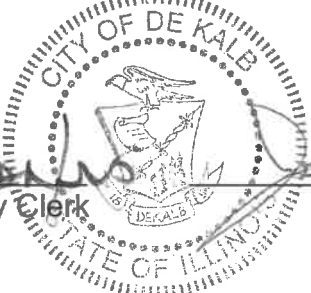
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

Section 1: The City Manager and City staff are authorized and directed to accept a Bill of Sale substantially in the format attached hereto as Exhibit A, conveying the public improvements described in the Plans attached hereto as Exhibit B to the City of DeKalb. Such conveyance shall be accompanied by a Maintenance Bond in form and content acceptable to the City Manager, guaranteeing the condition of the public improvements constructed in association with the development of Lot 12 of the Park 88 development for a period of one year from the date of conveyance. Said maintenance bond shall be in a minimum amount of One Hundred Sixty Two Thousand Eight Hundred and Fifty Four Dollars (\$162,854), representing five percent (5%) of the total public improvement cost associated with the development of Lot 12, as described on Exhibit C. Upon the successful completion of the one-year maintenance period, the City Manager or designee thereof may release the maintenance bond without requirement of further City Council approval.

Section 2: That the City Clerk of the City of DeKalb, Illinois be authorized and directed to attest the Mayor's Signature and shall be effective thereupon.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 9th day of January, 2017, and approved by me as Mayor on the same day. Passed by a 7-0-1 roll call vote. Aye: Jacobson, Finucane, Marquardt, Snow, Noreiko, Faivre, Rey. Nay: None. Absent: Baker.

ATTEST:

The seal of the City of DeKalb, Illinois, is circular with a double border. The outer border contains the text "CITY OF DE KALB" at the top and "STATE OF ILLINOIS" at the bottom. The inner border contains "1831 DEKALB ILL." The center features a shield with a plow, a sheaf of wheat, and a bundle of cotton, with a figure holding a scale of justice above it.

Jennifer Jeep Johnson
JENNIFER JEEP JOHNSON, City Clerk

John A. Rey
JOHN A. REY, Mayor

**BILL OF
SALE**

KNOW ALL MEN BY THESE PRESENTS, that Blackbear 88, LLC ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF DEKALB, an Illinois municipal corporation in DeKalb County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of a water and storm sewer system and appurtenances as shown on the Utility Plan incorporated herein as Exhibit "A".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise the Water and storm sewer systems and appurtenances by SELLER to the CITY.


SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

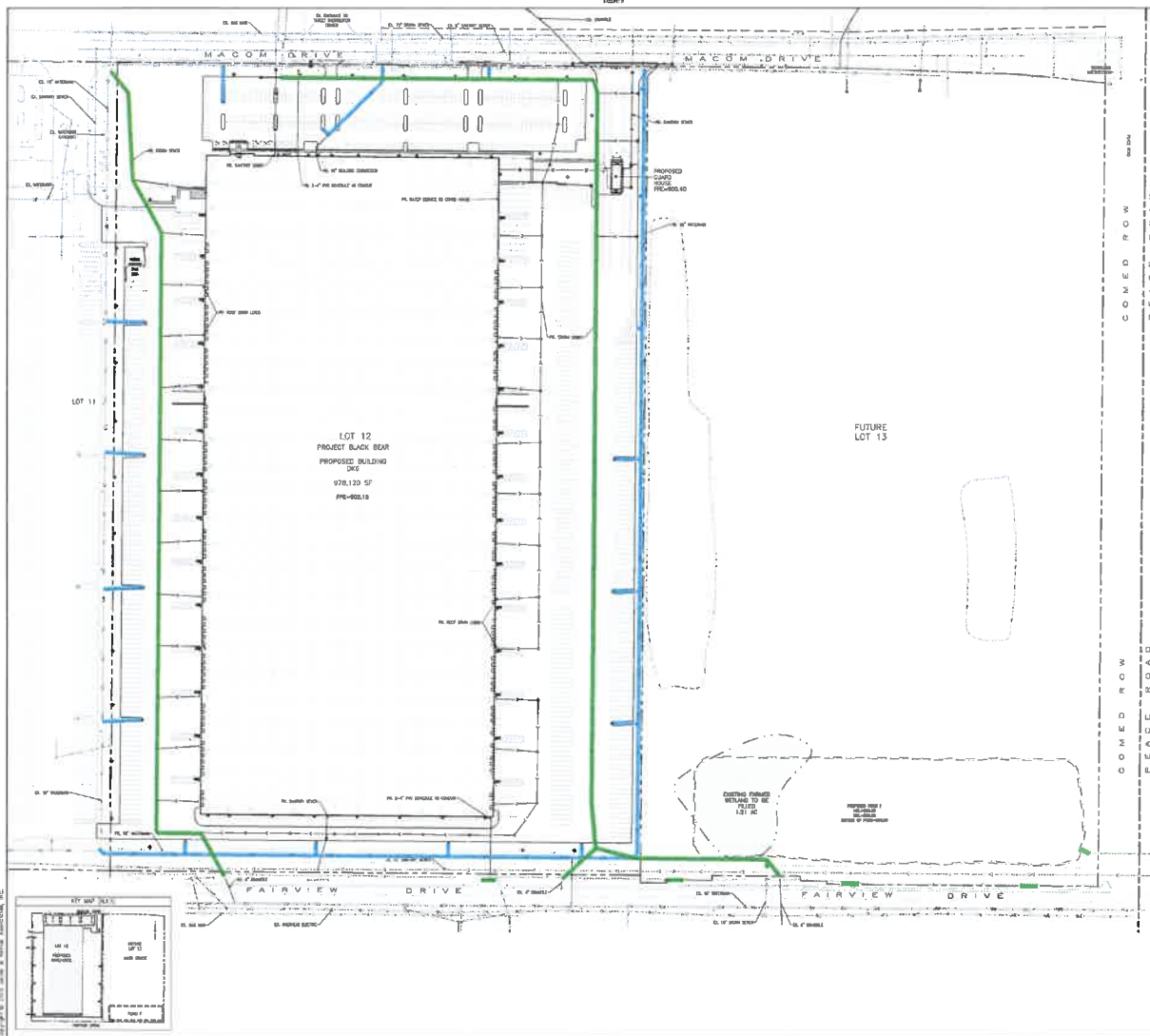
IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at 1650 Macom Drive, this 24th day of ~~December~~, 2016.
January

(SELLER)

BY: 

ATTEST:





- UTILITY NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
 2. CONTRACTOR IS TO REMOVE EXISTING UTILITIES 4'-10" DEEP OF EXISTING AND UNLESS NOTED OTHERWISE, PUMP AND LIFT STATION AND LEGS.
 3. ALL EXISTING UTILITIES SHALL BE RELOCATED TO THE PROPOSED GRADE AND DEPTH OF EXISTING UTILITIES SHALL BE RELOCATED TO THE PROPOSED GRADE AND DEPTH OF EXISTING UTILITIES.
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 10. ALL EXISTING UTILITIES SHALL BE RELOCATED TO THE PROPOSED GRADE AND DEPTH OF EXISTING UTILITIES SHALL BE RELOCATED TO THE PROPOSED GRADE AND DEPTH OF EXISTING UTILITIES.

DATE	1/27/2021
BY	JACOB & HEENER
PROJECT	PROJECT BLACK BEAR
CLIENT	PARK BE GROUP, LLC
LOCATION	DEKALB, ILLINOIS
SCALE	1" = 80'
PROJECT NO.	C148ac
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VENTURE ONE REAL ESTATE, LLC
CLAYCO
 A DIVISION OF BURNS & MCDERMOTT



September 3, 2015

Mr. John Laskowski
City Engineer
City of DeKalb
200 South Fourth Street
DeKalb, IL 60115

Subject: Project Blackbear (3M) – Park 88 Lot 12 Subdivision
DeKalb, IL (WBK Project No. 15-0196.A)

Dear Mr. Laskowski:

Based on our discussions find attached a breakdown of public improvements which we understand the City of DeKalb is seeking a financial guarantee for the subject project. We will forward to Jacob and Hefner for review and distribution to the development team. It is noted the total amount of the guarantee required is \$3,908,512.56. Please contact me directly should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Chismark', is written over a light blue horizontal line.

Greg Chismark, P.E.
Municipal Practice Principal
Wills Burke Kelsey Associates, Ltd.

CC: Ellen Divita – City of DeKalb



116 W. Main Street, Suite 201
 St. Charles, Illinois 60174
 630.443.7755

Engineers Estimate Of Probable Cost

Property: Park 88-Unit 4 Project Blackbear
 DEKALB, ILLINOIS

Date: 09/03/2015

Item No.	Item	Quantity	Unit	Unit Price	Cost	Public	Public Quantity	Guarantee Amount
Earthwork								
1	Topsoil Strip	117,460	CY	\$3.00	\$352,380.00	N	0	\$0.00
2	Topsoil Respread	27,212	CY	\$3.50	\$95,242.00	Y	27,212	\$95,242.00
3	Clay Cut to Fill	355,705	CY	\$5.00	\$1,778,525.00	N	0	\$0.00
4	Excess Topsoil To Be Buried In Pond F	90,248	CY	\$3.50	\$315,868.00	N	0	\$0.00
Earthwork Subtotal =					\$2,542,015.00	Guarantee Total =		\$95,242.00
Pavement								
Light Duty Pavement								
1	2.00" HMA Surface Course	14,366	SY	\$7.00	\$100,562.00	%Y	378	\$2,646.00
2	2.25" HMA Binder Course	14,366	SY	\$7.50	\$107,745.00	%Y	378	\$2,835.00
3	4.0" CA-6 Base Course	14,366	SY	\$5.50	\$79,013.00	%Y	378	\$2,079.00
4	4.0" CA-7 Base Course	14,366	SY	\$7.25	\$104,153.50	%Y	378	\$2,740.50
Heavy Duty Concrete Pavement								
5	8.0" PCC Pavement	83,450	SY	\$50.00	\$4,172,500.00	%Y	533	\$26,650.00
6	4.0" CA-6 Base Course	83,450	SY	\$5.50	\$458,975.00	%Y	533	\$2,931.50
Sidewalk Pavement								
7	6" PCC Pavement (4,000 PSI Unreinforced)	642	SY	\$35.00	\$22,470.00	N	0	\$0.00
8	4.0" CA-6 Base Course	642	SY	\$5.50	\$3,531.00	N	0	\$0.00
Concrete Bicycle & Motor Pad								
9	6" PCC Pavement	116	SY	\$40.00	\$4,640.00	N	0	\$0.00
10	4.0" CA-6 Base Course	116	SY	\$5.50	\$638.00	N	0	\$0.00
Sanitary Manhole Access Drive								
11	Grasscrete Permeable Pavement	262	SY	\$40.00	\$10,480.00	Y	262	\$10,480.00
12	4' Wide Gravel Shoulder	41	SY	\$7.50	\$307.50	Y	41	\$307.50
13	Curb and Gutter	10,353	LF	\$15.00	\$155,295.00	N	0	\$0.00
14	Depressed Curb and Gutter	502	LF	\$16.00	\$8,032.00	Y	502	\$8,032.00
15	Pavement Marking-4" Line	39,500	LF	\$0.75	\$29,625.00	N	0	\$0.00
Pavement Subtotal =					\$5,257,967.00	Guarantee Total =		\$58,701.50



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Engineers Estimate Of Probable Cost

Property: **Park 88-Unit 4 project Blackbear**
DEKALB, ILLINOIS

Date: 09/03/2015

Item No.	Item	Quantity	Unit	Unit Price	Cost	Public	Public Quantity	Guarantee Amount
Erosion Control								
1	Inlet Protection	85	EA	\$240.00	\$20,400.00	Y	85	\$20,400.00
2	Stabilized Construction Entrance	2	EA	\$2,500.00	\$5,000.00	Y	2	\$5,000.00
3	Ditch Check	15	EA	\$600.00	\$9,000.00	Y	15	\$9,000.00
4	Concrete Washout	2	EA	\$500.00	\$1,000.00	Y	2	\$1,000.00
5	Silt Fence	6,427	LF	\$3.50	\$22,494.50	Y	6,427	\$22,494.50
6	Permanent Seed	43	AC	\$3,000.00	\$129,420.00	Y	43	\$129,420.00
7	Lined Apron	8	EA	\$500.00	\$4,000.00	Y	8	\$4,000.00
8	Turf Reinforcement Mat	156	SY	\$2.50	\$390.00	Y	156	\$390.00
9	Erosion Control Maintenance	1	LS	\$10,000.00	\$10,000.00	Y	1	\$10,000.00
10	Erosion Control Blanket	201,302	SY	\$3.00	\$603,906.00	Y	201,302	\$603,906.00
Erosion Control Subtotal =					\$805,610.50		Guarantee Total =	\$805,610.50
Water Main								
1	6" WM DIP CL52	797	LF	\$50.00	\$39,850.00	Y	797	\$39,850.00
2	10" WM DIP CL52	3,241	LF	\$60.00	\$194,460.00	Y	3,241	\$194,460.00
3	12" WM DIP CL52	52	LF	\$65.00	\$3,380.00	Y	52	\$3,380.00
4	Fire Hydrant, Valve and Tee	17	EA	\$4,000.00	\$68,000.00	Y	17	\$68,000.00
5	Gate Valve in 48" Vault	6	EA	\$2,400.00	\$14,400.00	Y	6	\$14,400.00
6	Trench Backfill	281	LF	\$35.00	\$9,835.00	Y	281	\$9,835.00
7	Pressure Connection, 12" X 10" W/ Vault	2	EA	\$3,750.00	\$7,500.00	Y	2	\$7,500.00
8	Pressure Connection, 10" X 6" W/ Vault	4	EA	\$3,250.00	\$13,000.00	Y	4	\$13,000.00
9	Pressure Connection, 10" X 10" W/ Vault	1	EA	\$3,750.00	\$3,750.00	Y	1	\$3,750.00
10	Pressure Connection, 12" X 6" W/ Vault	3	EA	\$3,250.00	\$9,750.00	Y	3	\$9,750.00
11	Connection to Existing Watermain Stub	1	EA	\$1,250.00	\$1,250.00	Y	1	\$1,250.00
Water Main Subtotal =					\$365,175.00		Guarantee Total =	\$365,175.00



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Engineers Estimate Of Probable Cost

Property: **Park 88-Unit 4 Project Blackbear**
DEKALB, ILLINOIS

Date: 09/03/2015

Item No.	Item	Quantity	Unit	Unit Price	Cost	Public	Public Quantity	Guarantee Amount
Storm Sewer								
1	RCP 12"	3,014	LF	\$32.50	\$97,955.00	Y	3,014	\$97,955.00
2	RCP 24"	767	LF	\$48.00	\$36,816.00	Y	767	\$36,816.00
3	RCP 30"	1,132	LF	\$56.50	\$63,958.00	Y	1,132	\$63,958.00
4	RCP 36"	1,805	LF	\$72.50	\$130,862.50	Y	1,805	\$130,862.50
5	RCP 42"	960	LF	\$90.00	\$86,400.00	Y	960	\$86,400.00
6	RCP 48"	2,419	LF	\$105.00	\$253,995.00	Y	2,419	\$253,995.00
7	HDPE 4"	4,760	EA	\$18.00	\$85,680.00	Y	4,760	\$85,680.00
8	Cleanout	38	EA	\$400.00	\$15,200.00	Y	38	\$15,200.00
9	Inlet 24"	5	EA	\$2,000.00	\$10,000.00	Y	5	\$10,000.00
10	Catch Basin 48"	20	EA	\$2,600.00	\$52,000.00	Y	20	\$52,000.00
11	Catch Basin 60"	13	EA	\$3,000.00	\$39,000.00	Y	13	\$39,000.00
12	Catch Basin 72"	23	EA	\$4,600.00	\$105,800.00	Y	23	\$105,800.00
13	Catch Basin 84"	2	EA	\$6,800.00	\$13,600.00	Y	2	\$13,600.00
14	Catch Basin 96"	5	EA	\$9,800.00	\$49,000.00	Y	5	\$49,000.00
15	Catch Basin 108"	1	EA	\$10,000.00	\$10,000.00	Y	1	\$10,000.00
16	Trech Backfill	40,900	LF	\$17.50	\$715,750.00	Y	40,900	\$715,750.00
17	12" FES with Grate	6	EA	\$955.00	\$5,730.00	Y	6	\$5,730.00
18	24" FES with Grate	1	EA	\$1,500.00	\$1,500.00	Y	1	\$1,500.00
19	36" FES with Grate	1	EA	\$1,750.00	\$1,750.00	Y	1	\$1,750.00
20	Connect to Existing	2	EA	\$1,250.00	\$2,500.00	Y	2	\$2,500.00
Storm Sewer Subtotal =					\$1,777,496.50		Guarantee Total =	\$1,777,496.50
Sanitary Sewer								
1	PVC SDR26 6"	598	LF	\$42.50	\$25,415.00	Y	598	\$25,415.00
2	Sanitary Manhole	4	EA	\$2,600.00	\$10,400.00	Y	4	\$10,400.00
3	Connect to Existing	3	EA	\$2,200.00	\$6,600.00	Y	3	\$6,600.00
4	Trech Backfill	490	LF	\$35.00	\$17,150.00	Y	490	\$17,150.00
Sanitary Sewer Subtotal =					\$59,565.00		Guarantee Total =	\$59,565.00



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 DEKALB, ILLINOIS

Date: 09/03/2015

Item No.	Item	Quantity	Unit	Unit Price	Cost	Public	Public Quantity	Guarantee Amount
Demolition								
1	Remove Ex. Pavement	137	SY	\$2.50	\$342.50	Y	137	\$342.50
2	Remove Ex. Drain Tile	6,075	LF	\$2.40	\$14,580.00	Y	6,075	\$14,580.00
3	Remove Ex. Curb & Gutter	517	LF	\$2.40	\$1,240.80	Y	517	\$1,240.80
4	Remove Ex. Tree	5	EA	\$200.00	\$1,000.00	Y	5	\$1,000.00
5	Remove Ex. 48" Storm Sewer	264	LF	\$10.00	\$2,640.00	Y	264	\$2,640.00
6	Remove Ex. Storm Structure	1	EA	\$500.00	\$500.00	Y	1	\$500.00
7	Remove Ex. Fence	168	LF	\$10.00	\$1,680.00	N	0	\$0.00
Demolition Subtotal =					\$21,983.30		Guarantee Total =	\$20,303.30
Miscellaneous								
1	Lighting	1	LS	\$75,000.00	\$75,000.00	Y	1	\$75,000.00
Miscellaneous Subtotal =					\$75,000.00		Guarantee Total =	\$75,000.00

OVERALL TOTAL= \$10,904,812.30

Public Sub-Total = \$3,257,093.80
20% Contingency \$651,418.76
Guarantee Total \$3,908,512.56