Village of Mount Prospect
Village Board
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056

March 3, 2026 | **Village Hall - 3rd Floor Board Room** | **7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee Beth DiPrima

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - February 17, 2026

4. MAYORS REPORT

4.1. Mayor's Comment

4.2. PROCLAMATION: Women's History Month

4.3. PROCLAMATION: Spread Goodness Day - March 13, 2026

4.4. APPOINTMENT TO BOARDS AND COMMISSIONS
Transportation Safety Commission: Mark Lattner

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

5.1. Individuals wishing to address the Village Board in person regarding issues not on the agenda must register to participate in the Citizens to Be Heard process. You may sign in before the meeting in person or by emailing your intent to speak to publiccomment@mountprospect.org no later than 1:00 p.m. on the day of the meeting.

6. CONSENT AGENDA

6.1. List of Bills for February 11, 2026 to February 24, 2026 — $2,355,392.63

6.2. A RESOLUTION APPOINTING A DIRECTOR AND ALTERNATE DIRECTORS TO THE SOLID WASTE AGENCY OF NORTHERN COOK COUNTY

6.3. A RESOLUTION EXPRESSING INTENT TO PARTICIPATE IN THE SUBURBAN TREE CONSORTIUM FIVE-YEAR CONTRACTUAL PROGRAM.

6.4. A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF ARLINGTON HEIGHTS FOR THE "2026 WATERMAN AVENUE RESURFACING PROJECT" AND THE "2026 WILLOW LANE/ E. FALCON DRIVE RESURFACING PROJECT"

7. OLD BUSINESS - None

8. NEW BUSINESS

8.1. AN ORDINANCE AUTHORIZING THE EXECUTION OF A PURCHASE AND SALES

CONTRACT (1601 E. ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS)

9. VILLAGE MANAGER'S REPORT

9.1. Motion to accept the lowest-cost, responsive bid for the 2026 Water Main Replacement Project including the two alternate bid items for an amount not to exceed $6,117,294.70.

9.2. Motion to accept bid from Schaefges Brothers, Inc. of Wheeling, Illinois for the Monument Signage Project for an amount not to exceed $709,365.00.

9.3. Approval of the Agreement for Provision of Valet Parking Services between the Village of Mount Prospect and FiveStar Valet for the provision of valet parking services to restaurants located in the downtown area of the Village.

9.4. As submitted

10. ANY OTHER BUSINESS

11. ADJOURNMENT

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847/392-6000, EXTENSION 5327

DRAFT

Village of Mount Prospect Regular Meeting of the Village Board
Tuesday, February 17, 2026 / 7:00 PM

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:01 p.m. in the Board Room at Village Hall, 50 S. Emerson Street.

ROLL CALL

Members present upon roll call by the Village Clerk: Mayor Paul Hoefert, Trustee Vincent Dante, Trustee Beth DiPrima, Trustee Terri Gens, Trustee Bill Grossi, Trustee John Matuszak, Trustee Colleen Saccotelli
Absent: None
A quorum was present.

2.1. Pledge of Allegiance - Trustee Vincent Dante

APPROVAL OF MINUTES

3.1. Minutes of the special meeting of the Village Board/Committee of the Whole - February 3, 2026

Motion by Vincent Dante, second by Bill Grossi, to approve the minutes of the Village Board/Committee of the Whole meeting of February 3, 2026:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. Mayor's Comment

Mayor Hoefert recognized Michael Sieniawski, an eighth grader at Lincoln Middle School, who had previously appeared before the Board after winning the district competition in the VFW Patriots Pen and Voice of Democracy essay competition. The Mayor announced that Michael had since won the state competition and would advance to the national competition. On behalf of the community, the Mayor extended congratulations and best wishes to Michael for success at the national level.

4.2. PROCLAMATION: Celebrating the Lunar New Year: February 17 - February 27, 2026

Mayor Hoefert read a proclamation recognizing February 17 as the beginning of the Lunar New Year in the Village of Mount Prospect, noting that 2026 is the Year of the Horse, associated with themes of passion, transformation, freedom, and ambition. Kylie Cerk, Director of Marketing and Public Relations for the Village, received the proclamation and shared her thoughts on this meaningful holiday, having grown up in a mixed Chinese-American household.

4.3. PROCLAMATION: Recognizing the Observance of Ramadan

Mayor Hoefert read a proclamation honoring the observance of Ramadan, recognizing it as a sacred period of fasting, prayer, reflection, and community. The proclamation was received by Farhat Kazkondu, Executive Director of the Niagara Foundation in Mount Prospect, who expressed gratitude to the Mayor and the Village for the recognition, stating that Ramadan's values of compassion, generosity, and unity uplift the entire community and that the Muslim community is grateful to celebrate the holiday in a Village that embraces inclusion and mutual respect.

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

Steve Polit
601 N. Wilshire Drive

- Addressed the Board regarding Mayor and Trustee compensation, noting that the last approved salary increase occurred in 1998.

Mayor Hoefert and Trustee Dante responded, stating that the motivation for service is a love of community rather than compensation. The Mayor suggested that the topic of elected official compensation was worthy of a broader discussion, possibly in the context of strategic planning, covering all board salaries generally.

CONSENT AGENDA

Motion by Vincent Dante, second by Terri Gens, to approve the consent agenda as presented:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

6.1. List of Bills for January 28, 2026, to February 10, 2026 — $5,589,102.84

6.2. Motion to accept the lowest cost, responsive bid for 2026-2027 Parkway Stump Removals for an amount not to exceed $68,372.

6.3. A RESOLUTION AUTHORIZING THE EXPENDITURE OF $3,500,000 UTILIZING MOTOR FUEL TAX FUNDS FOR STREET IMPROVEMENTS DURING THE PERIOD COMMENCING FEBRUARY 17, 2026 AND CONCLUDING ON DECEMBER 31, 2026.

Resolution No. 1-26

6.4. Motion to accept bid for IL 83 (Oakton Street) Sidewalk Project, 8th Avenue to I-90 for an amount not to exceed $148,170.

6.5. A RESOLUTION AUTHORIZING THE EXECUTION OF A FIFTH AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE VILLAGE OF MOUNT PROSPECT AND PARKWAY BANK AND TRUST FOR PROPERTY LOCATED AT 1709-1713 WEST ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS

Resolution No. 2-26

OLD BUSINESS - None

NEW BUSINESS - None

VILLAGE MANAGER'S REPORT

9.1. Motion to award a contract for the 2026 Street Resurfacing — Group 1 project in the amount not to exceed $3,500,000.

Director of Public Works Sean Dorsey presented the 2026 Street Resurfacing Group 1 bid results. The Village maintains 140 centerline miles and resurfaces roughly every 20 years, avoiding costly full reconstruction except for Schoenbeck Road. This strategy allows resurfacing approximately 6.85 miles annually at $800,000 per mile, versus $1.6 million for reconstruction. The $7.1 million 2026 budget is split between the Motor Fuel Tax (MFT) fund ($3.5 million) and the Street Improvement Construction Fund. The program now has two groups: MFT-funded work (Group 1) and Village-funded work (Group 2), improving competition. Group 1, focused on the Village's north side, covers about 3.69 miles.

Seven bids were received. The lowest responsive bid of $3,062,207.35 was submitted by Brothers Asphalt Paving of Addison, Illinois, and the high bid of just over $3,500,000 was from McGill Construction. The engineer's estimate was $3,482,000. Brothers Asphalt came well-recommended, with favorable references from comparable communities, including the Villages of Algonquin, Addison, Bloomingdale, Carol Stream, and the City of Rolling Meadows.

Staff recommended awarding the contract with a contingency up to the full budgeted MFT amount of $3,500,000 to account for unanticipated quantities, construction conflicts, additional patching, or additional street improvements.

Director Dorsey answered questions from the Board.

Motion by John Matuszak, second by Colleen Saccotelli, to award the contract for the 2026 Street Resurfacing Group 1 project to Brothers Asphalt Paving of Addison, Illinois, for an amount not to exceed $3,500,000:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

9.2. Motion to award a contract for the 2026 Street Resurfacing - Group 2 project in the amount not to exceed $3,618,454.

Director Dorsey presented the Group 2 project, noting that this portion uses solely Village funding and therefore does not require IDOT plan review. Group 2 totals approximately 3.3 miles and is oriented primarily toward the south side of the Village, including streets that will receive final restoration following water main replacement work. Seven bids were also received for this group, with the lowest responsive bid submitted by Brothers Asphalt at $3,176,644.33, and the high bid just over $3,700,000. The engineer's estimate was approximately $3,662,000.

Director Dorsey expressed confidence that Brothers Asphalt could handle the combined scope of both Group 1 and Group 2, noting that the two projects are effectively sequenced; Group 1 streets would be completed first in the spring, followed by Group 2 streets after water main work is completed, with the goal of finishing all work before the start of the school year in the fall.

Motion by Colleen Saccotelli, second by Bill Grossi, to award the contract for the 2026 Street Resurfacing Group 2 project to Brothers Asphalt Paving of Addison, Illinois, for an amount not to exceed $3,618,454 :

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

9.3. Motion to accept proposal from Republic Services for the 2027-2036 Solid Waste Services Contract.

Director Dorsey presented the proposed negotiated contract extension with Republic Services for solid waste services, commencing January 1, 2027 and concluding December 31, 2036.

The existing contract from 2017 covers 13,625 single-family homes, over 8,800 multifamily households, and about 725 commercial properties. Staff chose negotiation over a formal competitive RFP process for several reasons: the Village already enjoys some of the lowest rates among all 23 SWANCC (Solid Waste Agency of North Cook County) communities, particularly for single-family households; Republic Services operates out of a local facility on South Busse Road with drivers dedicated to the community; and the Village has a high degree of resident satisfaction as evidenced by surveys. The Executive Director of SWANCC participated in the negotiating process and provided guidance on the competitive bidding contracts achieving success in the marketplace.

The new contract mirrors existing services, including weekly collections and special services, with an option for hazardous waste curbside collection. Rates will increase from $12.95 to $13.31 for single-family homes, remaining below the average among comparable communities. The multifamily rate, based on container size and frequency, will be the lowest among similar areas. Commercial rates are the fourth lowest and will offer savings. Annual increases will follow CPI, with limits at 2.5%-3.5%. Staff opposed the hazardous waste option, citing existing free events. In the board discussion, Trustee Gens praised the research, and Trustee Dante lauded Republic's service. Issues with trash capacity and school recycling participation were noted, with suggestions to address high-demand areas and increase outreach.

Board Comments:

- Commended the thoroughness of the comparative research and affirmed the quality of service Republic has provided to residents.
- Praised Republic's service over the past 25 years, citing drivers who proactively clean up spillage on windy days
- Raised issues brought up at Coffee with the Council regarding trash cans in the downtown area becoming full between pickups, particularly on weekends during the summer.
  Director Dorsey responded, suggesting the solution would be to add containers at high-demand locations, noting that cans are emptied on Friday and Monday but can fill up by Sunday.
- Asked whether the Village reaches out to schools periodically; *staff indicated participation is the schools' choice and that outreach could be made more regularly.*

Public Comment:
Steve Polit
601 N. Wilshire Drive

- Provided information on the history of recycling in the Village, noting that he and Mayor Hoefert had served on the first ad hoc recycling commission in 1988.
- Suggested the Village should invest in renewed public education efforts to ensure residents understand what can and cannot be recycled curbside

Director Dorsey stated that new informational stickers would be reissued and noted that the material recovery facility reports that most of the received material is ultimately recycled, with only a negligible amount going to landfill.

Mayor Hoefert provided closing remarks.

Motion by Vincent Dante, second by Terri Gens to accept the proposal from Republic Services for the 2027–2036 Solid Waste Services Contract, commencing January 1, 2027 and concluding December 31, 2036:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: None
Final Resolution: Motion Passed

9.4. As submitted
No additional report.

ANY OTHER BUSINESS

Trustee Gens announced two community events: a free pediatric CPR, choking, and first aid class by the Fire Department and Village Nurse on February 18, 5:00–7:00 PM in Spanish and 7:00–9:00 PM in English, requiring registration; and a senior safety presentation by the Police Department and Human Services on March 20, 1:00–2:00 PM in the Farley Community Room.

Trustee Grossi reminded the public about the new ordinance on e-bikes and electric scooters. He observed young children using them and bicycles downtown and stressed the Police will enforce rules against underage riding and mandate cyclists to walk bikes downtown. He urged reviewing the ordinance on the Village website and highlighted public safety as the primary concern.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Gens, seconded by Trustee Grossi, motioned to adjourn the meeting. By unanimous voice vote, the February 17, 2026 Regular Meeting of the Village Board of Trustees adjourned at 8:20 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**Mayor's Comment**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**PROCLAMATION: Women's History Month**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

1. Womens History Month proclamation 2026

PROCLAMATION

Women's History Month

March 2026

WHEREAS, Women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

WHEREAS, through leadership, innovation, and ingenuity, generations of women have made significant contributions in arts, science, medicine, technology, business, politics, and entrepreneurship; and

WHEREAS, whether serving in elected positions across America, leading groundbreaking civil rights movements, serving our country courageously in the military, or programming revolutionary technologies, generations of women who knew their gender was no obstacle to what they could accomplish have long stirred new ideas and opened new doors, having a profound and positive impact on our community; and

WHEREAS, the National Women's History Month's theme for 2026 is "Leading the Change: Women Shaping a Sustainable Future"; and

WHEREAS, the theme expands our understanding of sustainability beyond environmental concerns. It encompasses financial sustainability, community resilience, leadership succession, and intergenerational equity. Whether developing green technologies, advancing economic justice, strengthening education systems, or building civic power, women are designing blueprints for sustainable transformation. This theme affirms that shaping a sustainable future means fostering systems that support both people and the planet.

NOW, THEREFORE, I, Paul Wm. Hofert, Mayor of the Village of Mount Prospect, do hereby proclaim March 2026 as

Women's History Month

and call upon the citizens of Mount Prospect to observe this month and honor and celebrate the collective strength of women who have inspired generations. I also invite all citizens to visit www.WomensHistoryMonth.gov to learn more about the generations of women who have left enduring imprints on our history.

_____

Paul Wm. Hoefert, Mayor

ATTEST:

_____

Karen M. Agoranos, Village Clerk

March 3, 2026

Item Cover Page

Subject	**PROCLAMATION: Spread Goodness Day - March 13, 2026**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

1. Proclamation Goodness day 2026

Proclamation

Spread Goodness Day
March 13, 2026

WHEREAS, founded in 2017, the purpose of Spread Goodness Day is to inspire individuals, schools, and organizations to spread goodness together in their communities. To celebrate goodness together, empowering us to see the impact we can have on the world in just one day; and

WHEREAS, in a time of increasing polarization, division, and uncertainty, Spread Goodness Day has the unique ability to connect friends, neighbors, and strangers, making communities stronger and leading to a better and more resilient Mount Prospect for all; and

WHEREAS, from volunteering and expressing gratitude, to sharing baked goods and holding open doors, acts of goodness of all shapes and sizes have the unique ability to make profound impacts; and

WHEREAS, celebrating goodness together has the power to change the world as well as heal it; and

WHEREAS, on the second Friday of March, we should celebrate the strength and simplicity of goodness to inspire change and make a positive difference in our community.

NOW, THEREFORE, I, Mayor Paul W. Hoefert, do hereby proclaim March 13th, 2026, as

Spread Goodness Day in the Village of Mount Prospect

to uplift our community, inspire & unite us with acts of goodness.

_____
Paul Wm. Hoefert, Mayor

Attest:

_____
Karen M. Agoranos, Village Clerk

Item Cover Page

Subject	**APPOINTMENT TO BOARDS AND COMMISSIONS** **Transportation Safety Commission: Mark Lattner**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Action Item

Information

Transportation Safety Commission
Appointment — Mark Lattner Term to expire March 2030

Discussion

Alternatives

1. Motion to approve appointment.
2. Action at the discretion of the Village Board.

Staff Recommendation

Mayor Hoefert recommends Mr. Lattner for appointment to the Transportation Safety Commission. He believes he will represent the Village fairly and objectively.

Attachments

1. Transportation Safety Appointment - Lattner, Mark

Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM

TO: BOARD OF TRUSTEES
VILLAGE MANAGER MICHAEL CASSADY
TRANSPORTATION SAFETY COMMISSION CHAIR JUSTIN KUEHLTHAU

FROM: MAYOR PAUL WM. HOEFERT

DATE: MARCH 1, 2026

SUBJECT: APPOINTMENT TO BOARDS AND COMMISSIONS

I hereby nominate the following individual for appointment to the following Board & Commission:

Transportation Safety Commission
Appointment
Mark Lattner — Term to expire March 2030
705 S Can Dota Ave.

I recommend Mr. Lattner for appointment to the Transportation Safety Commission and believe he will represent the Village fairly and objectively.

PAUL WM. HOEFERT
Mayor PH/jl

Item Cover Page

Subject	**List of Bills for February 11, 2026 to February 24, 2026 — $2,355,392.63**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Attached is the List of Bills for February 11, 2026 to February 24, 2026 - $2,355,392.63

Discussion

Alternatives

1. Approve the attached List of Bills for February 11, 2026, to February 24, 2026 — $2,355,392.63
2. Action at the discretion of the Village Board

Staff Recommendation

Staff recommends approval of the attached List of Bills for February 11, 2026, to February 24, 2026 — $2,355,392.63

Attachments

1. List of Bills - February 11, 2026 to February 24, 2026

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	4imprint, Inc.	Event Award & Decor 02/10/2026	$ 4,214.22
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 2.12.26	3,614.31
	Aero Removals-Trisons Inc	January 2026 Remains removal services	490.00
	Air One Equipment, Inc.	Hand lights for new truck	658.00
	Amazon Capital Services	CDBIS Office Supplies 2/10/26	274.13
		2/18/26 CPU supplies	35.98
		CD Office supplies 01/27/26	109.93
		Wall name plate holders	20.84
		Duracell AA Battery Pack 36 Count	31.67
		2/17/26 ET equipment	26.54
		CD Office Supplies 01/25/26	355.54
		2/13/26 Equipment maintenance supplies	49.99
		Planning Name Badges 1/29/26	74.74
		Nespresso descaler	18.17
		Privacy screen protectors for the new iPads - all engines/tower	72.87
		Grip tape for rig tools	9.99
		Linksys router	119.99
		Charging cables for rig cell phones	17.94
		Wireless keyboard, Headset	89.72
	Blue Cross Blue Shield of Illinois	Refund Ambulance Services 3/12/24 - Puralewski	438.40
	Bond Conway Law Firm	Administrative adjudication service - January 2026	576.00
	Bravo Company Engineering	Rand-83-Kensington Acquisition Engineering fees 11/1-12/31/25	922.40
	Brownells, Inc.	2/10/26 Range supplies	17.80
	Capps Plumbing	Refund permit fee #RB26-000087 (924 Tower)	100.00
	Case Lots, Inc.	VMP Salt remover for floors	206.85
	CBS Awards Inc	Retirement Plaque	63.50
		Trophies for 2026 Shining Star Awards	918.00
	Central Continental Bakery	1/2/26 Retirement cake	154.75
	CIT Bank, N.A.	KIP Lease February 2026	409.34
	Clerk of the Circuit Court of McHenry County	Garnishment 2.12.26	547.85
	Collision & Crime Forensic Solutions LLC	3/10/26-3/10/27 Software subscription renewal	515.00
	Comcast	2/12-3/11/26 50 S Emerson cable	25.18
	Commonwealth Edison	111 E Busse 1/13-2/11/26 electricity	2,891.10
	Compass Minerals America, Inc.	Bulk Road Salt per State Contract 2/2/26	21,780.41
		Bulk Road Salt per State Contract 2/3/26	8,264.20
		Bulk Road Salt per State Contract 2/4/26	3,448.26
		Bulk Road Salt per State Contract 2/5/26	6,841.84
		Bulk Road Salt per State Contract 2/6/26	13,199.75
		Bulk Road Salt per State Contract 2/9/26	26,236.83
		Bulk Road Salt per State Contract 2/10/26	27,195.78
		Bulk Road Salt per State Contract 2/11/26	23,556.14
		Bulk Road Salt per State Contract 2/12/26	5,148.81
	Constellation NewEnergy, Inc.	2/8/24-1/16/26 Traffic light electricity	20,708.05
		12/4/25-1/17/26 Electricity pump st	415.27
	Costar Realty Information, Inc.	Monthly Real Estate Publication February 2026	1,026.90
	Crystal Court Shopping Center	Rent for the CCC-March 2026	7,955.39
		Rent for the CCC-April 2026	7,991.39
	Cummins-Allison Corp.	Coin Counter/Printer service renewal 2/1/26-1/31/27	821.80
		Currency Counter Maintenance Contract 3/21/26-3/20/27	845.44
	DCL Electric Inc	Refund Permit Fee #RB26-000071 (10 N Main)	100.00
	Decatur Electronics LLC	2/18/26 Radar unit	1,835.00
	Des Plaines Journal Inc	PZ-01.26 Legal Posting 2/11/26	168.94
		Human Services Marketing in Senior Edition	720.00
	Dewberry Engineers Inc	Refund permit fee CB25-000235 (930 Mt Pros Plaza)	7,688.37
	Dziadus, Michael	Photography for Shining Stars Gala 2026	1,200.00
	EccoVia, Inc.	Annual user fees for Client Track 2026	21,349.00
	EMS Management & Consultants Inc	Ambulance Billing Services - January 2026	6,521.47
	FBI - Leeda	2026 Membership renewal 01/01/26-12/31/26	50.00
	Federal Express Corp	Shipping charges 1/29/26	80.68
	Fire Pension Fund	Fire Pension 2.12.26	36,913.13
	Full Circle Training Solutions	2/9/26 Webinar registration	159.00

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Gordon Flesch Company, Inc.	Copier Leasing 2/22/26-3/21/26 Contract M204292	3,186.49
	Government Finance Officers Assoc	Budget Award Application Review FY2026	635.00
	HDR Engineering Inc	Central Rd Railroad Crossing Ph 1 Eng services 1/1-1/24/26	7,856.96
	Hed's Up Enterprises LLC	5/11-13/26 Training registration	350.00
	HOH Water Technology Inc	HVAC closed loop chemical	1,991.36
	Home Depot USA Inc	Public Works Parts and supplies	739.03
	ICMA Retirement Trust - 457	MissionSquare 2.12.26	57,870.92
	Illinois American Water Company	Sewer Service 1415 E Algonquin 1/3-2/2/26	120.72
		Water Service - 2000 E Kensington 1/10-2/9/26	731.17
	Illinois Department of Revenue	IL State Withholding 2.12.26	56,509.36
	Illinois Fire Service Admin. Professionals	2026 IFSAP Annual Conference 4/22-4/24/26	575.00
		2026 IFSAP Annual Conference 4/22-4/24/26	575.00
		2026 IFSAP Annual Conference 4/22-4/24/26	575.00
	Illinois State Police	Candidate Background Check - January 2026	54.00
	Imaging Essentials Inc	Ink for HP Plotter	318.75
	IMRF	IMRF - January 2026	211,660.91
	Industrial Systems LTD	Calcium Liquidow	830.00
		Calcium Liquidow	830.00
		Calcium Liquidow	3,735.00
		Calcium Liquidow	3,735.00
	Internal Revenue Service	Federal Tax Liability 2.12.26	255,608.64
	International Union of Operating Engineers	IUOE Dues 2.12.26	1,995.67
	Kezdi-Hamzeloo, Laura	Refund Ambulance Services 10/30/24	50.00
	Kimbrough, Eric	Training reimbursement 01/11-16/26	160.00
	Lands' End Business Outfitters	Office Clothes for VMO	359.01
	Lauterbach & Amen, LLP	Audit Services rendered FY2025	15,000.00
	Law Enforcement Targets Inc	2/17/26 Range targets	743.78
	Mac Strategies Group Inc	Consulting Service- Legislative & Lobbying February 2026	5,000.00
	Maxx Contractors Corp	Snow removal 12/8/25	2,450.00
		Debris Hauling and Aggregate Material Delivery 2/9/26	409.71
		Snow removal February 2026	18,585.44
	McFarlane Douglass & Companies	White light removal Village parkway trees retainage	7,912.08
	McMaster-Carr Supply Co	Sign hardware	457.70
		Sign hardware	448.50
	Menards Inc	St 14 wall repair	89.94
		Concrete supplies	119.00
		Storage container for white light extension cords	63.96
	Metro Federal Credit Union	Fire Local 4119 Dues 2.12.26	3,380.30
	Metropolitan Alliance - Police	MAP Dues 2.12.26	1,903.50
	Micomp Computer Center	Sign Making Material	380.00
	Mighty Mites Awards & Sons	Retirement Plaque	434.25
	Morton Suggestion Co.	2/18/26 CPU supplies	95.99
		2/18/26 CPU supplies	1,632.27
	Murnane Paper Company	Copy Paper 8.5x11 White	878.00
	National Public Employer Labor Relations Assc	Training Seminar Registration 3/12/26	325.00
	Nationwide Mutual Insurance Company	Nationwide 2.12.26	27,961.79
	NCPERS Group Life Insurance	NCPERS Invoice 02.2026	409.60
	Northeastern IL Public Safety Training	Structural Collapse Ops 3/2-3/6/26	1,850.00
	Northwest Central 9-1-1 System	WAVE Devices for 3 additional users October - December 2025	144.00
		Radio maintenance Oct Nov Dec 2025	192.00
	Northwest Community Hospital	New Candidate Physical 1/30/26	721.00
	Northwest Municipal Conference	2026 DMMC/NWMC Legislative Reception & Dinner	200.00
	Ozinga Materials, Inc.	WMB Street restoration 2/4/26	2,094.75
		WMB Street restoration 2/5/26	1,323.98
		WMB Street restoration 2/6/26	741.88
		WMB Street restoration 2/9/26	1,629.25
		WMB Street restoration 2/10/26	1,002.00
		WMB Street restoration 2/12/26	2,168.38
	P.F. Pettibone & Co.	2026 Minutes Book, Ord and Res Books	450.60
	Paddock Publications, Inc.	Advertising for 2025 Ribbon Cuttings	2,655.00
	Patrick Engineering Inc.	Rand-83-Kensington Ph II engineering 1/1-1/23/26	41,948.95

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Penn Care Inc	BVM Masks-Child, Infant, Neonate	91.00
		BVM Masks-Child, Infant, Neonate	28.00
	Police Executive Research Forum	2026 Membership renewal 01/01/26-12/31/26	270.00
	Police Pension Fund	Police Pension 2.12.26	41,642.11
	Prospect Heights Park District	2026 EDC Breakfast/State of the Village 2/19/26	3,450.00
	Purple Rose Florist Inc.	Flower arrangements & corsages for 2026 Shining Stars Gala	2,832.50
	Quill Corporation	Plastic Zip Pouches for Mail	16.98
	Ray O'Herron Co Inc	2/6/26 Uniform supplies	186.96
	Real Graphix, Inc.	Ribbon Cutting Sign 02/10/26	210.00
	Record-A-Hit Inc	Block Party Deposit - Euro Bungy, Go Karts, Wacky Slide	3,487.50
	Service Oklahoma	Oklahoma Diver Abstract Fee	25.00
	Skorob, Natalia	Senior Services- Zumba 2/6/26	60.00
	St Louis University	Training registration 03/09-12/26	875.00
		Training registration 03/09-12/26	875.00
		Training registration 03/09-12/26	875.00
	Staples Contract & Commercial, Inc.	Office supplies	249.63
	Steiner Electric Company	Anchors hardware stock	34.50
	Target Solutions Learning, LLC	3/11/26-3/10/27 Community Policing Connect	1,680.86
		3/12/26-3/11/27 Community Policing Connect Dir	400.00
	Tennant Sales and Service Company	Hose for St 14 floor scrubber	64.90
	Terrace Supply Company	Oxygen	106.90
	The New Crystal Palace Banquets	Balance for Shining Stars Gala Venue 2026	20,790.00
	The Second Half Social LLC	Refund Alarm and Operating License Fees BL25-000100	200.00
	The Sidwell Company	Cook lease book Vol 2	580.00
	The Stevens Group LLC	Special Events Commission Member Name Badges	205.38
		Printing for Shining Stars Gala Program 2026	268.66
	Thomas H Hooper Chapter 13 Trustee	Bankruptcy 2.12.26	354.00
	Thompson Elevator Inspections Service Inc	Elevator Inspections - January 2026	555.00
		Elevator Plan Review 2400 Oakton 02/12/26	75.00
	TimeClock Plus LLC	Fire Manager Service/Support 3/29/26-3/28/27 - 99 Users	6,568.22
	TK Elevator Corporation	Elevator maintenance 111 E Rand 2/1-4/30/26	1,021.02
	Todays Uniforms Inc	Hatbands and hat buttons - stock for the department	92.85
		Initial Issue - name tags	29.90
		Initial Issued Uniform	838.25
		Initial Issued Uniform	79.95
	Traffic Control & Protection Inc	Sign Making Materials	12,408.75
	Tressler LLP	Rand-83-Kensington Land Acquisition lawyer fees 9/23-9/30/25	1,100.00
		Rand-83-Kensington Land Acquisition lawyer fees 10/3-10/23/25	1,050.00
	Tri-Tech Forensics Inc	Training registration 02/20/26	184.00
	Uline Inc.	2/11/26 Dept. office equipment	269.91
	UMB Card Services	Credit Card 1/1/26 - 1/31/26 (EFT 1/24/26)	25,458.77
	UniFirst Corporation	Uniform Rental Services 2/11/26	279.80
	VCG Uniform	Initial Issue	270.70
		Initial Issue	252.65
	Velan Solutions LLC	4/20-22/26 Training registration	525.00
	Village of Mount Prospect	Sec 125 Flex Deductions 2.12.26	15,010.29
		Fringe Benefit Auto 2.12.26	319.52
		Water Service 1/8-2/9/26 101 S Maple	16.10
		Water Service 1/9-2/9/26 101 S Maple	16.10
		Water Service 1/8-2/6/26 11 E NWH	36.25
	W. W. Grainger, Inc.	Zip ties	49.30
		VH wall box	109.52
		VH pump and fan supplies	92.05
	White Cap LP	Tools for concrete pouring	245.04
	Z Search Recruiting, Inc.	Photography for 2026 State of the Village	400.00
	Zimmermann, Joseph	Transfer Stamp Rebate 107 S I-Oka	855.00
001 General Fund Total			**$ 1,175,217.00**
020 Capital Improvement Fund			
	Christopher B. Burke Engineering Ltd	Algonquin Rd Path & Lighting Project Phase II eng 1/1-1/31/26	$ 16,596.11

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
020	**Capital Improvement Fund (continued)**		
	Steiner Electric Company	Pipe for St 14 card reader	345.66
		Boxes for card readers St 12	35.78
020	**Capital Improvement Fund Total**		**$ 16,977.55**
023	**Street Improvement Construction Fund**		
	Batteries Plus Holding Corporation	Bike Shelter Batteries	$ 951.30
	Christopher B. Burke Engineering Ltd	Rand-Central-Mt Prospect Engineering 8/10-12/31/25 final	1,858.84
023	**Street Improvement Construction Fund Total**		**$ 2,810.14**
024	**Flood Control Construction Fund**		
	Christopher B. Burke Engineering Ltd	Stormwater Management Master Plan 1/1-1/31/26	$ 5,525.00
	Constellation NewEnergy, Inc.	12/4/25-1/17/26 Electricity pump st	555.84
024	**Flood Control Construction Fund Total**		**$ 6,080.84**
037	**SMP TIF Fund**		
	DiMeo Bros Inc	Oakton WM extension 2/5/26 - Retainage Final	$ 36,393.66
037	**SMP TIF Fund Total**		**$ 36,393.66**
040	**Refuse Disposal Fund**		
	ICMA Retirement Trust - 457	MissionSquare 2.12.26	$ 132.78
	Illinois Department of Revenue	IL State Withholding 2.12.26	674.94
	IMRF	IMRF Invoice January 2026	4,888.67
	Internal Revenue Service	Federal Tax Liability 2.12.26	4,302.78
	International Union of Operating Engineers	IUOE Dues 2.12.26	156.90
	Nationwide Mutual Insurance Company	Nationwide 2.12.26	722.06
	NCPERS Group Life Insurance	NCPERS Invoice 02.2026	16.00
	Solid Waste Agency of Northern Cook County	SWANCC - March 2026	86,049.03
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees January 2026	73.42
		Utility Billing 2/15/26	44.20
	Village of Mount Prospect	Sec 125 Flex Deductions 2.12.26	243.99
040	**Refuse Disposal Fund Total**		**$ 97,304.77**
046	**Foreign Fire Tax Board Fund**		
	Comcast	2/11/26 - 3/10/25 Cable 1601 Golf Rd	$ 229.11
		2/16/26 - 3/15/26 Cable 111 E Rand Rd	442.63
046	**Foreign Fire Tax Board Fund Total**		**$ 671.74**
049	**Prospect and Main TIF District**		
	SB Friedman Development Advisors LLC	Professional Services-111 Busse DAS 11/22/25-12/31/25	$ 4,148.20
049	**Prospect and Main TIF District Total**		**$ 4,148.20**
050	**Water and Sewer Fund**		
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 2.12.26	$ 11.54
	Amazon Capital Services	O-rings for clay-val filters	49.95
	American Waterworks Assoc.	Watercon conference registration 4/14-4/16/26	350.00
	Anderson Lock Company	Lock for St 17 front door	1,136.32
	Badger Meter Inc	Trimble unit carrying cases	280.31
	Baxter & Woodman, Inc.	Inspection services for well 16 rehab 12/12-12/16/25	562.50
	Brusen, Peter	Lead service cost share at 407 S Wille 7/9/25	10,000.00
	Constellation NewEnergy, Inc.	12/4/25-1/17/26 Electricity pump st	12,353.51
	Don Geisler	Utility Refund - 30 Wimbolton Dr	28.06
	Gordon Flesch Company, Inc.	Copier Leasing 02/22/26-03/21/26 Contract M204292	159.83
	HBK Water Meter Service	Water meter reads 2/6/26	40.00
	Home Depot USA Inc	Public Works parts and supplies	1,949.20

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	ICMA Retirement Trust - 457	MissionSquare 2.12.26	2,603.08
	Illinois Department of Revenue	IL State Withholding 2.12.26	5,737.15
	IMRF	IMRF Invoice January 2026	32,261.17
	Internal Revenue Service	Federal Tax Liability 2.12.26	36,570.77
	International Union of Operating Engineers	IUOE Dues 2.12.26	1,659.88
	Jo Bonell	Utility Refund - 1437 E Emmerson Ln	68.24
	Mandarich Law Group LLP	Garnishment II 2.12.26	801.96
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 2/9/26	2,261.15
	Menards Inc	Well house maintenance material	15.19
	Nationwide Mutual Insurance Company	Nationwide 2.12.26	1,696.90
	NCPERS Group Life Insurance	NCPERS Invoice 02.2026	121.60
	NW Suburban Municipal Joint Action Water Agency	JAWA - January 2026	710,983.00
	Peerless Midwest Inc	Repair of pump 3 Station 16 1/2026	19,780.00
	Russo Hardware, Inc.	Saw repair parts	141.01
		Saw repair parts	65.95
	Suburban Laboratories, Inc.	Water samples testing 1/4-1/22/26	1,011.00
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees January 2026	578.55
		Utility Billing 2/15/26	2,182.68
	UMB Card Services	Credit Card 1/1/26 - 1/31/26 (EFT 1/24/26)	1,580.49
	UniFirst Corporation	Uniform Rental Services 2/11/26	111.91
	Village of Mount Prospect	Sec 125 Flex Deductions 2.12.26	904.17
	W. W. Grainger, Inc.	Universal coupling	26.85
	Ziebell Water Service Products	Water service couplings	290.67
		Fire hydrant repair parts	15,021.00
050 Water and Sewer Fund Total			**$ 863,395.59**
051 Village Parking System Fund			
	Comcast	Internet Services 301 S Maple 2/4-3/3/26	$ 240.85
051 Village Parking System Fund Total			**$ 240.85**
060 Vehicle Maintenance Fund			
	Aetna Truck Parts	Mud flap brackets 4528	$ 89.99
	Amazon Capital Services	Cabin filter material for ambulances	73.98
		Lube penetrate oil for stock	265.01
	Arlington Heights Ford	608 Seat trim	103.56
		603 Trans Gasket	21.25
	BEC Enterprises LLC	Delivery charges for Multihog parts 2/11/26	440.00
	Bristol Hose & Fitting Inc	4506 Hyd Hose	295.40
		Stock fittings	499.47
		Fittings for stock	464.26
		Stock fittings	39.52
	Chicago Parts & Sound LLC	Fluid film for stock	199.50
		Antifreeze and oil for stock	291.36
		640 Brakes	633.20
		TPMS sensors for stock	439.00
		Batteries 607,2707,4503,508	715.18
	Dultmeier Sales Davenport Inc	Prewet pump seal for rebuild	109.84
	Elliott Auto Supply Co, Inc.	4505 Battery	131.22
		640 Radiator	107.32
		Washer solvent for stock	145.28
		4529 Wipers	33.78
	Garcia, Mario	Reimbursement for Vehicle Recertifications 2/6/26	220.00
	Genuine Parts Company Inc	2755 Exhaust stack	59.54
		603 Assembly goo	12.98
		T-500 Bearing	57.12
		T-500 Bearing for brushes	28.56
		T-500 Brush bearing	28.56
		Bearing for T-500 credit	(28.56)
		Brake and Power steering fluid for stock	61.92

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Genuine Parts Company Inc (continued)	8 Gauge wire for stock	211.00
		607 drain plug	7.10
	ICMA Retirement Trust - 457	MissionSquare 2.12.26	2,944.43
	Illinois Department of Revenue	IL State Withholding 2.12.26	2,375.72
	IMRF	IMRF Invoice January 2026	11,057.17
	Internal Revenue Service	Federal Tax Liability 2.12.26	15,028.87
	International Union of Operating Engineers	IUOE Dues 2.12.26	652.63
	James Drive Safety Lane LLC	Safety lane inspections February 2026	123.00
	Kirkland Sawmill Co Inc	Wood decking for 2733 Trailer	1,008.00
	MacQueen Equipment LLC	516 Blower assembly and module	901.68
	McMaster-Carr Supply Co	O-rings for stock	16.53
		Grommets for stock	70.24
	Nationwide Mutual Insurance Company	Nationwide 2.12.26	22.50
	NCPERS Group Life Insurance	NCPERS Invoice 02.2026	28.80
	Rush Truck Centers of Illinois, Inc.	4528 horn	44.85
		Exhaust stack	82.22
		4528 Pinion seal	88.60
		Core credit for 4550Fan clutch	(532.00)
		2722 Cab lift valve	173.97
		4522 T air fitting	13.59
		4550 Hub caps chambers oil pan	1,454.52
		2755 Exhaust clamps	46.19
		Exhaust stack	91.52
		2755 Gearbox seal kit	309.70
		Wheel gaskets for stock	62.81
		4550 Dust shields	81.50
		4528 Front dust shield	133.81
		4550 Dust shields	163.00
		Credit return	(82.22)
		Exhaust clamp for stock	91.40
		4517 Door hinges and hub caps	187.10
	Sauber Mfg. Co.	4554 Side body board	233.39
	Tennant Sales and Service Company	Hoses for T500	243.90
	UMB Card Services	Credit Card 1/1/26 - 1/31/26 (EFT 1/24/26)	60.00
	VariTech Industries Inc	Prewet pump seal for rebuilds flow meter	736.44
		Prewet pump seals for rebuilds	45.63
	Village of Mount Prospect	Sec 125 Flex Deductions 2.12.26	223.13
	Waytek Inc	Electrical supplies for shop	508.43
	Wentworth Tire Service	2727 and 2728 Tire repair	113.00
		4521 Tire and Wheel	423.97
	West Side Tractor Sales	Belt tensioner	130.71
		Tensioner 2739 credit	(130.71)
		2739 Belt tensioner	145.71
		Filters for stock	370.99
		2739 Belt	106.70
060 Vehicle Maintenance Fund Total			**$ 45,607.76**
061 Vehicle Replacement Fund			
	Aetna Truck Parts	Light Boxes and mud flap guides 4528	$ 287.55
	Heights Machinery Inc	Underbody plows for new 2740 4537	16,560.00
	Midwest 911 Inc	2/9/26 Squad conversion for P-11	14,608.51
		2/9/26 Squad conversion P40	14,417.39
		2/11/26 Squad conversion S31	12,998.18
		2/11/26 Squad conversion I23	15,083.98
	W. W. Grainger, Inc.	Grease adaptor for shop	38.96
061 Vehicle Replacement Fund Total			**$ 73,994.57**
063 Risk Management Fund			
	Intergovernmental Risk Management Agency	Volunteer Coverage 11/1/25-10/31/26	$ 850.00

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
063 Risk Management Fund (continued)			
	Intergovernmental Risk Management Agency (cont)	Underground Storage Tanks 11/1/25-10/31/26	5,775.12
		Supplemental Bonds - Village Officials 11/1/25-10/31/26	347.00
		Deductible - January 2026	16,442.85
		TPA Claims - January 2026	133.64
		Deductible - January 2026	(300.00)
	Ricker, Jeffrey	PSEBA Reimbursement - February 2026	663.11
	UMB Card Services	Credit Card 1/1/26 - 1/31/26 (EFT 1/24/26)	1,263.24
063 Risk Management Fund Total			**$ 25,174.96**
073 Escrow Deposit Fund			
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB252085 (515 Carol)	$ 100.00
		Refund Escrow Permit #RB260037 (103 Lancaster)	100.00
	Aleksic, Dragan	Refund Escrow Permit #RB251468 (119 Thomas More)	100.00
	All Flow Services Inc	Refund Escrow Permit #RB241722 (100 Stevenson)	100.00
	Barrington Electric	Refund Escrow Permit #RB252032 (1916 Wood)	100.00
	Burzynska, Justyna	Refund Escrow Permit #RB260045 (212 Louis)	100.00
	Capps Plumbing	Refund Escrow Permit #RB260064 (1710 Burning Bush)	100.00
		Refund Escrow Permit #RB260087 (924 Tower)	100.00
	Carey Electric Inc	Refund Escrow Permit #CB250309 (201 Rand)	100.00
	Ciarramello, Luigi	Refund Escrow Permit #RB251419 (2005 Lincoln)	100.00
	DCL Electric Inc	Refund Escrow Permit #RB260071 (10 N Main)	100.00
	Dewberry Engineers Inc	Refund Escrow Permit #CB250235 (930 Mt Prosp Plaza)	100.00
	DOS Renovations LLC	Refund Escrow Permit #RB260078 (909 Emerson)	150.00
	Envy Home Services	Refund Escrow Permit #RB251648 (40 NW Hwy)	100.00
	EP Doyle & Son LLC	Refund Escrow Permit #CB250128 (699 Wheeling)	300.00
	Fisher Clinical Services	Refund Escrow Permit #CB240144 (699 Wheeling)	300.00
	Four Seasons Home Services	Refund Escrow Permit #RB260048 (122 George)	100.00
	Fresh Coast Solar	Refund Escrow Permit #RB251756 (514 Wille)	100.00
	Green Tech Construction	Refund Escrow Permit #RB251608 (405 Meier)	100.00
	Hirabhai Patel, Jagrut	Refund Escrow Permit #RB250993 (519 Forest)	100.00
		Refund Escrow Permit #RB251409 (519 Forest)	100.00
	Horizon Electric LTD	Refund Escrow Permit #RB251975 (302 Hi Lusi)	100.00
	JE Construction	Refund Escrow Permit RB25-001174 (1825 Locust) Reissue 860503	100.00
	Kapital Electric	Refund Escrow Permit #RB251242 (1202 Palm)	100.00
	MAR Builders LLC	Refund Escrow Permit #RB251863 (703 Man A Wa)	250.00
	MCC Electric Inc	Refund Escrow Permit #RB250135 (1711 Lincoln)	100.00
	NDP Electric	Refund Permit Fee CB24-000122 (1057 Elmhurst(Reissue	75.00
		Refund Escrow Permit CB240122 (1057 Elmhurst) Reissue	100.00
	Newline Kitchen and Bath	Refund Escrow Permit #RB251886 (106 Eastwood)	100.00
	One Hour Heating & AC	Refund Escrow Permit #RB251936 (312 Pine)	100.00
	Parks Plumbing & Sewer	Refund Escrow Permit #RB260036 (501 Carol)	100.00
	PBSP Development Corp	Refund Escrow Permit #CB250138 (1101 Hunt Club)	100.00
	Penco Electric	Refund Escrow Permit #RB252026 (1711 Beech)	100.00
		Refund Escrow Permit #RB252029 (7 S Owen)	100.00
	Popowski, Robert	Refund Escrow Permit #RB260052 (212 Louis)	250.00
	Precision Today Plumbing	Refund Escrow Permit #RB260006 (114 Albert)	100.00
	Pro Temp of Illinois Inc	Refund Escrow Permit #CB250066 (551 Hunt Comm)	200.00
	Procat Construction & Remodeling	Refund Escrow Permit #RB251774 (111 Wille)	100.00
	Ralf K Construction Inc	Refund Escrow Permit #RB250331 (500 Fairview)	350.00
		Refund Escrow Permit #RB251238 (402 Maple)	100.00
	RB Plumbing & Sewer	Refund Escrow Permit #RB260076 (1435 Busse)	500.00
	Ricks Sewer & Drain	Refund Escrow Permit #RB260068 (300 Wille)	100.00
	Rinato Builders Inc	Refund Escrow Permit #RB250903 (1109 Wedgewood)	350.00
	S&J Plumbing & Sewer	Refund Escrow Permit #RB260055 (1402 Cleven)	100.00
	Sroka, Radoslaw	Refund Escrow Permit #RB251163 (1408 Burning Bush)	250.00
	Sunrun Installation Services	Refund Escrow Permit #RB251917 (1819 Palm)	100.00
		Refund Escrow Permit #RB251946 (1827 Willow)	100.00
	The Fair Plumber	Refund Escrow Permit #RB241894 (1722 Rusty)	100.00
	The Real Seal LLC	Refund Escrow Permit #RB251715 (1012 Hemlock)	100.00
	Tufo, Rusmir	Refund Escrow Permit #RB252041 (607 Central)	250.00

VILLAGE OF MOUNT PROSPECT
List of Bills
February 11, 2026 - February 24, 2026

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Urbanowicz, Adrian	Refund Escrow Permit #RB251755 (210 Russel)	250.00
	US Waterproofing Inc	Refund Escrow Permit #RB250780 (801 Robert)	100.00
073 Escrow Deposit Fund Total			**$ 7,375.00**
Grand Total			**$ 2,355,392.63**

Item Cover Page

Subject	**A RESOLUTION APPOINTING A DIRECTOR AND ALTERNATE DIRECTORS TO THE SOLID WASTE AGENCY OF NORTHERN COOK COUNTY**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The Village of Mount Prospect is a member of the Solid Waste Agency of Northern Cook County (SWANCC) and is entitled to appoint a Director and Alternate Director(s) to the Board of Directors of the Agency.

The attached resolution reappoints Mayor Paul Wm. Hoefert as the Village's Director on the Board of Directors of the SWANCC, and Trustee Terri Gens and Director of Public Works Sean Dorsey as Alternate Directors, in each case for a term expiring April 30, 2028, or until a successor is appointed. Mr. Dorsey's appointment will not be effective until SWANCC's founding agreement and bylaws are amended and may not vote on the member's behalf until after the bylaw amendment is completed. The appointment of Mr. Dorsey is in anticipation of this action by SWANCC's Executive Committee.

Discussion

Alternatives

1. Approve the resolution reappointing Mayor Paul Wm. Hoefert as the Village's Director on the Solid Waste Agency of Northern Cook County's Board of Directors, and Trustee Terri Gens and Director of Public Works Sean Dorsey as Alternate Directors, in each case for a term expiring April 30, 2028, or until a successor is appointed.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve the resolution re-appointing Mayor Paul Wm. Hoefert as the Village's Director on the Solid Waste Agency of Northern Cook County's Board of Directors, and Trustee Terri Gens and Director of Public Works Sean Dorsey as Alternate Directors, in each case for a term expiring April 30, 2028, or until a successor is appointed.

Attachments

1. SWANCC_reps_march 2026

RESOLUTION NO.

A RESOLUTION APPOINTING A DIRECTOR AND ALTERNATE DIRECTORS TO THE SOLID WASTE AGENCY OF NORTHERN COOK COUNTY

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: The Village of Mount Prospect is a member of the Solid Waste Agency of Northern Cook County (the "Agency") and, pursuant to the Agency Agreement establishing the Agency, is entitled to appoint a Director and one or more Alternate Directors to the Board of Directors of the Agency.

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect reappoint Mayor Paul Wm. Hoefert as the Village's Director on the Board of Directors of the Agency, and Trustee Terri Gens and Director of Public Works Sean Dorsey as Alternate Directors, in each case for a term expiring April 30, 2028, or until a successor is appointed.

SECTION THREE: This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 3rd day of March 2026.

_____
Paul Wm. Hoefert
Mayor

ATTEST:

_____
Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**A RESOLUTION EXPRESSING INTENT TO PARTICIPATE IN THE SUBURBAN TREE CONSORTIUM FIVE-YEAR CONTRACTUAL PROGRAM.**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$256,714.00
Budget Source	General Fund
Category	CONSENT AGENDA
Type	Action Item

Information

On March 7, 2017, the Village Board passed ordinance number 6306, authorizing participation in the Suburban Tree Consortium (STC). The STC was created in 1985 by a group of municipalities in the Chicagoland area to develop and let joint purchasing contracts for the purchase and installation of parkway trees. During the past eight years, staff has found cooperative procurement improves the selection, availability, and pricing of parkway trees.

Currently, the STC consists of forty communities and five nurseries that are contracted to grow trees for its members.

The STC offers a five-year contractual program that helps assure the quality, quantity, variety, and availability of trees. Although orders are placed in advance, for growing purposes, the Village is not obligated to buy these trees should a current year's budget not be funded. The Village is not committed to buying trees exclusively through the STC.

The STC procurement procedures satisfy public purchasing requirements of the Village's purchasing policy.

Discussion

The Village has successfully purchased and planted trees through the STC under the current contract. It is staff's opinion that participation in the STC is a cost-effective means for the Village to procure replacement parkway trees. Anticipated purchases for 2026 are approximately 550 trees ($256,714).

The By-Laws of the Suburban Tree Consortium require that participating members pass a resolution annually stating their intent to participate. An appropriate resolution for this purpose is attached.

Alternatives

1. Pass a resolution expressing the intent to participate in the Suburban Tree Consortium five-year program for the purchase and installation of parkway trees.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board pass a resolution expressing intent to participate in the Suburban Tree Consortium five-year program for the purchase and installation of parkway trees in an amount to exceed $256,714 in 2026.

Attachments

1. STC Resolution 2026

RESOLUTION NO.

A RESOLUTION EXPRESSING INTENT TO PARTICIPATE IN THE SUBURBAN TREE CONSORTIUM FIVE YEAR CONTRACTUAL PROGRAM

WHEREAS, the Village of Mount Prospect has heretofore joined the cooperative known as the Suburban Tree Consortium; and

WHEREAS, the Suburban Tree Consortium was created to jointly purchase parkway trees on behalf of a number of municipalities in an effort to realize cost savings and insure a reasonable supply and variety of suitable parkway trees; and

WHEREAS, Chapter 65 of ILCS 5/11-73.1-1 entitled "Municipal and Joint Municipal Tree Planting Programs," authorizes municipalities to jointly enter into long term contracts for the purchase and delivery of trees; and

WHEREAS, due to the nature of the nursery industry and the plant materials desired by the Suburban Tree Consortium, assuring a reasonable number and variety of parkway trees at the best price is possible only with a multi-year commitment on the part of the Consortium Members, so as to allow adequate planning by the Consortium and the Nurseries/Suppliers; and

WHEREAS, the Suburban Tree Consortium member municipalities provide the Nursery/Suppliers a projection of their parkway tree requirements for the next five years; and

WHEREAS, the Suburban Tree Consortium can realize the necessary number and variety and the best price of such parkway trees only by providing assurance to the tree Nursery/Supplier of the level of interest by the Consortium Members; and

NOW, THEREFORE, BE I T RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: The Board of Trustees of the Village of Mount Prospect do hereby express its intent to remain a member of the Suburban Tree Consortium and to procure parkway trees through the Consortium, subject to sufficient annual budgeting therefor for the five year period.

SECTION TWO: That the Village Clerk is hereby authorized and directed to send a copy of this Resolution to the Suburban Tree Consortium Secretariat at the West Central Municipal Conference.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:
ABSENT:

PASSED and APPROVED this 3rd day of March 2026.

ATTEST:

_____
Paul Wm. Hoefert
Mayor

_____
Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF ARLINGTON HEIGHTS FOR THE "2026 WATERMAN AVENUE RESURFACING PROJECT" AND THE "2026 WILLOW LANE/ E. FALCON DRIVE RESURFACING PROJECT"**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	NA
Budget Source	NA
Category	CONSENT AGENDA
Type	Action Item

Information

Attached is an intergovernmental agreement for "2026 Waterman Avenue Resurfacing Project" and "2026 Willow Lane / E. Falcon Drive Resurfacing Project" related to street resurfacing work. This agreement is entered into with the Village of Arlington Heights.

As part of Arlington Heights' 2026 street resurfacing project, Waterman Avenue is being improved from Northwest Highway to Kensington Road. In the southernmost block of these limits, from Northwest Highway to Gregory Street, the municipal boundary between Arlington Heights and Mount Prospect runs down the centerline of Waterman Avenue whereby Arlington Heights owns and maintains the west half of the roadway and Mount Prospect owns and maintains the east half. See attached Exhibit A.

As part of Mount Prospect's 2026 street resurfacing project, Willow Lane is being improved from Cedar Glen Drive to Church Road. In the westernmost block of these limits, from Cedar Glen Drive to east of Tamarack Drive, the municipal boundary between Mount Prospect and Arlington Heights runs down the centerline of Willow Lane whereby Mount Prospect owns and maintains the north half of the roadway and Arlington Heights owns and maintains the south half. See attached Exhibit B.

The most cost-effective and efficient approach for improvements to these roadways is for the Arlington Height contractor to improve all of Waterman Avenue, including the portion of roadway within the corporate limits of Mount Prospect, and vice versa with the Mount Prospect contractor improving Willow Lane. Staff has reviewed the extent and cost of improvements to the roadways outside the respective corporate limits of each municipality and finds them comparable. The Villages of Mount Prospect and Arlington Heights will act as lead agency for their respective projects, and be responsible for project administration, coordination, public notification and construction inspection/engineering, with support as necessary for the

roadway improvements outside the lead agency's municipal boundary. There will be no change to the maintenance arrangement after the completion of the projects. This good neighbor approach is mutually beneficial to both villages.

Discussion

Alternatives

1. Pass a resolution authorizing the Intergovernmental Agreement for "2026 Waterman Avenue Resurfacing Project" and "2026 Willow Lane / E. Falcon Drive Resurfacing Project."
2. Act at the discretion of the Village Board.

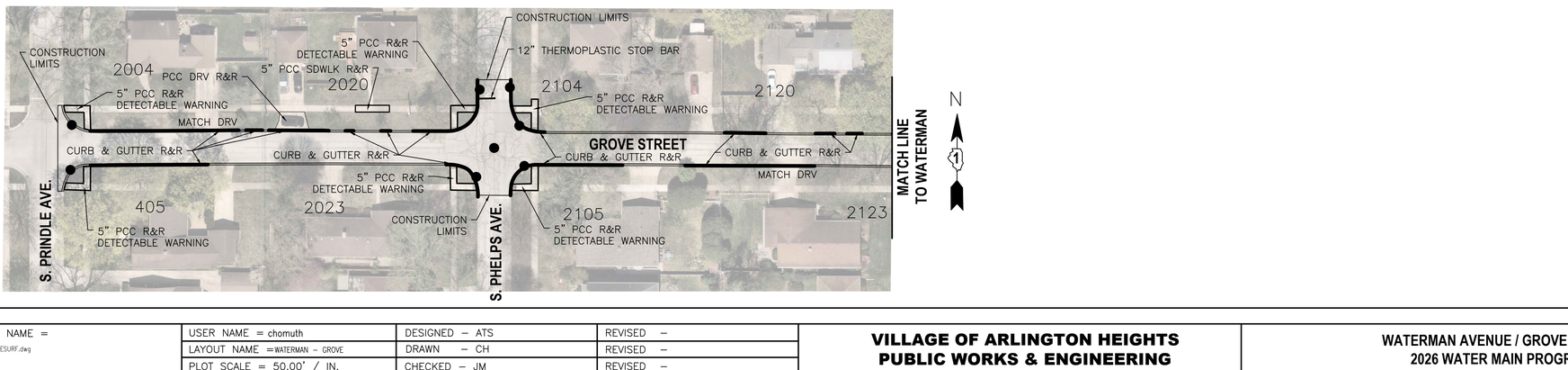
Staff Recommendation

Village staff recommends the Village Board approve the Intergovernmental Agreement with the Village of Arlington Heights to facilitate improvements to roadways outside the jurisdictional limits of Mount Prospect and Arlington Heights, respectively.

Attachments

1. Exhibit A
2. Exhibit B
3. 2026 RES_IGA_VOMP-VAH (002)
4. Resolution IGA between VOMP and AH

EXHIBIT A



LEGEND

● EXTG STRUCTURE ADJUST

PAVEMENT STRIPING TO BE REPLACED (TYP.)

PLAN / PROFILE

	BY	DATE
SURVEYED		
PLOTTED		
GRADES CHECKED		
NOTE BOOK		
NO. ———	STRUCTURE NO'ATN'S CH'KD	

FILE NAME = 2026 RESURF.dwg	USER NAME = chomuth	DESIGNED – ATS	REVISED –
	LAYOUT NAME = WATERMAN - GROVE	DRAWN – CH	REVISED –
	PLOT SCALE = 50.00' / IN.	CHECKED – JM	REVISED –
	PLOT DATE = Dec 02, 2025-9:29am	DATE – 06/19/2025	REVISED –

VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS & ENGINEERING DEPARTMENT

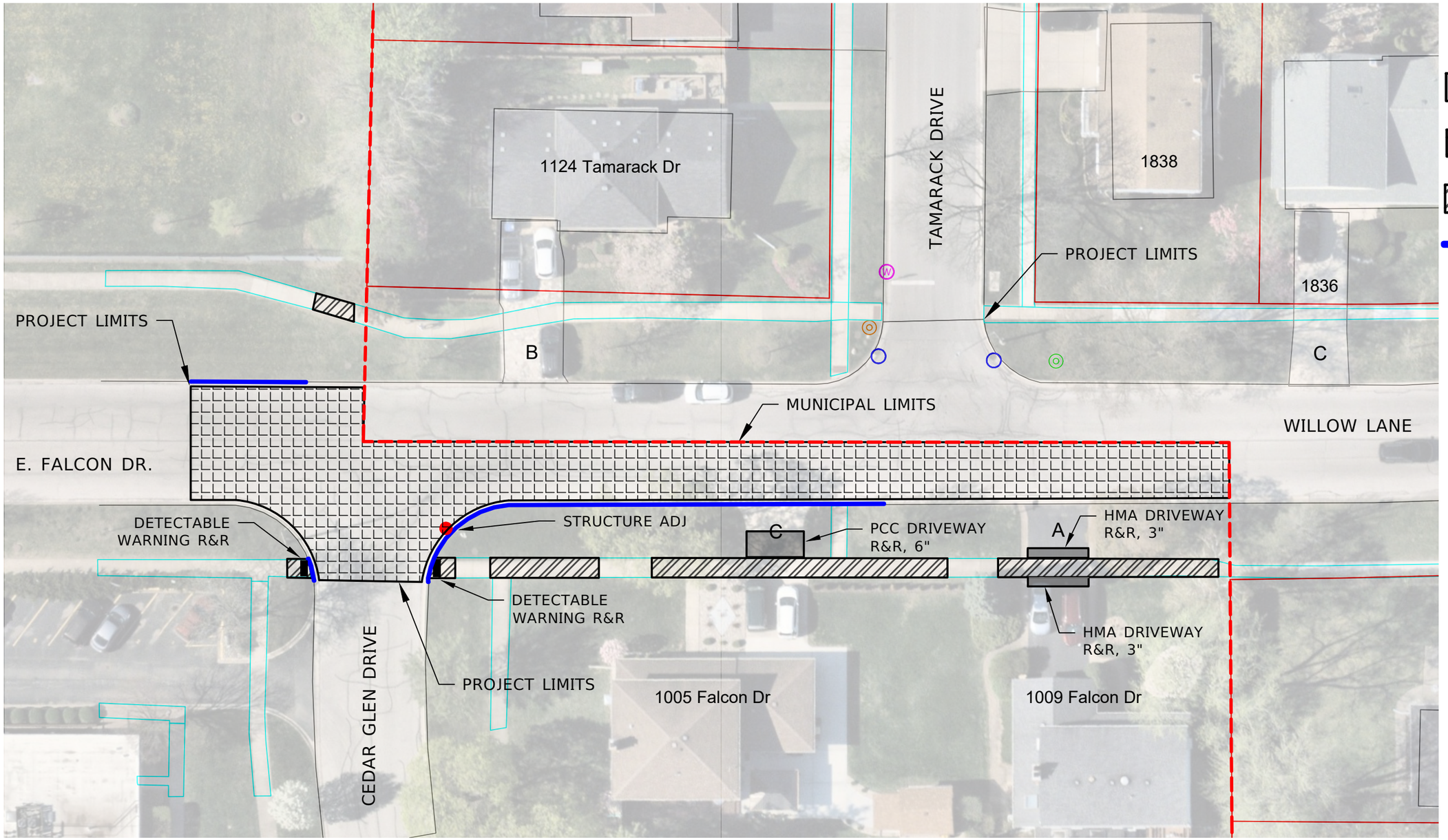
WATERMAN AVENUE / GROVE STREET
2026 WATER MAIN PROGRAM

SCALE: 1"=50' | SHEET NO. 1 OF 1 SHEETS

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	999	----
		CONTRACT NO.		
FED ROAD DIST NO. 1	ILLINOIS	FED. AID PROJECT		

T:\1 CADD dwg\1 Resurfacing\2026\dwg\

EXHIBIT B



USER NAME = LJF	DESIGNED - EJG	REVISED -	**VILLAGE OF MOUNT PROSPECT**	2026 STREET RESURFACING - GROUP 2 WILLOW LANE - ARLINGTON HEIGHTS PARTICIPATION	F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	DRAW - KF	REVISED -			N/A	N/A	COOK	26	na
PLOT SCALE =	CHECKED - MPL	REVISED -					CONTRACT NO. N/A		
PLOT DATE = 12/30/2025	DATE - 12/30/2025	REVISED -		SCALE: 1:30 SHEET 1 OF 1 SHEETS STA. N/A TO STA. N/A		ILLINOIS			

\\Vfsvlvfpwh$\Engineering\Pavement\Resurfacing\2026\Resurfacing Group 2 (Water)\202 Plans\CAD\2026_Group 2 Design_Plans.dwg

INTERGOVERNMENTAL AGREEMENT FOR

"2026 WATERMAN AVENUE RESURFACING PROJECT"
and
"2026 WILLOW LANE / E. FALCON DRIVE RESURFACING PROJECT"

THIS AGREEMENT is entered into by and between the Village of Arlington Heights, a municipal corporation of the State of Illinois ("Arlington Heights"), and the Village of Mount Prospect, a municipal corporation of the State of Illinois ("Mount Prospect").

WITNESSETH

WHEREAS, Arlington Heights and Mount Prospect are home rule communities as provided by the 1970 Illinois Constitution; and

WHEREAS, the Illinois Constitution and Illinois Compiled Statutes provide authority for intergovernmental cooperation; and

WHEREAS, Waterman Avenue and Willow Lane/E. Falcon Drive are located within the corporate limits and jurisdiction of both municipalities; and

WHEREAS, the Parties desire to cooperate in the planning, design, and construction of roadway resurfacing improvements to Waterman Avenue (by Village of Arlington Heights) and Willow Lane/E. Falcon Drive (by Village of Mount Prospect), including milling and resurfacing of existing Hot Mix Asphalt (HMA), intermittent curb and gutter and sidewalk replacement, ADA-compliant sidewalk improvements, replacement of the sidewalk and aprons as necessary, pavement markings, and landscape restoration ("Improvements"); and

WHEREAS, the Parties agree that completing the Improvements jointly in 2026 is the most efficient and economical approach; and

WHEREAS, Arlington Heights will serve as the Lead Agency on the Waterman Avenue improvements and will secure the necessary engineering and construction services; and

WHEREAS, Mount Prospect will serve as the Lead Agency on the Willow Lane/E. Falcon Drive improvements and will secure the necessary engineering and construction services; and

WHEREAS, Arlington Heights and Mount Prospect agree that costs for improvements to both roadways outside the respective corporate limits of each municipality are comparable, making reimbursements unnecessary; and

WHEREAS, this Intergovernmental Agreement is authorized by the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.);

NOW, THEREFORE, the Parties agree as follows:

SECTION ONE –The Recitals set forth above are incorporated herein and made a part of this Agreement.

SECTION TWO – The Village of Arlington Heights agrees as follows:

1. Serve as Lead Agency for the Improvements to Waterman Avenue.
2. Enter into and administer contracts for design, bidding, and construction.
3. Include all agreed-upon work within Mount Prospect limits.
4. Provide Mount Prospect copies of design plans, bid results, and documentation as requested.
5. Work with Mount Prospect to coordinate and control public notification of the Project scope, timing and duration for its community through methods of communication such as village newsletters, websites, social media, door tags, etc.
6. Manage construction engineering to ensure the Project is built in accordance with approved engineering plans, specifications and construction contract.
7. Pay the Contractor directly for all approved work.

SECTION THREE – The Village of Mount Prospect agrees as follows:

1. Serve as Lead Agency for the Improvements to Willow Lane / E. Falcon Drive.
2. Enter into and administer contracts for design, bidding, and construction.
3. Include all agreed-upon work within Arlington Heights limits.
4. Provide Arlington Heights copies of design plans, bid results, and documentation as requested.
5. Work with Arlington Heights to coordinate and control public notification of the Project scope, timing and duration for its community through methods of communication such as village newsletters, websites, social media, door tags, etc.
6. Manage construction engineering to ensure the Project is built in accordance with approved engineering plans, specifications and construction contract.
7. Pay the Contractor directly for all approved work.

SECTION FOUR – CONSTRUCTION.

1. Neither Party may commence construction of any Improvement prior to review and approval by the other Party of the engineering plans and specifications for the Improvement, which approval may not be unreasonably withheld.

2. Each Party must cause the other Party to be named as a third-party beneficiary of all contracts for construction of Improvements located within the other Party's corporate jurisdiction.

SECTION FIVE – MAINTENANCE. Mount Prospect currently maintains the east half of Waterman Avenue from Northwest Highway to Gregory Street, and Arlington Heights maintains the west half. Arlington Heights currently maintains the south half of Willow Lane from Cedar Glen Drive to east of Tamarack Drive, and Mount Prospect maintains the north half. Arlington Heights maintains all of E. Falcon Drive within the project limits. This arrangement shall continue after completion of the Projects.

SECTION SIX – All notices required to be sent to the Villages shall be served by United States certified mail, postage prepaid, return receipt requested, to the following individual and address:

Village of Arlington Heights:
Attn: Tommy Sakkos, P.E.
Civil Engineer II
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Email: tsakkos@vah.com

Village of Mount Prospect:
Attn: Sean Dorsey
Title: Director of Public Works
1700 West Central Road
Mount Prospect, IL 60056
Email: SDorsey@mountprospect.org

SECTION SEVEN – Severability Invalidation of any provision shall not affect the remainder of this Agreement.

SECTION EIGHT – Neither Party may assign rights or obligations without written consent.

SECTION NINE – This Agreement constitutes the entire understanding and may only be amended in writing.

SECTION TEN –This Agreement may be terminated by majority vote of either Party prior to commencement of construction of any Improvement. Following commencement of construction, this Agreement may only be terminated by mutual agreement of both Parties.

SECTION ELEVEN – This Agreement shall be governed by the laws of the State of Illinois.

EXECUTION

VILLAGE OF ARLINGTON HEIGHTS

By: _____

Jim Tinaglia, Village President

ATTEST:

_____

Village Clerk

VILLAGE OF MOUNT PROSPECT

By: _____

Paul Wm. Hoefert, Mayor

ATTEST:

_____

Village Clerk

Exhibit A – Waterman Avenue Improvement Plan

Exhibit B – Willow Lane / E. Falcon Drive Improvement Plan

RESOLUTION NO.

A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF ARLINGTON HEIGHTS FOR THE "2026 WATERMAN AVENUE RESURFACING PROJECT" AND "2026 WILLOW LANE/E. FALCON RESURFACING PROJECT"

WHEREAS, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate amongst themselves in any manner not prohibited by law or ordinance; and

WHEREAS, Arlington Heights and Mount Prospect are home rule communities as provided by the 1970 Illinois Constitution; and

WHEREAS, Waterman Avenue and Willow Lane/E. Falcon Drive are located within the corporate limits and jurisdiction of both municipalities; and

WHEREAS, the Parties desire to cooperate in the planning, design, and construction of roadway resurfacing improvements to Waterman Avenue (by Village of Arlington Heights) and Willow Lane/E. Falcon Drive (by Village of Mount Prospect), including milling and resurfacing of existing Hot Mix Asphalt (HMA), intermittent curb and gutter and sidewalk replacement, ADA-compliant sidewalk improvements, replacement of the sidewalk and aprons as necessary, pavement markings, and landscape restoration; and

WHEREAS, Arlington Heights will serve as the Lead Agency on the Waterman Avenue improvements and will secure the necessary engineering and construction services; and

WHEREAS, Mount Prospect will serve as the Lead Agency on the Willow Lane/E. Falcon Drive improvements and will secure the necessary engineering and construction services; and

WHEREAS, Arlington Heights and Mount Prospect agree that the costs of improvements to both roadways outside the respective corporate limits of each municipality are comparable, making reimbursement unnecessary.

NOW THEREFORE BE IT ORDAINED/RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS:

SECTION ONE: The Board of Trustees do hereby authorize the Village of Mount Prospect to enter into an Intergovernmental Agreement with the Village of Arlington Heights, set forth in the Intergovernmental Agreement, a copy of which is attached hereto and made part of this Resolution as Exhibit A.

SECTION TWO: That the Mayor is authorized to sign the agreement and the Village Clerk to attest.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 3rd day of March 2026.

_____

Paul Wm. Hoefert, Mayor

ATTEST:

_____

Karen M. Agoranos, Village Clerk

Item Cover Page

Subject	**AN ORDINANCE AUTHORIZING THE EXECUTION OF A PURCHASE AND SALES CONTRACT (1601 E. ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS)**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$2,100,000
Budget Source	South Mount Prospect TIF
Category	NEW BUSINESS
Type	Action Item

Information

Background
The Community Connections Center (CCC) opened in 2009 following a comprehensive feasibility study and needs assessment conducted in 2007. Located at 1711 W. Algonquin Road in South Mount Prospect, the CCC was established specifically to address barriers preventing residents from accessing resources in the village. The CCC represents a strategic partnership between the Village's Human Services Department and the Mount Prospect Public Library, which established its South Branch at this location.

The current CCC is doing a lot to help the community with it's 3,600 Sq ft. footprint. The CCC continues to expand its services and community partnerships to better meet evolving community needs; with a focus on prevention, support, and connecting residents to appropriate resources both within and beyond the CCC. The CCC currently provides:

- **Information and Referral**: Helping residents navigate and access appropriate services and resources throughout the community, including benefit application assistance and resource coordination
- **Social Services**: Case management and advocacy, crisis intervention, emergency financial assistance, food pantry services, holiday programs, and group programming for youth, adults, and families
- **Senior Social Services**: Support for older adults including in-home assessments, benefit application assistance (License Plate Discounts, Property Tax Exemptions, Medicare Part D), and follow-up services coordinated with Police and Fire Departments
- **Public Health Nursing**: Health screenings (blood pressure, cholesterol, blood sugar), nursing consultations, lipid panel screenings, senior exercise programs, and a medical equipment lending closet with walkers, wheelchairs, and other assistive devices
- **Library services:** Multilingual collections, technology access, work and leisure spaces, and diverse programming for all ages
- **Police services**: Community Services Officer who maintains hours at the CCC to assist

with civil and police matters, child car seat installation, and non-criminal reports; plus Crime-Free Housing coordination for rental properties

Strategic Plan Target
The Community Connections Center has been a top or high priority action in the Village's annual strategic plan since 2021:

- 2025–2026: Community Connections Center: Space Needs Assessment/Service Needs Assessment, Duplication of Service with Township, Future Direction (Priority Mgmt-Top)
- 2024–2025: Community Connections Center: Space Needs Assessment/Service Needs Assessment, Duplication of Service with Township, Future Direction (Priority Policy-Top) Including activities/milestones to identify potential locations
- 2023–2024 Community Connections Center — Future Services/Facilities Expansion — North and South; Community Needs, Report with Options, Locations, Direction and Funding
- 2022–2023: Community Connections Center South Expansion Strategy: Direction (Priority Policy High)
- 2021–2022: Community Human Service: Needs Assessment and Direction (Priority Policy Top) Including activities/milestones funding for Community Connections Center Facility

Community Needs Assessment
To ensure the CCC continues to meet the evolving resident needs, the Village retained Initium Health at the end of 2024 to conduct a needs assessment as part of a process to evaluate the potential for expansion. Between February and April 2025, Initium Health conducted a mixed-methods assessment that included comprehensive outreach to capture diverse perspectives across geographic regions and demographics.

The assessment identified consistent barriers to accessing services throughout Mount Prospect, including transportation, cost, childcare, and limited awareness. At the same time, there is broad support for CCC expansion. Nearly half of residents reported being likely to use an expanded CCC. Top priorities include youth programs, senior programs, job training, basic needs services, and access to health and mental health care. Participants voiced a desire for integrated services that are accessible, multilingual, and community-centered while maintaining the CCC's welcoming environment.

The Needs Assessment recommendations guide the CCC's future development through four strategic priorities:

- expanding physical space,
- enhancing service delivery with extended hours and targeted programming,
- developing formal partnerships to leverage community expertise, and
- improving multilingual outreach and service navigation.

The Needs Assessment Final Report was presented to the Village Board at the August 12, 2025, Committee of the Whole meeting. View the completed Community Needs Assessment

Discussion

Over the past several years, staff has thought of properties throughout South Mount Prospect

that could be potential locations for an expanded CCC. Staff believes that 1601 E. Algonquin is within a favorable travel distance for current CCC clients/patrons, supports the expansion of services provided by Human Services and the Mount Prospect Public Library, and an overall appropriately sized building for the present and possibly future needs. Overall, this is a strategic purchase that provides the Village some flexibility for addressing unforeseen needs or services in the future.

The 1601 E. Algonquin Road property is 1.2 acres and is improved with a 21,000 SF industrial building that has good adaptive re-use potential. The preliminary plan is to utilize about 10,000 SF (front of the building) for the CCC/Library South Branch, Food Pantry (relocating from VH), Police substation with a meeting room, and the remaining of the building would be Public Works and general village storage. Staff has also reviewed parking lot striping, four options ranging from 56 to 65 spaces are attached, and staff is confident that there is sufficient parking available for the intended use.

The Village Board authorized the execution of a fifth amendment to the lease agreement for the CCC current location at the February 17 Village Board meeting. The extension runs from 06/1/2026 through 05/31/2027 and the Monthly Base Rent is $4,697.21. If the Village Board approves the purchase of 1601 E. Algonquin, the goal would be to relocate the CCC in the new building prior to the end of the lease extension.

This purchase of 1601 E Algonquin is a Tax Increment Financing (TIF) eligible expense and the Village will be purchasing it using South Mount Prospect TIF funds. The current increment is about $1.8 million and fund balance is enough to complete the acquisition. Staff will present a budget amendment for the purchase at the March 17 Village Board meeting. Staff is currently evaluating funding mechanisms for the renovation.

Staff proposes using the same construction process as used for renovating Station 11. This includes presenting the Village Board a guaranteed maximum price to remodel 1601 E Algonquin and delivering the project utilizing a mix of in-house labor and contract labor. Project management and in-house labor will be provided by the Public Works Department.

Staff also anticipates presenting the architectural contract for renovations at the March 17 Village Board meeting.

Alternatives

1. Staff recommends approval of the ordinance authorizing the acquisition of 1601 E. Algonquin Road, Mount Prospect.
2. Discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the subject ordinance. Acquiring the property will advance the Village's Strategic Plan Community Connections Center action item to enhance service delivery for Human Services clients and Mount Prospect Public Library patrons.

Attachments

1. Mount Prospect - South Mount Prospect TIF District - 1601 E. Algonquin Road Acquisition - Ordinance Approving Property Purchase and Sales Contract - 0
2. 1601 E Algonquin Rd_Combined_01.21.2026 - Parking Lot Striping

3. Purchase and Sale Agreement for 1601 Algonquin Road - clean, for execution - 02.24.26(2079379.3)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY AND THE EXECUTION OF A PROPERTY PURCHASE AND SALES CONTRACT (1601 E. ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS)

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Mount Prospect, Cook County, Illinois, as follows:

SECTION 1: The President and Board of Trustees of the Village find as follows:

A. The Village of Mount Prospect (the "Village") is a home rule municipality pursuant to Section 7 of Article VII of the Constitution of the State of Illinois; and

B. The State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time (the "TIF Act"); and

C. Pursuant to its powers and in accordance with the TIF Act, and pursuant to Ordinance Nos. 6625, 6626 and 6627, adopted May 3, 2022, the South Mount Prospect Tax Increment Financing District (the "TIF District") was formed as a TIF district, for a twenty-three (23) year period. Ordinance Nos. 6625, 6626 and 6627 are incorporated herein by reference; and

D. Pursuant to and in accordance with the TIF Act and the Ordinances establishing the TIF District, the Corporate Authorities of the Village are empowered under Sections 4(c) and 3(q)(2) of the TIF Act, 65 ILCS 5/11-74.4-4(c) and 3(q)(2), to purchase real property within the TIF district, using TIF District funds, in furtherance of the Redevelopment Plan and Project for the TIF District; and

E. 1601 E Algonquin Rd LLC, an Illinois limited liability company (the "Seller"), is the owner of the real estate and appurtenances attached thereto for the property located at 1601 E. Algonquin Road, Mount Prospect, Illinois (the "Subject Property"); and

F. The Subject Property is located within the TIF District; and

G. The Village desires to acquire the Subject Property in furtherance of the Redevelopment Plan and Project for the TIF District; and

H. It is the desire of the Seller to convey the Subject Property to the Village for a purchase price of Two Million One Hundred Thousand and No/100 Dollars ($2,100,000.00) on the terms set forth in the "Property Purchase and Sales

Contract" attached hereto as **EXHIBIT A** and made a part hereof (the "Agreement"); and

I. It is in the best interest of the Village to acquire the Subject Property, to ensure that redevelopment within the TIF District continues.

SECTION 2: Based upon the foregoing, the Village President, Village Clerk and Village Manager be and are hereby authorized and directed to purchase the Subject Property utilizing South Mount Prospect TIF District funds pursuant to the terms and conditions set forth in the Agreement, and they are further authorized and directed to execute and deliver such other instruments, including the Agreement, as may be necessary or convenient to consummate such purchase.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 3rd day of March, 2026, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED this 3rd day of March, 2026 by the Mayor of the Village of Mount Prospect and attested by the Village Clerk on the same day.

_____
Mayor Paul Wm. Hoefert

APPROVED and FILED in my office this 3rd day of March, 2026, and published in pamphlet form in the Village of Mount Prospect, Cook County, Illinois.

ATTEST:

_____
Karen Agoranos, Village Clerk

EXHIBIT A

PROPERTY PURCHASE AND SALES CONTRACT
(1601 E. ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS)

(attached)

ACSM/ALTA LAND TITLE SURVEY

A tract of land described as follows: All that part of the West 1272.65 feet of Lot 3 lying South of Algonquin Road in Linneman's Division of the South Three Quarters of the East Half of the Northeast Quarter and the West Half of the Northwest Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, and the South 477.78 feet of the West Half of the Southeast Quarter of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Northeast Quarter 675.77 feet East of the Southwest Corner thereof, thence North at right angles to the said South line of the Northeast Quarter, 396.81 feet to a point on the Southerly line of Algonquin Road; thence Northwesterly along the aforesaid Southerly line of Algonquin Road, a distance of 170.14 feet; thence Southward along a course being perpendicular to the South line of the Northeast Quarter of said Section 23, a distance of 387.20 feet to a point on the South line of the Northeast Quarter; thence Eastward along the said South line, a distance of 150.00 feet to the point of beginning, all in Cook County, Illinois.

Order No. 330063

Scale 1" = 30'

OPTION 1: 65 SPACES

BRIARWOOD BUSINESS CENTER SUBDIVISION

ELMHURST-ALGONQUIN INDUSTRIAL PARK UNIT NO.1

ALGONQUIN ROAD

MALMO ROAD

5 4 5 7 4 15 9 9 11

16.0 20.0 19.4 13.0 18.4 13.0

1 Story Brick Industrial Building 1601 S. Algonquin Road

Part 1 Story Brick Industrial Building

Building Footprint 21,021 Sq.Ft.

Part of Lot 3 in LINNEMAN'S DIVISION

Overhead Utility Lines

Electric Service Box

Fire Control

Gate

Curb Ramp

Bollard

Sign

Light Pole

Tree

Bush

Fence

Building Height

Top of Curb

Flow Line

Spot Elevation

Concrete Pad

Trees Stationary Co." no Building Form

S89°23'19"E

S89°23'52"W

S1°34'08"E

N1°34'08"W

D=172.14'

M=170.17'

D=387.20'

M=387.27'

D=675.77'

D=150.00'

D=396.81'

M=396.81'

48.6'

78.23'

40.46'

82.00'

UNSUBDIVIDED LANDS

NOTE: DUE TO THE SNOW COVER AT THE TIME OF THIS SURVEY, SOME SURFACE FEATURES MAY HAVE BEEN OMITTED AND OTHERS CANNOT BE FULLY SHOWN OR DETAILED.

The plat is left data without all rights reserved and Photocopies are a violation of the Copyright. Copyright © [illegible]

LEGEND
BEARINGS SHOWN ARE BASED ON A LOCAL COORDINATE SYSTEM.
CONCRETE & ASPHALT SHOWN SHADED
FENCE REFERENCES ARE TO CENTER OF FENCE
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = DRIVE 5/8" REBAR

O'CONNOR ENTERPRISES
Professional Surveying Services
512 Three Oaks Road
Cary, Illinois 60013
847.462.9700
Facsimile 847.462.9702

For Stone Title Corporation
Chicago Title Insurance Company for Title Insurance Commitment Order No. 1403 S3014633I ZNC, with an effective date of October 25, 2013

We, O'Connor Enterprises, Inc., certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, & 7(a), 7(b)(1), 7(c), 8, and 11(b) of Table A thereof.
The field work was completed on December 14, 2013.
Date Issued: December 22, 2013

Michael F. O'Connor
Illinois Professional Land Surveyor No. 035.002592
Expiration Date: November 30, 2014
As Managing Agent for O'Connor Enterprises, Inc.
Professional Design Firm, Land Surveyor Corporation
License No. 184.004060
Expiration Date: April 30, 2015

ACSM/ALTA LAND TITLE SURVEY

A tract of land described as follows: All that part of the West 1272.65 feet of Lot 3 lying South of Algonquin Road in Linneman's Division of the South Three Quarters of the East Half of the Northeast Quarter and the West Half of the Northwest Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, and the South 477.78 feet of the West Half of the Southeast Quarter of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Northeast Quarter 675.77 feet East of the Southwest Corner thereof, thence North at right angles to the said South line of the Northeast Quarter, 396.81 feet to a point on the Southerly line of Algonquin Road; thence Northwesterly along the aforesaid Southerly line of Algonquin Road, a distance of 170.14 feet; thence Southward along a course being perpendicular to the South line of the Northeast Quarter of said Section 23, a distance of 387.20 feet to a point on the South line of the Northeast Quarter; thence Eastward along the said South line, a distance of 150.00 feet to the point of beginning, all in Cook County, Illinois.

Order No. 330063

Scale 1" = 30'

OPTION 2: 61 SPACES

BRIARWOOD BUSINESS CENTER SUBDIVISION

ELMHURST-ALGONQUIN INDUSTRIAL PARK UNIT NO.1

ALGONQUIN ROAD

MALMO ROAD

5 4 7 5 4 17 9 2 12

16.0 20.0 19.4 24.2

1 Story Brick Industrial Building 1601 S. Algonquin Road

Building Footprint 21,021 SQ.FT.

Tall 1 Story Brick Industrial Building

Overhead Utility Lines

D=387.20' M=387.27'

D=172.14' M=170.17'

D=675.77'

D=150.00'

S88°23'52"W

S1°34'08"E

N1°34'08"W

UNSUBDIVIDED LANDS

South Line of Lot 3 in Linneman's Division

South Line of the Northeast Quarter of Section 23-41-11

LEGEND
BEARINGS SHOWN ARE BASED ON A LOCAL COORDINATE SYSTEM.
CONCRETE & ASPHALT SHOWN SHADED.
FENCE REFERENCES ARE TO CENTER OF FENCE
M = MEASURED
R = RECORD
● = FOUND IRON PIPE
○ = DRIVE 5/8" REBAR

NOTE: DUE TO THE SNOW COVER AT THE TIME OF THIS SURVEY, SOME SURFACE FEATURES MAY HAVE BEEN OMITTED AND OTHERS CANNOT BE FULLY SHOWN OR DETAILED.

O'CONNOR ENTERPRISES
Professional Surveying Services
512 Three Oaks Road
Cary, Illinois 60013
847.462.8700
Facsimile 847.462.8702

For Stone Title Corporation
Chicago Title Insurance Company for Title Insurance Commitment Order No. 1403 5301446331 ZNC, with an effective date of October 25, 2013

We, O'Connor Enterprises, Inc., certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS,and includes items 1, 2, & 7(a), 7(b)(1), 7(c), 8, and 11(b) of Table A thereof.
The field work was completed on December 14, 2013.
Date Issued: December 22, 2013

Michael F. O'Connor
Illinois Professional Land Surveyor No. 035.002592
Expiration Date: November 30, 2014
As Managing Agent for O'Connor Enterprises, Inc.
Professional Design Firm, Land Surveyor Corporation
License No. 184.004060
Expiration Date: April 30, 2015

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ACSM/ALTA LAND TITLE SURVEY

A tract of land described as follows: All that part of the West 1272.65 feet of Lot 3 lying South of Algonquin Road in Unneman's Division of the South Three Quarters of the East Half of the Northeast Quarter and the West Half of the Northwest Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, and the South 477.78 feet of the West Half of the Southeast Quarter of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Northeast Quarter 675.77 feet East of the Southwest Corner thereof, thence North at right angles to the said South line of the Northeast Quarter, 396.81 feet to a point on the Southerly line of Algonquin Road; thence Northwesterly along the aforesaid Southerly line of Algonquin Road, a distance of 170.14 feet; thence Southward along a course being perpendicular to the South line of the Northeast Quarter of said Section 23, a distance of 387.20 feet to a point on the South line of the Northeast Quarter; thence Eastward along the said South line, a distance of 150.00 feet to the point of beginning, all in Cook County, Illinois.

Order No. 330063

Scale 1" = 30'

OPTION 3: 61 SPACES

BRIARWOOD BUSINESS CENTER SUBDIVISION

ELMHURST-ALGONQUIN INDUSTRIAL PARK UNIT NO.1

ALGONQUIN ROAD

MALMO ROAD

5
4
7
4
7
17
8
2
11

16.0
20.0
20.2
24.0

S89°23'19"E

S89°23'52"W

N1°34'08"E

S1°34'08"E

D=170.14'
M=170.17'
D=387.20'
M=387.27'
D=150.00'
D=675.77'

48.65' Overhead Utility Lines

Building Footprint
21,021 Sq.Ft.

1 Story Brick Industrial Building
1601 S. Algonquin Road

Tall 1 Story Brick Industrial Building

Front of Lot 3 in Unneman's Division

Surveyed Area
1,139,444 Sq.Ft.
26.156 Acres

UNSUBDIVIDED LANDS

South Line of Lot 3 in Unneman's Division

South Line of the Northeast Quarter of Section 23-41-11

LEGEND
BEARINGS SHOWN ARE BASED ON A LOCAL COORDINATE SYSTEM
CONCRETE & ASPHALT SHOWN SHADED
FENCE REFERENCES ARE TO CENTER OF FENCE
M = MEASURED
R = RECORD
● = FOUND IRON PIPE
○ = DRIVE 5/8" REBAR

NOTE: DUE TO THE SNOW COVER AT THE TIME OF THIS SURVEY, SOME SURFACE FEATURES MAY HAVE BEEN OMITTED AND SOMES CANNOT BE FULLY SHOWN OR DETAILED.

O'CONNOR ENTERPRISES
Professional Surveying Services
512 Three Oaks Road
Cary, Illinois 60013
847.462.8700
Facsimile 847.462.8702

For: Bona Title Corporation
Chicago Title Insurance Company for Title Insurance Commitment Order No. 1403 5301446331 ZNC, with an effective date of October 25, 2013

We, O'Connor Enterprises, Inc., certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, & 7(a), 7(b)(1), 7(c), 8, and 11(b) of Table A thereof.
The field work was completed on December 14, 2013.
Date Issued: December 22, 2013

Michael F. O'Connor
Illinois Professional Land Surveyor No. 035.002592
Expiration Date: November 30, 2014
As Managing Agent for O'Connor Enterprises, Inc.
Professional Design Firm, Land Surveyor Corporation
License No. 184.004090
Expiration Date: April 30, 2015

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ACSM/ALTA LAND TITLE SURVEY

A tract of land described as follows: All that part of the West 1272.65 feet of Lot 3 lying South of Algonquin Road in Unneman's Division of the South Three Quarters of the East Half of the Northeast Quarter and the West Half of the Northwest Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, and the South 477.78 feet of the West Half of the Southeast Quarter of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Northeast Quarter 675.77 feet East of the Southwest Corner thereof, thence North at right angles to the said South line of the Northeast Quarter, 396.81 feet to a point on the Southerly line of Algonquin Road; thence Northwesterly along the aforesaid Southerly line of Algonquin Road, a distance of 170.14 feet; thence Southward along a course being perpendicular to the South line of the Northeast Quarter of said Section 23, a distance of 387.20 feet to a point on the South line of the Northeast Quarter; thence Eastward along the said South line, a distance of 150.00 feet to the point of beginning, all in Cook County, Illinois.

Order No. 330063

Scale 1" = 30'

OPTION 4: 56 SPACES

BRIARWOOD BUSINESS CENTER SUBDIVISION

ELMHURST-ALGONQUIN INDUSTRIAL PARK UNIT NO.1

ALGONQUIN ROAD

MALMO ROAD

5
4
7
16.0
20.0
20.3
13.0
2
4
17

Overhead Utility Lines

1 Story Brick Industrial Building
1601 S. Algonquin Road

Building Footprint
21,021 Sq.Ft.

Part of Lot 3 in Unneman's Division
Surveyed Area:
1,395 Acres;
60,784 Sq.Ft.

S01°34'08"E

N01°34'08"W

S88°25'52"W

D=675.77'

D=150.00'

D=387.20'

M=387.27'

D=170.14'

M=170.17'

South Line of Lot 3 in Unneman's Division
South Line of the Northwest Quarter of Section 23-41-11

UNSUBDIVIDED LANDS

LEGEND
BEARINGS SHOWN ARE BASED ON A LOCAL COORDINATE SYSTEM
CONCRETE & ASPHALT SHOWN SHADED
FENCE REFERENCES ARE TO CENTER OF FENCE
M = MEASURED
R = RECORD
● = FOUND IRON PIPE
○ = DRIVE 5/8" REBAR

O'CONNOR ENTERPRISES
Professional Surveying Services
512 Three Oaks Road
Cary, Illinois 60013
847.462.9701
Facsimile 847.462.9702

NOTE: DUE TO THE SNOW COVER AT THE TIME OF THIS SURVEY, SOME SURFACE FEATURES MAY HAVE BEEN OMITTED AND OTHERS CANNOT BE FULLY SHOWN OR DETAILED.

2992 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

This plat is not valid without an original sealed seal. Photocopies are a violation of the Copyright.

To: Bond Title Corporation
Chicago Title Insurance Company for Title Insurance Commitment Order No. 1403 STEW46331 2ND, with an effective date of October 25, 2013

We, O'Connor Enterprises, Inc., certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, and 11(b) of Table A thereof. The field work was completed on December 14, 2013.
Date Issued: December 20, 2013

Michael F. O'Connor
Illinois Professional Land Surveyor No. 035.002592
Expiration Date: November 30, 2014
As Managing Agent for O'Connor Enterprises, Inc.
Professional Design Firm: Land Surveyor Corporation
License No. 184.006260
Expiration Date: April 30, 2015

PROPERTY PURCHASE AND SALES CONTRACT
(1601 ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS)

THIS PROPERTY PURCHASE AND SALES CONTRACT ("**Contract**") is made as of the Effective Date (as defined in Section 23 below) between **1601 E ALGONQUIN RD LLC** ("**Seller**")**, an Illinois limited liability company,** and the **VILLAGE OF MOUNT PROSPECT, an Illinois home rule municipal corporation** ("**Buyer**"). Seller's name shall be automatically updated to the name indicated in the Title Commitment, as defined in Section 6 below, if different.

A G R E E M E N T:

1. **CONVEYANCE**. The Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, upon the terms and conditions set forth in this Contract, the fee simple title to the parcel of land commonly known as 1601 E. Algonquin Road, Mount Prospect, Illinois, PIN 08-23-202-009-0000, located in the County of Cook ("**Property**"), and all rights, privileges, tenements, hereditaments, easements and appurtenances to the Property owned by Seller, including, without limitation, all mineral rights, easements, rights-of-way and other appurtenances used or connected with the beneficial use or enjoyment of the parcel, and all easement rights and obligations of Seller, to the extent they relate to the Property, in and to all streets, alleys, roads, avenues and other rights-of-way adjacent to, abutting or serving the Property. The Property is legally described in **Exhibit A** attached hereto and made a part hereof. The legal description shall conform and shall be updated to conform to the legal description from the "Survey," as defined in Section 7 below.

2. **PURCHASE PRICE AND EARNEST MONEY.**

A. The purchase price for the purchase of the Property by Buyer is **TWO MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($2,100,000.00)** ("**Purchase Price**"). At the "Closing," as defined in Section 3 below, Buyer shall deposit, in good and available funds by wire transfer or cashier's check, the Purchase Price, plus or minus prorations as provided herein, on the terms and conditions set forth in **Exhibit B** attached hereto and made a part hereof. At the conclusion of the Closing, the Purchase Price, plus or minus any prorations, and plus or minus any applicable credits or debits as shown on the Settlement Statement executed by the Parties at Closing (the "Sale Proceeds"), shall be paid by Purchaser to Seller. There will be no earnest money deposit for this purchase.

B. Within five (5) business days after receipt of a fully executed copy of this Contract, Buyer shall deposit **SIXTY THREE THOUSAND and No/100 Dollars ($63,000.00)** ("**Earnest Money Deposit**") with the "Title Company," as defined in Section 3 below, pursuant to mutually acceptable strict joint order escrow instructions. The Earnest Money Deposit shall be applied to the Purchase Price at Closing.

3. **CLOSING DATE.** The closing ("Closing") of the contemplated purchase and sale of the Property shall take place through a deed and money escrow ("Escrow") on the date that is within twenty (20) days following the end of the Due Diligence Period ("Closing Date") remotely through the Chicago Title Insurance Company ("Title Company"), or at such other date, time and place as mutually agreed to by the

parties. The Parties shall pay the Closing costs, including but not limited to the costs of recording, the title policy, the Earnest Money Deposit escrow and the Escrow Fee as customarily charged.

4. **AS-IS, WHERE-IS CONDITION**. Except for Seller's express representations and warranties and as otherwise set forth herein, or as may otherwise be mutually agreed to between the Parties, Buyer agrees that it is purchasing and accepting the Property in its "AS-IS, WHERE-IS" condition, subject to all faults of every kind and nature whatsoever, whether latent or patent, where now or hereafter existing. By agreeing to purchase and accept the Property in "AS-IS, WHERE-IS" condition, the Buyer acknowledges and represents that it will inspect the Property during the Due Diligence Period as defined herein and make such due diligence investigations as it deems appropriate into the conditions affecting the Property, including, without limitation, the environmental condition of the Property. In so doing the Buyer represents that it has retained or will retain, at Buyer's sole cost and expense, such experts and agents to assist in such inspection and investigation as it has deemed or will deem appropriate.

5. **DUE DILIGENCE; ENVIRONMENTAL AND OTHER INSPECTIONS; BUYER'S OPTION TO TERMINATE CONTRACT.** Within seven (7) days of the Effective Date, the Seller shall deliver to Buyer any environmental reports or assessments of the Property in Seller's possession, a copy of the existing survey of the Property, a copy of the existing Title Policy of the Property, and copies of all contracts, leases, easements, permits and licenses affecting the Property. Buyer, and its agents and contractors, shall have the right prior to the Closing Date to enter into the Property to conduct environmental or other inspections, soil tests, and/or surveys or other tests and/or inspections at Buyer's own cost and expense. Any such entry by Buyer and/or its agents and/or contractors shall be at the sole risk of Buyer and/or its agents and/or contractors, and in no case shall Seller be liable to Buyer and/or its agents and/or contractors for any damages, claims, or liabilities that arise from such entry. Buyer shall, relative to the Property, within thirty (30) days of the Effective Date (the "**Due Diligence Period**"), review the results of its own testing and investigations, title, relevant recorded documents, available surveys, site plans and environmental and/or other reports ad shall advise the Seller, within said thirty (30) day period, if Buyer wishes to proceed with the acquisition of the Property. The Buyer shall not be obligated to accept the Property, if in the Buyer's sole and exclusive judgment, for any reason whatsoever, the Buyer determines that the use or condition of the Property or any part thereof is not necessary or appropriate for the use intended by the Buyer, poses a health, safety or environmental hazard, or if at any time prior to the Closing the Buyer otherwise becomes aware of the existence of any environmental condition which may be dangerous and/or unacceptable to the Buyer, or in violation of any environmental law or regulation. Pursuant to this Paragraph, if Buyer advises Seller on or prior to the end of the Due Diligence Period that the Buyer has determined not to accept the Property, this Contract shall become null and void with no further action by the Parties hereto, the Earnest Money shall be returned to Buyer, and the Parties shall have no further obligations to each other.

6. **TITLE INSURANCE**. Within fifteen (15) business days of the Effective Date, Seller shall, at its cost, obtain a title commitment issued by the Title Company, in the amount of the Purchase Price, with extended coverage over the standard exceptions 1 through 5 ("**Title Commitment**") and with such endorsements as Buyer shall reasonably request, together with copies of all underlying title documents listed in the Title Commitment ("**Underlying Title Documents**"), subject only to those matters described in **Exhibit B**, attached hereto and made a part hereof ("**Permitted Exceptions**"). If the Title Commitment, Underlying Title Documents or the Survey (as hereinafter defined) disclose exceptions to title, which are not acceptable to Buyer ("**Unpermitted Exceptions**"), Buyer shall have ten (10) business days from the later of the delivery of the Title Commitment, the Underlying Title Documents and the Survey to object to the Unpermitted Exceptions. Buyer shall provide Seller with an objection letter ("**Buyer's Objection Letter**") listing the

Unpermitted Exceptions, which are not acceptable to Buyer. Seller shall have ten (10) business days from the date of receipt of the Buyer's Objection Letter ("**Seller's Cure Period**") to have the Unpermitted Exceptions removed from the Title Commitment or to cure such Unpermitted Exceptions or to have the Title Company commit to insure against loss or damage that may be occasioned by such Unpermitted Exceptions, and the Closing shall be extended such additional time ("**Extended Title Closing Date**"), after Buyer's receipt of a proforma title policy ("**Proforma Title Policy**") reflecting the Title Company's commitment to insure the Unpermitted Exceptions. If Seller fails to have the Unpermitted Exceptions removed or, in the alternative, to obtain a Title Commitment insuring the Unpermitted Exceptions within the specified time, Buyer may elect to either (i) terminate this Contract and this Contract shall become null and void without further action of the parties, or (ii) upon notice to Seller within five (5) business days after Buyer's receipt of Seller's intention not to cure the Unpermitted Exceptions, take title as it then is with the right to deduct from the Purchase Price any liens or encumbrances of a definite or ascertainable amount which are listed in the Title Commitment. All Unpermitted Exceptions, which the Title Company commits to insure, shall be included within the definition of Permitted Exceptions. The Proforma Title Policy shall be conclusive evidence of good title as shown therein as to all matters insured by the Title Company, subject only to the Permitted Exceptions. The Buyer shall pay the cost for any later date title commitments, and Buyer shall pay for the cost of the later date to its Proforma Title Policy.

7. **SURVEY**. Within twenty-one (21) days after the Effective Date, Seller shall, at its cost, obtain and provide to Buyer an ALTA/NSPS Plat of Survey ("Survey") prepared by a surveyor licensed by the State of Illinois and certified to the Buyer, and including the following Table A items: 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11, 13 and 16. Title objections based on the Survey are addressed in Section 6 above. Upon approval of the Survey, the legal description in **Exhibit A** shall be automatically revised to be that of the legal description in the Survey and Title Commitment. At either party's request, any changes to the legal description shall be confirmed in writing and signed by both parties.

8. **DEED**. Seller shall convey fee simple title to the Property to Buyer, by a recordable Warranty Deed ("**Deed**"), subject only to the Permitted Exceptions. Seller shall also execute and deliver, at Closing, any and all documents, in addition to the Deed, including an Affidavit of Title; Bill of Sale; Title Company documentation including, but not limited to, an ALTA Statement, GAP Undertaking, and such other documents reasonably requested either by the Buyer or the Title Company to consummate the transaction contemplated herein and to vest fee simple title to the Property in Buyer subject only to the Permitted Exceptions and the issuance of the Buyer's Title Company owners title insurance policy. Buyer shall be responsible for the recording fee of the Deed.

9. **CLOSING DOCUMENTS.** On the Closing Date, the obligations of the Buyer and Seller shall be as follows:

A. Seller shall deliver or cause to be delivered to the Title Company:

i. the original executed and properly notarized Deed, together with the Grantor/Grantee Statement and Plat Act Affidavit, if required;

ii. the original executed and property notarized Affidavit of Title;

iii. the original executed and property notarized Non-Foreign Affidavit;

iv. the original executed Bill of Sale;

v. counterpart originals of Seller's Closing Statement; and

vi. such other standard closing documents or other documentation as is required by applicable law or the Title Company to effectuate the transaction contemplated hereby, including, without limitation, ALTA statements and GAP Undertaking, such other documentation as is reasonably required by the Title Company to issue Buyer its owners title insurance policy in accordance with the Proforma Title Policy and in the amount of the Purchase Price insuring the fee simple title to the Property in the Buyer as of the Closing Date, subject only to the Permitted Exceptions.

B. Buyer shall deliver or cause to be delivered to the Title Company:

i. the balance of the Purchase Price, plus or minus prorations;

ii. counterpart originals of Seller's Closing Statement; and

iii. ALTA Statement and such other standard closing documents or other documentation as is required by applicable law or the Title Company to effectuate the transaction contemplated herein.

C. The parties shall jointly deposit fully executed State of Illinois Transfer Declarations and County Transfer Declarations.

10. **POSSESSION**. Possession of the Property shall be delivered to Buyer on the Closing Date, subject to the Permitted Exceptions and in the same condition as at the Effective Date of this Contract.

11. **PRORATIONS**. At Closing, the following adjustments and prorations shall be computed as of the Closing Date and the balance of the Purchase Price shall be adjusted to reflect such prorations. All prorations shall be based on a 365-day year, with the Seller having the day prior to the Closing Day.

A. Real Estate Taxes. General real estate taxes for 2025, 2026 and subsequent years, if any, special assessments and all other public or governmental charges against the Property, if any, which are or may be payable on an annual basis (including charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the Closing Date), shall be adjusted and apportioned as of the Closing Date. If the exact amount of general real estate taxes is not known at Closing, the proration will be based on 105% of the most recent full year tax bill, and shall be conclusive, with no subsequent adjustment.

B. Miscellaneous. All other charges and fees customarily prorated and adjusted in similar transactions shall be prorated as of Closing Date. In the event that accurate prorations and other adjustments cannot be made at Closing because current bills or statements are not obtainable (as, for example, all water, sewer, gas and utility bills), the parties shall prorate on the best available information. Final readings and final billings for utilities shall be taken as of the date of Closing except for a water bill which may be taken up to two (2) days before the Closing Date.

12. **CONVEYANCE TAXES**. The parties acknowledge that, as Buyer is a governmental entity, this transaction is exempt from any State, County and Village real estate transfer tax pursuant to 35 ILCS 200/31-45(b) and the Village of Mount Prospect Village Code. Seller shall furnish completed Real Estate Transfer Declarations signed by Seller or Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and the Village of Mount Prospect Village Code.

13. **COVENANTS, REPRESENTATIONS AND WARRANTIES OF SELLER.** The covenants, representations and warranties contained in this Section shall be deemed remade as of the Closing Date, shall survive the Closing, and shall be deemed to have been relied upon by the Buyer in consummating this transaction, notwithstanding any investigation the Buyer may have made with respect thereto, or any information developed by or made available to the Buyer prior to the Closing and consummation of this transaction. Seller covenants, represents and warrants to the Buyer as to the following matters, each of which is so warranted to be true and correct as of the Effective Date and also on the Closing Date:

A. Title Matters. Seller has good and marketable fee simple title to the Property, subject only to the Permitted Exceptions.

B. Violations of Zoning and Other Laws. Seller has received no written notice from any governmental agency alleging any violations of any statute, ordinance, regulation or code. The Property as conveyed to Buyer shall include all rights of the Seller to the use of any off-site facilities, including, but not limited to, storm water detention facilities, necessary to ensure compliance with all zoning, building, health, fire, water use or similar statutes, laws, regulations and orders and any instrument in the nature of a declaration running with the Property.

C. Pending and Threatened Litigation. To the best knowledge and belief of Seller, there are no pending or threatened matters of litigation, administrative action or examination, claim or demand whatsoever relating to the Property.

D. Eminent Domain, etc. To the best knowledge and belief of Seller, there is no pending or contemplated eminent domain, condemnation or other governmental taking of the Property or any part thereof.

E. Access to Property Utilities. To the best knowledge and belief of Seller, No fact or condition exists which would result in the termination or impairment of access to the Property or which could result in discontinuation of presently available or otherwise necessary sewer, water, electric, gas, telephone or other utilities or services.

F. Assessments. To the best knowledge and belief of Seller, there are no public improvements in the nature of off-site improvements, or otherwise, which have been ordered to be made and/or which have not heretofore been assessed, and there are no special or general assessments pending against or affecting the Property.

G. Authority of Signatories; No Breach of Other Agreements; etc. The execution, delivery of and performance under this Contract by Seller is pursuant to authority validly and duly conferred upon Seller and the signatories hereto. The consummation of the transaction herein contemplated and the compliance by Seller with the terms of this Contract do not and will not conflict

with or result in a breach of any of the terms or provisions of, or constitute a default under, any agreement, arrangement, understanding, accord, document or instruction by which Seller or the Property are bound; and will not and does not, to the best knowledge and belief of Seller, constitute a violation of any applicable law, rule, regulation, judgment, order or decree of, or agreement with, any governmental instrumentality or court, domestic or foreign, to which Seller or the Property are subject or bound.

H. Executory Agreements. Seller is not a party to, and the Property is not subject to, any contract or agreement of any kind whatsoever, written or oral, formal or informal, with respect to the Property, other than this Contract. Buyer shall not, by reason of entering into or closing under this Contract, become subject to or bound by any agreement, contract, lease, license, invoice, bill, undertaking or understanding which Buyer shall not have expressly and specifically previously acknowledged and agreed in writing to accept. Seller warrants and represents that no written leases, licenses or occupancies exist in regard to the Property and, further, that no person, corporation, entity, tenant, licensee or occupant has an option or right of first refusal to purchase, lease or use the Property, or any portion thereof.

I. Mechanic's Liens. All bills and invoices for labor and material of any kind relating to the Property have been paid in full, and there are no mechanic's liens or other claims outstanding or available to any party in connection with the Property.

J. Governmental Obligations. To the best knowledge of Seller, there are no unperformed obligations relative to the Property outstanding to any governmental or quasi-governmental body or authority.

K. Section 1445 Withholding. Seller represents that he/she/it/they is/are not a “foreign person” as defined in Section 1445 of the Internal Revenue Code and is/are, therefore, exempt from the withholding requirements of said Section. At Closing, Seller shall furnish Buyer with a Non-Foreign Affidavit as set forth in said Section 1445.

Seller hereby indemnifies and holds Buyer harmless against all losses, damages, liabilities, costs, expenses (including reasonable attorneys’ fees) and charges which Buyer may incur or to which Buyer may become subject as a direct or indirect consequence of such breach of the above representations or warranties made hereunder, including all incidental and consequential damages. These representations, warranties, and indemnities of Seller shall survive the closing.

When used in this Section 13, the expression "**to the best knowledge and belief of Seller**," or words to that effect, is deemed to mean that Seller, after reasonable examination, investigation and inquiry of all documents and information in the possession of the Seller or its agents, is not aware of any thing, matter or the like that is contrary, negates, diminishes or vitiates that which such term precedes.

14. **COVENANTS, REPRESENTATIONS AND WARRANTIES OF BUYER**. Buyer hereby represents and warrants to Seller that Buyer has the requisite power and authority to enter into and fully carry out this Contract and the purchase of the Property, including the execution of all instruments and documents delivered or to be delivered hereunder. **SELLER ACKNOWLEDGES, HOWEVER, THAT BUYER IS A MUNICIPAL ENTITY AND THIS CONTRACT IS SUBJECT TO THE APPROVAL OF, AND IS NOT**

ENFORCEABLE UNLESS APPROVED AT AN OPEN MEETING BY, THE PRESIDENT AND BOARD OF TRUSTEES OF BUYER.

15. **DEFAULT AND CONDITIONS PRECEDENT TO CLOSING**.

A. It is a condition precedent to Closing that:

i. fee simple title to the Property is shown to be good and marketable, subject only to the Permitted Exceptions, as required hereunder and is accepted by Buyer;

ii. the covenants, representations and warranties of Seller contained in Section 13 hereof and elsewhere in this Contract are true and accurate on the Closing Date or waived by Buyer in writing on the Closing Date; and

iii. Seller has performed under the Contract and otherwise has performed all of its covenants and obligations and fulfilled all of the conditions required of it under the Contract in order to Close on the Closing Date.

B. If, before the Closing Date, Buyer becomes aware of a breach of any of Seller's representations and warranties or of Seller failing to perform all of its covenants or otherwise failing to perform all of its obligations and fulfill all of the conditions required of Seller in order to Close on the Closing Date, Buyer may, at its option:

i. elect to enforce the terms hereof by action for specific performance; or

ii. terminate this Contract; or

iii. proceed to Closing notwithstanding such breach or nonperformance.

In all events, Buyer's rights and remedies under this Contract shall always be non-exclusive and cumulative and the exercise of one remedy shall not be exclusive of or constitute the waiver of any other, including all rights and remedies available to it at law or in equity.

C. In the event of a default by Buyer, Seller's sole and exclusive right and remedy shall be to terminate this Contract and thereupon to retain the Buyer’s earnest money deposit as liquidated damages.

D. Notwithstanding the foregoing, the parties agree that no default of or by either party shall be deemed to have occurred unless and until notice of any failure by the non-defaulting party has been sent to the defaulting party and the defaulting party has been given a period of five (5) business days from receipt of the notice to cure the default. In the event that a party has timely initiated the steps necessary to cure a default, but the nature of the cure requires additional time within which to do so, the cure period herein shall be extended by an additional five (5) business days.

In all events, Buyer's rights and remedies under this Contract shall always be non-exclusive and cumulative and the exercise of one remedy shall not be exclusive of or constitute the waiver of any other, including all rights and remedies available to it at law or in equity.

16. **BINDING EFFECT**. This Contract shall inure to the benefit of and shall be binding upon the heirs, legatees, transferees, assigns, personal representatives, owners, agents, administrators, executors and/or successors in interest of any kind whatsoever of the parties hereto.

17. **BROKERAGE**. The Buyer represents that it has not retained a broker regarding the proposed transaction. The Seller represents that it has not retained a broker regarding the proposed transaction other than Brown Commercial Group. Seller shall be solely responsible for, and shall pay, all broker's fees owed to Brown Commercial Group pursuant to Seller's separate agreement with Brown. Each party hereby defends, indemnifies and holds the other harmless against any and all claims of brokers, finders or the like, and against the claims of all third parties claiming any right to a commission or compensation by or through acts of that party or that party's partners, agents or affiliates in connection with this Contract. Each party's indemnity obligations shall include all damages, losses, costs, liabilities and expenses, including reasonable attorneys' fees, which may be incurred by the other in connection with all matters against which the other is being indemnified hereunder. This provision shall survive the Closing.

18. **NOTICES**. Any and all notices, demands, consents and approvals required under this Contract shall be sent and deemed received: (A) on the third business day after mailed by certified or registered mail, postage prepaid, return receipt requested, or (B) on the next business day after deposit with a nationally-recognized overnight delivery service (such as Federal Express) for guaranteed next business day delivery, or (C) by e-mail transmission on the day of transmission, with the original notice mailed by certified or registered mail, postage prepared, return receipt requested, or (D) by personal delivery, if addressed to the parties as follows:

To Seller: 1601 E Algonquin Rd LLC
1930 Aspen Drive
Algonquin, IL 60102-4240
Attn: James J. Burress
Email: _____

With a copy to: Steven M. Shaykin
5105 Tollview Drive
Rolling Meadows, IL 60008
Phone: 847-749-3663
Email: Steve@shaykin.com

To Buyer: Village of Mount Prospect
50 South Emerson St
Mount Prospect, IL 60056
Attn: Michael Cassidy, Village Manager
Phone: 847-392-6000
Email: MCassady@mountprospect.org

With a copy to: Klein, Thorpe and Jenkins, Ltd.

900 Oakmont Lane, Suite 301
Westmont, IL 60559
Attn: Michael A. Marrs
Phone 312-909-1391
Email: mamarrs@ktjlaw.com

Any party hereto may change the name(s), address(es) and e-mail address(es) of the designee to whom notice shall be sent by giving written notice of such change to the other parties hereto in the same manner, as all other notices are required to be delivered hereunder.

19. **RIGHT OF WAIVER.** Both Buyer and Seller may, at any time and from time to time, waive each and any condition of the Closing, without waiver of any other condition or other prejudice of its rights hereunder. Such waiver by a party shall, unless otherwise herein provided, be in a writing signed by the waiving party and delivered to the other party.

20. **DISCLOSURE OF INTERESTS.** In accordance with Illinois law, 50 ILCS 105/3.1, prior to execution of this Contract by the Buyer, an owner, authorized trustee, corporate official or managing agent must submit a sworn affidavit to the Buyer disclosing the identity of every owner and beneficiary having any interest, real or personal, in the Property, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation having any real interest, real or personal, in the Property, or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of the corporation or its managing agent that there is no readily known individual having a greater than 7½% percent interest, real or personal, in the Property. The sworn affidavit shall be substantially similar to the one in **Exhibit C** attached hereto and made a part hereof.

21. **ASSIGNMENT.** Buyer shall have the right to assign or transfer Buyer's interest in this Contract with the prior written consent of Seller. Buyer shall deliver to Seller a copy of the fully executed assignment and assumption by Buyer, as assignor and the assignee.

22. **MISCELLANEOUS.**

A. Buyer and Seller mutually agree that time is of the essence throughout the term of this Contract and every provision hereof in which time is an element. No extension of time for performance of any obligations or acts shall be deemed an extension of time for performance of any other obligations or acts. If any date for performance of any of the terms, conditions or provisions hereof shall fall on a Saturday, Sunday or legal holiday, then the time of such performance shall be extended to the next business day thereafter.

B. This Contract provides for the purchase and sale of property located in the State of Illinois, and is to be performed within the State of Illinois. Accordingly, this Contract, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that, for the purpose of any litigation relative to this Contract and its enforcement, venue shall be in the Circuit Court of Cook County and the parties consent to the *in personam* jurisdiction of said Court for any such action or proceeding.

C. The terms, provisions, warranties and covenants of Section 13 shall survive the Closing and delivery of the Deed and other instruments of conveyance. The provisions of Section 13 of this Contract shall not be merged therein, but shall remain binding upon and for the parties hereto until fully observed, kept or performed.

D. The provisions of the Uniform Vendor and Buyer Risk Act of the State of Illinois shall be applicable to this Contract.

E. Buyer and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Property Settlement Procedures Act of 1974. In the event that either party shall fail to make appropriate disclosures when asked, such failure shall be considered a breach on the part of said party.

F. The parties warrant and represent that the execution, delivery of and performance under this Contract is pursuant to authority, validly and duly conferred upon the parties and the signatories hereto.

G. The Section headings contained in this Contract are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several Sections hereof.

H. Whenever used in this Contract, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

I. If the Seller is a Trust, this Contract is executed by the undersigned Trustee, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. Said Trustee hereby warrants that it possesses full power and authority to execute this Contract. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings, warranties and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal representations, covenants, undertakings, warranties and agreements by the Trustee or for the purpose or with the intention of binding Trustee personally but are made and intended for the purpose of binding only the trust property, and this Contract is executed and delivered by said Trustee not in its own right, but solely in the exercise of the power conferred upon it as said Trustee; and that no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against said Trustee on account of this Contract or on account of any representations, covenants, undertakings, warranties or agreements of said Trustee in this Contract contained either express or implied, all such personal liability, if any, being expressly waived and released.

In the event the Seller is a Trust as provided above, this Contract shall be signed by the Trustee and also by the person or entity holding the Power of Direction under the Trust. The person or entity signing this Contract is by his/her/their/its signature represents, warrants and covenants with Buyer that he/she/they/it has the authority to enter into this Contract and the obligations set forth herein. All references to the Seller's obligations, warranties and representations shall be interpreted to mean the Beneficiary or Beneficiaries of the Trust.

J. In the event either party elects to file any action in order to enforce the terms of this Contract, or for a declaration of rights hereunder, the prevailing party, as determined by the court in such action, shall be entitled to recover all of its court costs and reasonable attorneys' fees as a result thereof from the losing party.

K. If any of the provisions of this Contract, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, the remainder of the provisions of this Contract shall not be affected thereby, and every other provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

L. This Contract may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

23. **EFFECTIVE DATE**. This Contract shall be deemed dated and become effective on the date that the authorized signatories of Buyer shall sign the Contract, which date shall be the date stated below the Buyer's signature.

24. **CONTRACT MODIFICATION**. This Contract and the Exhibits attached hereto and made a part hereof, or required hereby, embody the entire Contract between the parties hereto with respect to the Property and supersede any and all prior agreements and understandings, whether written or oral, and whether formal or informal. No extensions, changes, modifications or amendments to or of this Contract, of any kind whatsoever, shall be made or claimed by Seller or Buyer, and no notices of any extension, change, modification or amendment made or claimed by Seller or Buyer (except with respect to permitted unilateral waivers of conditions precedent by Buyer) shall have any force or effect whatsoever unless the same shall be endorsed in writing and fully signed by Seller and Buyer.

25. **EXHIBITS.** The following Exhibits are attached hereto and made a part hereof by reference:

Exhibit A	Legal Description of the Property
Exhibit B	Permitted Exceptions
Exhibit C	Disclosure Affidavit

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the date below their respective signatures.

SELLER:

1601 E ALGONQUIN RD LLC,
an Illinois limited liability company

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____

Date Seller executed: _____

BUYER:

VILLAGE OF MOUNT PROSPECT,
an Illinois municipal corporation

By:_____

Name: _____

Title: Village Manager

ATTEST:

By: _____

Name: _____

Title: _____

Date Buyer executed: _____

Exhibit A

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT PART OF THE WEST 1272.95 FEET OF LOT 3 LYING SOUTH OF ALGONQUIN ROAD IN LINNEMAN'S DIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 477.78 FEET OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTHEAST 1/4 675.77 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH AT RIGHT ANGLES TO THE SAID SOUTH LINE OF THE NORTHEAST 1/4 306.91 FEET TO A POINT ON THE SOUTHERLY LINE OF ALGONQUIN ROAD, THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 170.14 FEET THENCE SOUTHWARD ALONG A COURSE BEING PERPENDICULAR TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 387.20 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4, THENCE EASTWARD ALONG THE SAID SOUTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1601 E. Algonquin Road, Mount Prospect, Illinois

Permanent Index Number: 08-23-202-009-0000

Exhibit B

PERMITTED EXCEPTIONS

1. 2025 and 2026 real estate taxes and subsequent years, not due and payable for the Property.
2. Covenants, Conditions and Restrictions of Record; and
3. Building lines and easements of record, if any

Exhibit C

ALL SELLERS MUST SIGN AN AFFIDAVIT THAT IS SUBSTANTIALLY SIMILAR TO THE ONE BELOW

State of Illinois)
)ss.
County of_____)

DISCLOSURE AFFIDAVIT

I, _____, (hereinafter referred to as "**Affiant**") reside at _____ _____ , in _____County, State of _____, being first duly sworn and having personal knowledge of the matters contained in this Affiant, swear to the following:

1. That I am over the age of eighteen and the (choose one)
   [ ] owner or
   [ ] authorized trustee or
   [ ] corporate official or
   [ ] managing agent or
   [ ] _____ of the Real Estate (as defined herein).

2. That the Real Estate (as defined herein) being sold to the Buyer is commonly known as a part of _____ and is located in the County of Cook, Village of Mount Prospect, State of Illinois (herein referred to as the "**Real Estate**"). The Real Estate has an Assessor's Permanent Index Number of _____(part).

3. That I understand that, pursuant to 50 ILCS 105/3.1, prior to execution of a real estate purchase agreement between the record fee owner of the Real Estate and Buyer, Illinois State Law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the Buyer disclosing the identity of every owner and beneficiary having *any* interest, real or personal, in the Real Estate, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation having any interest, real or personal, in the Real Estate.

4. As the [ ] owner or
   [ ] authorized trustee or
   [ ] corporate official or
   [ ] managing agent or
   [ ] _____ of the Real Estate, I declare under oath that (choose one):

   [ ] The owners or beneficiaries of the trust are: _____ _____ or

   [ ] The shareholders with more than 7 1/2% interest are: _____ _____ or

   [ ] The corporation is publicly traded and there is no readily known individual having greater than a 7½% interest in the corporation.

This Disclosure Affidavit is made to induce the Buyer to accept title to the Real Estate in accordance with 50 ILCS 105/3.1.

AFFIANT

_____

SUBSCRIBED AND SWORN to before me
this _____ day of _____, 2026.

_____ NOTARY PUBLIC

Item Cover Page

Subject	**Motion to accept the lowest-cost, responsive bid for the 2026 Water Main Replacement Project including the two alternate bid items for an amount not to exceed $6,117,294.70.**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$6,117,294.70
Budget Source	Water and Sewer Enterprise Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

Funds are allocated to replace aged and deteriorating Village-owned water mains in the current budget. Pursuant to the findings discussed in the 2017 Water Rate Study, this year's proposed project is scaled to continue a multi-year process of reducing the life expectancy of water mains from 600 years to 130 years. The improvements will increase the reliability and sustainability of the water distribution system. Analysis performed during the Water Rate Study indicated that the Village's former rate of water main renewal approached 600 years.

Staff seeks to replace 11,492 linear feet of the existing 6" water main with an 8" ductile iron water main and 2,691 linear feet of existing 12" water main with 12" ductile iron water main. The locations include South School Street, Wa Pella Ave, Tower Lane, Willow Lane, Catalpa Lane, Tamarack Drive, and Cottonwood Lane. A map is attached highlighting the project area.

The project includes 42 new valves in vaults, 44 new fire hydrants, 301 water service connections, 40 full lead service line replacements and abandonment of existing 6" water main and requisite surface restoration.

This project also included two alternate bid items. The first alternate item was the replacement of 874 linear feet of 8" water main on Redwood Drive with 8" ductile iron water main. This alternative also included 3 new valves in vaults, 2 new fire hydrants, 7 water service connections, abandonment of the existing 8" water main and requisite surface restoration.

The second alternate bid item is for landscaping, consisting of dirt, seed and blanket.

Bid Results

The Village's engineering consultant for this project, IMEG Corporation, prepared detailed plans, specifications, and bidding documents necessary to facilitate contractual performance of this work.

The bid documents were sent to six area firms who have experience in water main replacement projects and all firms that previously bid on past water main replacement projects. In addition, the bid was publicly advertised on the Village's website utilizing Euna OpenBids services.

A non-mandatory pre-bid meeting was held with two contractors and representatives from the Village and IMEG Corporation on February 17. Based on inquires, 2 addendums were issued to clarify quantities. Copies of the addendums are attached.

Bids were publicly opened and read as required by the Village Code on February 23. The following 5 firms submitted bids.

Contractor	Base Bid	Alternate 1	Alternate 2	Grand Total
DiMeo Brothers (Elk Grove)	$5,249,229.00	$274,148.00	$37,800.00	$5,561,177.00
Gerardi Sewer & Water Co. (Addison)	$5,528,522.22	$318,436.11	$47,460.00	$5,894,418.33
Bluewater Construction (Wauconda)	$6,175,000.00	$375,000.00	$50,000.00	$6,600,000.00
Acqua Contractors (Elmhurst)	$7,000,000.00	$424,000.00	$7,000.00	$7,431,000.00
J Congdon (Carol Stream)	$7,851,606.53	$455,081.75	$35,000.00	$8,341,688.28

Engineer's Estimate Base Bid $6,189,272
Engineer's Estimate Alternate 1 & 2 $329,421

Discussion

The engineer's estimate for the base bid is $6,189,272.00. The engineer's estimate for alternatives 1 and 2 (in total) is $329,421.00. A copy of this cost estimate is attached.

All bids were reviewed to ensure that the documents had all appropriate signatures and bid security. All bids were submitted with requisite documents, security, and signatures.

Based on the review of the bids, reference checks and past projects, the lowest responsible bidder is DiMeo Brothers, Inc. of Elk Grove, Illinois (DiMeo) A bid tabulation is attached.

A mathematical error was found in DiMeo's alternate bid 2, but it did not affect the order of the results. DiMeo's alternate 2 bid amount totaled $3,500 in their bid documents and staff's summation of DiMeo's alternate 2 bid amount totaled $37,800.

DiMeo Brothers successfully completed the Village's 2025 Oakton Street Water Main Extension project and the Village's Levee 37 Burning Bush Trails Drainage Improvements project in 2020.

Reference checks indicated that DiMeo has also satisfactorily completed similar water main replacement work in other communities. DiMeo has completed projects of similar scale and scope of work for the Village of Libertyville. Notably, the firm completed a water and sanitary sewer installation project with a total two-year contract amount of $13,247,003. The firm also completed a multi-year, $11,060,470.00 stormwater project for the Village of Niles. The firm is also completing a $3,300,000 water main replacement project for the Village of Glenview.

Included in the project were two alternate bid items. Both alternate bid items are within the project budget and can be included in the overall project scope of work.

Since the project includes underground work, there is a possibility of unforeseen repairs. Staff is requesting a 10% contingency ($556,117.70) to address any of these unforeseen issues should they arise. A 10% contingency would bring the project award total to $6,117,294.70 (the $5,249,229.00 base bid plus the $274,148.00 alternate bid #1, $37,800.00 alternate bid item #2 plus the 10% contingency of $556,117.70 = $6,117,294.70).

Alternatives

1. Accept the lowest-cost responsive bid for the 2026 Water Main Replacement Project including the two alternate bid items.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the lowest responsible bid submitted by DiMeo Brothers, Inc. of Elk Grove, Illinois to construct the 2026 Water Main Replacement Project including the two alternate bid items for an amount not to exceed $6,117,294.70.

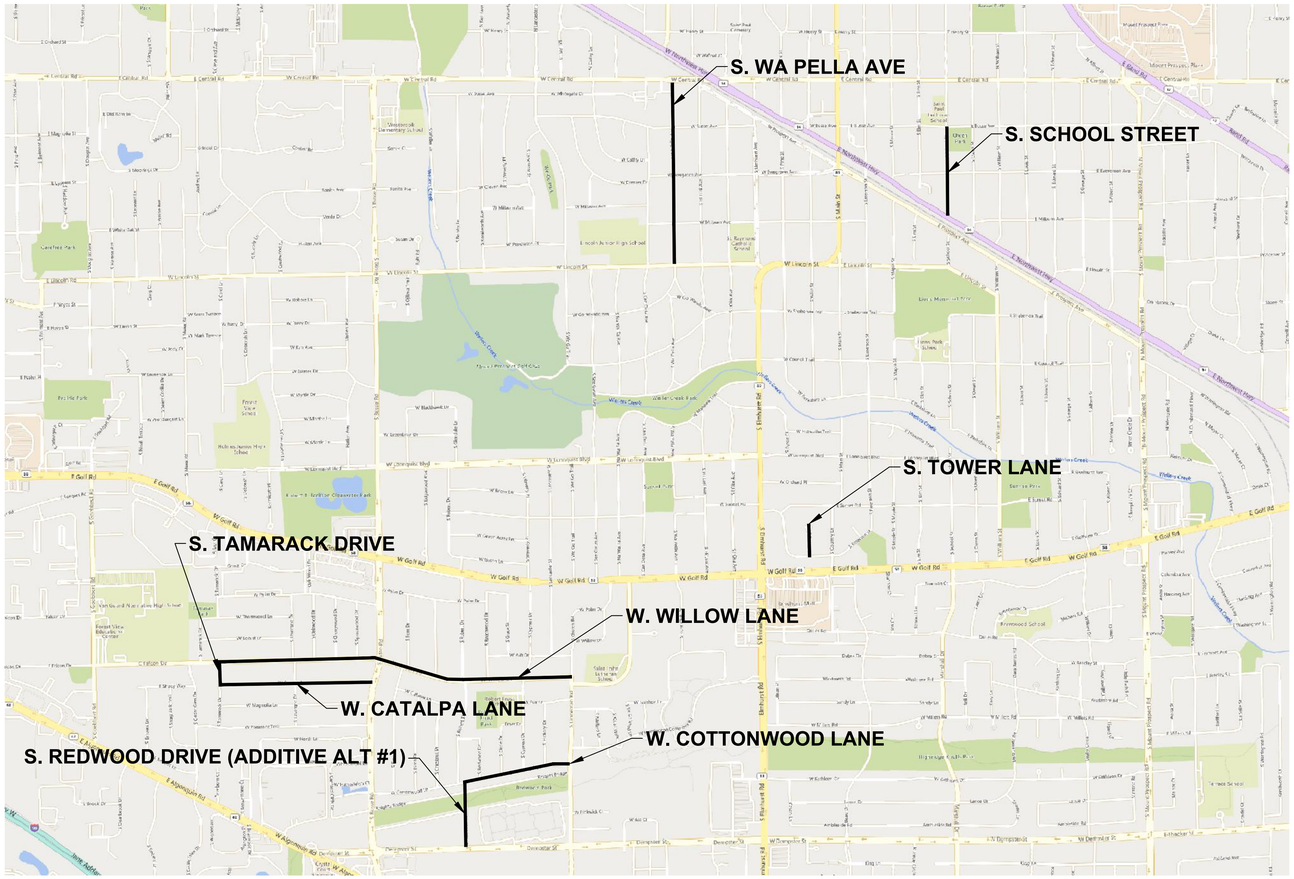
Attachments

1. Mount Prospect 2026 Water Main Plans
2. 2026 Mt. Prospect Water Main Replacement Bid Tab
3. 2026 Water Main Improvements Location Map
4. Addendum 1
5. Addendum 2
6. Dimeo Brothers Bid

2026 WATER MAIN IMPROVEMENTS

VILLAGE OF MOUNT PROSPECT

COOK COUNTY, ILLINOIS



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	STANDARD SYMBOLS AND GENERAL NOTES
3	SHEET INDEX
4-7	PLAN & PROFILE SHEET - CATALPA LANE
8	PLAN & PROFILE SHEET - TAMARACK DRIVE
9-17	PLAN & PROFILE SHEET - WILLOW LANE
18-19	PLAN & PROFILE SHEET - REDWOOD DRIVE (ADD ALT #1)
20-22	PLAN & PROFILE SHEET - COTTONWOOD LANE
23-27	PLAN & PROFILE SHEET - WA PELLA AVENUE
28	PLAN & PROFILE SHEET - TOWER LANE
29-31	PLAN & PROFILE SHEET - SCHOOL STREET
32-33	PROFILES - CROSS STREETS
34-38	DETAIL SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

811 Call before you dig.

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
TOWNSHIP NAME OR NO. T41N-R11E
SECTION NO. 12-15
48 HOURS BEFORE YOU DIG
(TWO WORKING DAYS)

IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED BY
IMEG

IMEG CORPORATION
GURNEE DIVISION

PROFESSIONAL ENGINEER
HARLAN M. DOLAND
062-048891
ILLINOIS

HARLAN M. DOLAND
ILLINOIS LICENSED PROFESSIONAL ENGINEER
NO. 062-048891
EXPIRATION DATE 11/30/25

REVISIONS

No.	DESCRIPTION	DATE

IMEG
4850 GRAND AVENUE
GURNEE, IL 60031
PH: 847.336.7100
www.imegcorp.com
Illinois Design Firm Registration #184.007537-0014

2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

COVER SHEET

IMEG Project No: 25006467.00
File Name: COVER-NOTES-DETAILS.dwg
© COPYRIGHT 2026 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: RWL
Checked By: HMD
Date: 02/03/2026

1

Sheet 1 of 38

Wednesday, February 4, 2026, 3:30:11 PM
\\FILES\ACTIVE\PROJECTS\2025\25006467.00\DESIGN\CIVIL\C3D\MASTER\COVER-NOTES-DETAILS.DWG

LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		DOWNSPOUT
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		UNKNOWN MANHOLE
		WATER VALVE
		HYDRANT
		WELL
		SPRINKLER HEAD
		WATER VALVE VAULT
		WATER METER
		WATER SERVICE
		POWER POLE
		POWER POLE W/ LIGHT
		POWER POLE W/ METER
		GUY WIRE
		GUY POLE
		ELECTRIC MANHOLE
		ELECTRIC PEDESTAL/TRANSFORMER
		ELECTRIC METER
		TELEPHONE POLE
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		CABLE TV PEDESTAL
		UTILITY MANHOLE
		UTILITY MARKER
		HANDHOLE
		GAS VALVE
		GAS METER
		AIR CONDITIONING UNIT
		LIGHT POLE
		VAPOR LIGHT
		LIGHT JUNCTION BOX
		TRAFFIC SIGNAL
		TRAFFIC CANTILEVER
		TRAFFIC SIGNAL CONTROLLER
		MAIL BOX
		SIGN
		FLAGPOLE
		POST/BOLLARD
		ADA STALL
		CONIFER TREE
		DECIDUOUS TREE
		BUSH/SHRUB
		TREE STUMP
		CONTROL POINT
		BENCHMARK
		SOIL BORING HOLE
		R.O.W. MARKER, FOUND
		RAILROAD SPIKE, FOUND
		REBAR, FOUND
		CHISELED "X" IN CONCRETE, FOUND
		CHISELED "X" IN CONCRETE, SET
		REBAR WITH CAP #_____, FOUND
		5/8" REBAR WITH CAP #35-_____, SET
		1/2" SQ. PIN, FOUND
		P.K. NAIL, FOUND
		P.K. NAIL, SET
		PIPE, FOUND
		CONCRETE MONUMENT, FOUND
		SECTION CORNER
100.00'		MEASURED DIMENSION
(100.00')		RECORDED DIMENSION
×100.00		SPOT ELEVATION
TC=100.00 FL=100.00		GRADE LABEL
1.0%		DRAINAGE SLOPE
		LINE CONTINUATION

PROPOSED	EXISTING	
		SURVEY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		HISTORICAL LINE - AS NOTED
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		FORCE MAIN
		SANITARY SEWER
		STORM SEWER
		PIPE UNDERDRAIN
W W	W W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E E	E E	UNDERGROUND ELECTRIC
G G	G G	GAS LINE
TV	TV	TELEVISION LINE
T T	T T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
UT	UT	UTILITY LINE
		EDGE OF WATER LINE/DITCH FLOWLINE
		CHAIN LINK FENCE
		WIRE FENCE
		WOOD FENCE
		SILT FENCE
		GUARD RAIL
100	100	CONTOUR
		TREE LINE
		TRACKS
		FLOOD PLAIN
		FLOODWAY
		CONSTRUCTION LIMITS
		TOPOGRAPHIC FEATURE AS NOTED

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY ALL LOCAL UTILITY COMPANIES INCLUDING:

"JULIE"	1–800–892–0123
COMED	1–800–334–7661
AT&T	1–888–611–4466
NICOR GAS	1–888–642–6748
COMCAST CABLE	1–866–594–1234
WOW CABLE	1–866–496–9669
VILLAGE OF MOUNT PROSPECT	1–847–870–5640

72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. SAID UTILITY COMPANIES WILL ESTABLISH, ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES, MAINS, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.

2. CONTRACTOR SHALL NOTIFY THE VILLAGE OF MOUNT PROSPECT WATER DISTRIBUTION UNIT AND THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE OF PERFORMING ANY WORK. RENOTIFICATION SHALL BE REQUIRED IF ANY PHASE OF WORK IS SUSPENDED FOR MORE THAN TWO (2) DAYS.

3. THE FOLLOWING CODES AND STANDARDS, AS APPLICABLE, SHALL GOVERN CONSTRUCTION UNDER THIS CONTRACT:

   A. STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO, HEREINAFTER REFERRED TO AS THE HIGHWAY STANDARDS.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO, HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS.

   C. "THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", STATE OF ILLINOIS, LATEST EDITION.

   D. THESE "GENERAL NOTES".

4. UTILITIES SHOWN IN THE PLANS ARE FOR THE CONTRACTOR'S CONVENIENCE AND ARE APPROXIMATE ONLY. THE UTILITIES ARE LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL TYPES, SIZES AND LOCATIONS OF EXISTING UTILITIES.

   CAUTION: THERE MAY BE OVERHEAD AND BURIED POWER LINES WHICH COULD POSSIBLY INTERFERE OR BE A SAFETY HAZARD WITH EQUIPMENT OPERATIONS.

5. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION ALL REQUIRED PERMITS FOR THE CONSTRUCTION OF THIS PROJECT AS NECESSARY (E.G., ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, PUBLIC UTILITY COMPANIES, ETC.).

6. THE CONTRACTOR SHALL PLACE WARNING SIGNS 48 HOURS PRIOR TO PLACEMENT OF PRIME COAT AND COMMENCEMENT OF PAVING OPERATIONS.

7. IF A PERIOD OF TEN CALENDAR DAYS ELAPSES AFTER THE PLACEMENT OF ANY BITUMINOUS COURSE, THE CONTRACTOR MAY BE REQUIRED TO PLACE ANOTHER PRIME COAT AT NO ADDITIONAL COST.

8. THE THICKNESS OF THE BITUMINOUS COURSES SHOWN ON THE PLANS IS THE NOMINAL THICKNESS. DEVIATIONS FROM THE NOMINAL THICKNESS WILL OCCUR DUE TO IRREGULARITIES IN THE EXISTING SURFACE ON WHICH THE BITUMINOUS COURSE IS PLACED.

9. WHEN LOOSE MATERIAL IS DEPOSITED IN DITCHES OR GUTTERS, IT SHALL BE REMOVED BEFORE THE END OF EACH WORKING DAY. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL FEATURES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL STATE, OR BETTER. ALL RESTORATION WORK REQUIRED BEYOND THE SCOPE OF THE PLANS AND SPECIFICATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE UNLESS WORK WAS DONE AT THE DIRECTION OF THE OWNER OR ENGINEER AND COMPENSATION WAS AGREED UPON PRIOR TO EXECUTION OF WORK.

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL NECESSARY PAVEMENT OPENINGS AND CONSTRUCTION DEBRIS LEFT IN THE PUBLIC RIGHT–OF–WAY WITH LIGHTED DEVICES. THE CONTRACTOR SHALL MAINTAIN HIGH VISIBILITY OF ALL TEMPORARY HAZARDS TO PEDESTRIANS AND MOTORISTS. REMOVAL OF ANY SUCH TEMPORARY HAZARDS SHALL BE DONE AS SOON AS POSSIBLE.

12. ANY MAIL BOXES THAT INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS OTHERWISE SPECIFIED. MAIL SERVICE SHALL NOT BE DISRUPTED DURING CONSTRUCTION.

13. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. GRADING SHALL BE DONE TO ALLOW POSITIVE DRAINAGE. "DITCH CHECKS" AND/OR SILT FENCES, UNLESS OTHERWISE SPECIFIED, SHALL BE INSTALLED, IF NECESSARY, TO PREVENT EROSION. COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

14. PLACEMENT OF TOPSOIL AND SEEDING SHALL BE COMPLETED WITHIN 10–15 DAYS AFTER THE COMPLETION OF GRADING, PAVING AND/OR DRIVEWAY REPLACEMENT OPERATIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

15. UTILITY SERVICES TO RESIDENTS OR BUSINESSES WHICH ARE INTERRUPTED BY CONSTRUCTION SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR SO THAT NO SERVICE IS INTERRUPTED FOR MORE THAN FOUR (4) HOURS. IF TEMPORARY SERVICE IS REQUIRED, THE EXPENSE FOR SAME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16. THE EDGES OF ALL IMPROVED SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE SAW CUT PRIOR TO RESTORATION. ANY SAW CUTTING OF PAVEMENT PATCHES, BUTT JOINTS, OR ANY OTHER AREAS NECESSARY TO COMPLETE THIS PROJECT WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL STREETS USED BY THE CONTRACTOR, SUB–CONTRACTORS, AND SUPPLIERS CLEAN AND FREE OF ALL DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS, AND WILL BE REQUIRED TO CLEAN THEM AS IS NECESSARY IN ORDER TO MAINTAIN THEM IN A SAFE, DRIVEABLE CONDITION. ALL CLEANING EFFORTS SHALL BE DONE USING WATER TO MINIMIZE AIRBORNE DUST. THIS INCLUDES DUST CONTROL. THE CONTRACTOR SHALL BE ESPECIALLY RESPONSIVE TO REQUESTS FROM THE ENGINEER, ENGINEER'S REPRESENTATIVE, DIRECTOR OF PUBLIC WORKS, SUPERINTENDENT OF STREETS, POLICE AND FIRE DEPARTMENTS, OR ANY OFFICIAL OF THE OWNER TO PRACTICE GOOD HOUSEKEEPING THROUGHOUT THE DURATION OF THIS PROJECT. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.

18. MAINTAIN ACCESS TO ALL DRIVEWAYS.

19. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING WATER MAINS.

20. ALL EXISTING VALVES IN VALVE BOXES/VAULTS TO BE ABANDONED SHALL BE LEFT IN THE CLOSED POSITION. THE TOP AND FRAMES SHALL BE REMOVED AND STRUCTURES SHALL BE FILLED WITH COMPACTED STONE. THIS WORK SHALL BE PAID FOR AS EXISTING VALVE VAULTS TO BE ABANDONED.

21. TEMPORARY PLUGGING OF THE EXISTING WATERMAIN DURING TESTING AND TRANSFERRING OF SERVICES TO NEW MAIN, AS NECESSARY IS INCIDENTAL TO THE COST OF PROJECT.

22. WATER MAIN SHUTDOWN FOR CONNECTION TO SCHOOL TO BE SCHEDULED WITH THE VILLAGE TO INSURE NO IMPACT TO SCHOOL OPERATIONS. MAY BE NECESSARY TO PERFORM THIS WORK AFTER HOURS AT NO ADDITIONAL COST TO THE PROJECT.

23. ANY DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE VILLAGE.

EROSION CONTROL NOTES

1. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES.

2. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

3. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

4. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE STABILIZED WITH SOD, MAT OR BLANKET IN COMBINATION WITH SEEDING.

5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINIAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

7. A STABILIZED MAT OF AGGREGATE UNDERLAIN WITH FILTER CLOTH (OR OTHER APPROPRIATE MEASURE) SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT–OF–WAY, STREET, ALLEY OR PARKING AREA. ANY SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT–OF–WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. SOIL STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATER OF THE UNITED STATES.

9. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FOR EROSION. DISCHARGES SHALL BE ROUTED THROUGH THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE.)

10. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

RESTORATION NOTES

ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:

A). TOPSOIL PLACEMENT, 6", CONFORMING TO SECTION 211 OF THE HIGHWAY STANDARDS.

B). SODDING, CONFORMING TO SECTION 252 OF THE HIGHWAY STANDARDS.

PLACEMENT OF TOPSOIL SHALL BE COMPLETED PRIOR TO THE COMPLETION OF CURB AND GUTTER, SIDEWALK, PAVING AND/OR DRIVEWAY REPLACEMENT OPERATIONS. SODDING SHALL BE COMPLETED WITHIN 10–15 DAYS AFTER THE COMPLETION OF CURB AND GUTTER, SIDEWALK, PAVING AND/OR DRIVEWAY REPLACEMENT OPERATIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

THE CONTRACTOR IS REQUIRED TO HIRE AN IDOT PREQUALIFIED LANDSCAPING COMPANY TO PERFORM THIS WORK. THE CONTRACTOR IS TO NOTIFY THE VILLAGE 48 HOURS PRIOR TO PERFORMING THIS WORK SO A REPRESENTATIVE CAN BE PRESENT.

RESTORATION NOTES (ADDITIVE ALTERNATE #2)

1. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:
   A. TOPSOIL PLACEMENT, 4", CONFORMING TO SECTION 211 OF THE HIGHWAY STANDARDS.
   B. SEED, CONFORMING TO SECTION 250 OF THE HIGHWAY STANDARDS CONSISTING OF CLASS 1/1A.

2. PLACEMENT OF TOPSOIL SHALL BE COMPLETED PRIOR TO THE COMPLETION OF CURB AND GUTTER, SIDEWALK, PAVING AND/OR DRIVEWAY REPLACEMENT OPERATIONS. SEEDING SHALL BE COMPLETED WITHIN 10–15 DAYS AFTER THE COMPLETION OF CURB AND GUTTER, SIDEWALK, PAVING AND/OR DRIVEWAY REPLACEMENT OPERATIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

THE CONTRACTOR IS REQUIRED TO HIRE AN IDOT PREQUALIFIED LANDSCAPING COMPANY TO PERFORM THIS WORK. THE CONTRACTOR IS TO NOTIFY THE VILLAGE 48 HOURS PRIOR TO PERFORMING THIS WORK SO A REPRESENTATIVE CAN BE PRESENT.

STORM SEWER PROTECTION

1. ALL OPEN STORM SEWER STRUCTURES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED WITH CATCH–ALL INLET PROTECTION OR EQUAL

MATERIAL SPECIFICATIONS

WATER MAIN – IN TRENCH

Pipe
Shall follow Section 40–2.01B of the Standard Specifications. Pipe shall be: Ductile iron pipe, class 52, conforming to ANSI/AWWA C151/A21.51 with push–on joints such as "Fastite Joints and Gaskets" manufactured by American Ductile Iron Pipe or Engineer approved equal.

Coating
The exterior of ductile iron pipe shall be coated with a layer of arc–sprayed zinc per ISO 8179 as done by American Ductile Iron Pipe or Engineer approved equal. The mass of the zinc applied shall be 200 g/m2 of pipe surface area. A finishing layer topcoat shall be applied to the zinc. The coating system shall conform in every respect to ISO 8179–1 "Ductile iron pipes – External zinc–based coating – Part 1: Metallic zinc with finishing layer, Second edition 2004–06–01."

Pipe Fittings
All fittings shall conform to ANSI/AWWA C153/A21.53 and ANSI/AWWA C110/A21.10(current revisions) and follow applicable requirements of Section 40–2.05A of the Standard Specifications. All fittings and joints shall be Zinc coated per coating requirements above. All fittings and joints, including special fittings necessary to connect to unlike materials will not be paid for as separate items but shall be considered incidental to the cost of the respective size watermain. Any fittings required to adjust pipe alignment due to field conditions shall also be considered incidental to the cost of the watermain.

All fittings shall bear the N.S.F. seal of approval.

Trench Width
Shall follow Section 20 of the Standard Specifications.

Depth of Bury
Shall be a minimum of 5.5' from the finished grade to the top of the proposed watermain.

Pipe Bedding
Shall follow Section 20 of the Standard Specifications and shall be CA–6 aggregate and shall be considered incidental to the cost of the watermain.

Thrust Blocking
Thrust blocking shall follow applicable requirements of Section 41 of the Standard Specifications. All joints requiring thrust blocking shall also use retainer glands. Thrust blocking and retainer glands will not be paid for separately but shall be considered incidental to the pipe. Retainer glands shall be "Megalug" manufactured by EBAA Iron Sales, Inc. All bolts shall be stainless steel.

Haunching of Pipe
Shall follow the requirements of Section 20 of the Standard Specifications and will not be measured for payment but shall be considered incidental to the cost of the pipe.

Initial Backfill
Shall be CA–6 aggregate as found in Section 1003 of the Highway Standards and follow the requirements of Section 20 of the Standard Specifications and will not be measured separately but shall be considered incidental to the cost of the pipe.

Temporary Pavement Patch
Temporary pavement patch shall consist of 3" processed HMA grindings. Grindings shall be maintained for the duration of construction to ensure the safety of residents and traffic. Maintenance of processed HMA grindings shall be considered incidental to the cost of the project.

Backfill Compaction
Shall follow **METHOD 1** of Section 20–4.06B of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. Each lift shall be compacted to 85 percent of standard lab density. The Owner's representative will be checking compaction by means of a density gauge.

Testing, Disinfection and Flushing
Shall follow applicable requirements of Sections 41 of the Standard Specifications

Water Service Connections
Type K Copper (1" Min.). See sheet 27 for far and near service connections detail.

Fire Hydrants – Mueller Super Centurion 250 A–423.
All fire hydrants, auxiliary valves, and valve boxes to be provided by the contractor. Contractor may need to order different fire hydrant heights to match existing grade. No additional compensation will be awarded for different heights or for crossing the existing mains prior to being abandoned. Color to be specified by owner prior to placement.

Storm & Sanitary Sewer
Pipe Material
Shall be water main quality C900 PVC with push–on joints and DR of 18.

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2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

STANDARD SYMBOLS AND GENERAL NOTES

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INDEX MAP
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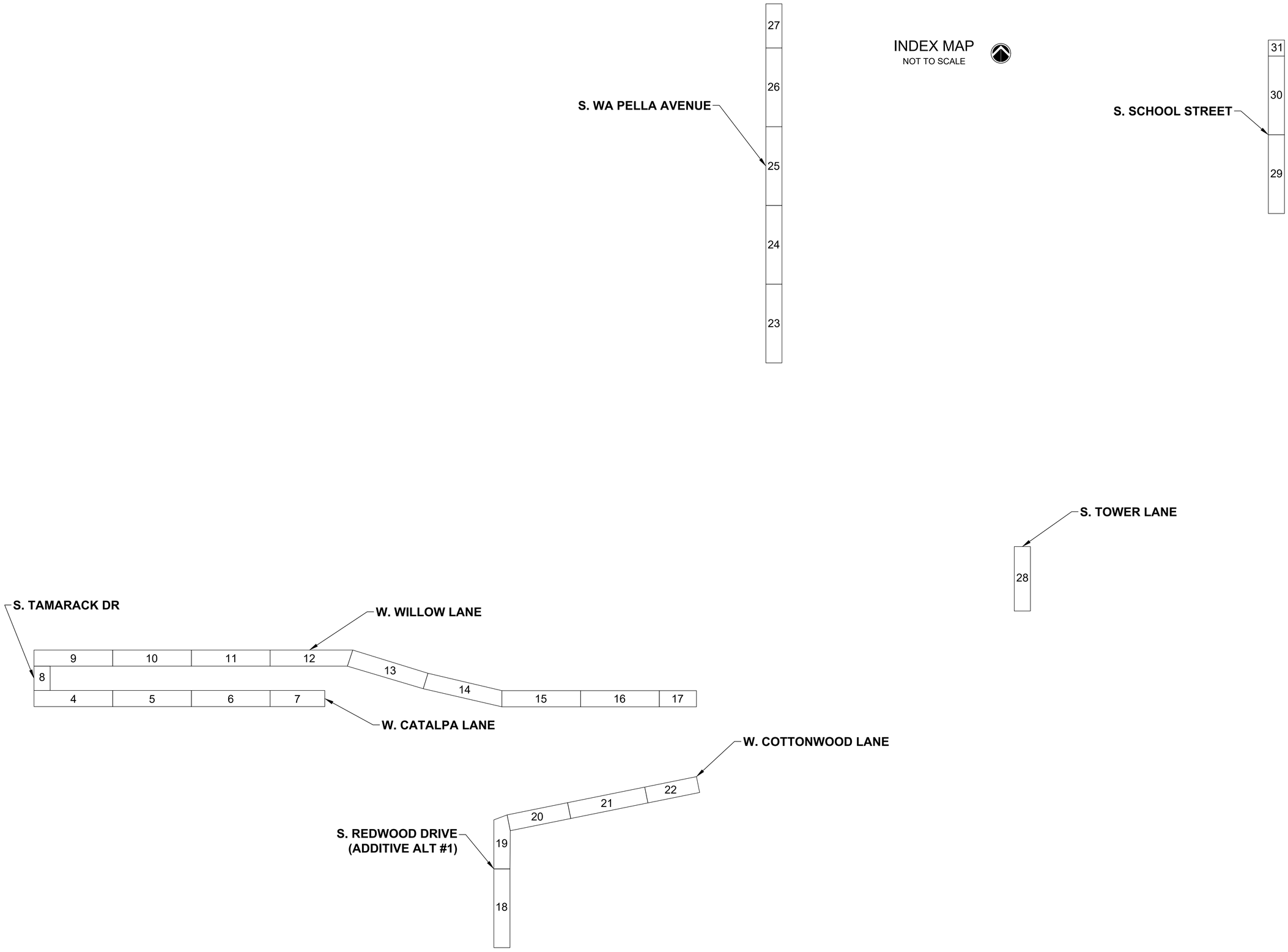

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2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

SHEET INDEX

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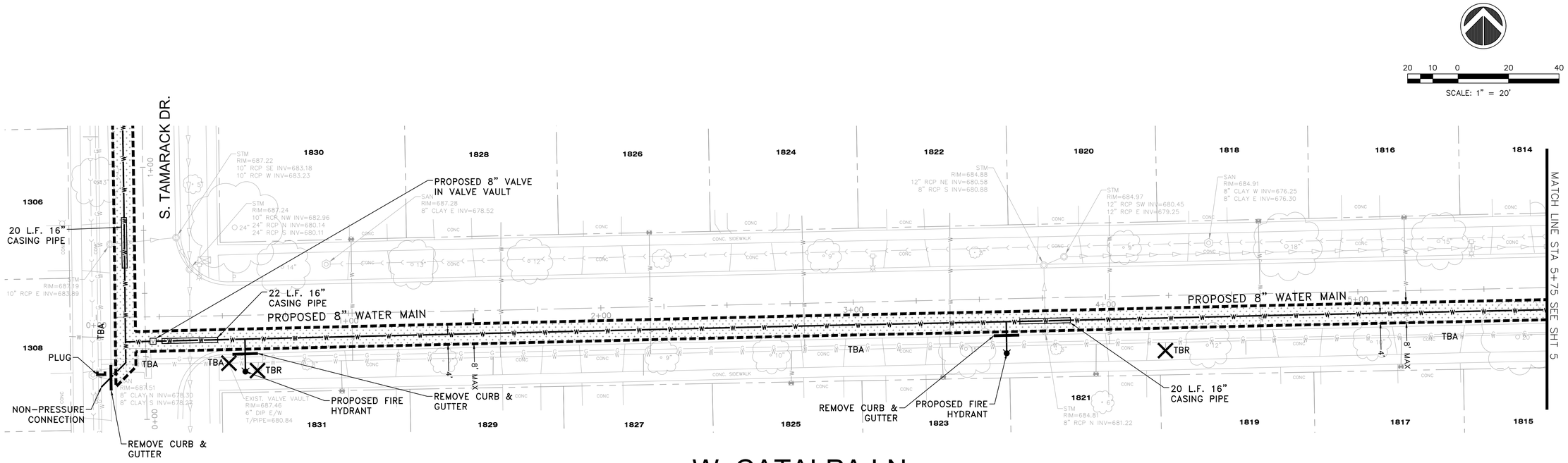

W. CATALPA LN.

ALL SANITARY SEWERS IN THE PROJECT AREA HAVE BEEN LINED TO WATER MAIN CLASS STANDARDS

1. CURB & GUTTER, SIDEWALK AND DRIVEWAY APRON REMOVAL AS NECESSARY FOR WATER MAIN INSTALLATION INCIDENTAL TO WATER MAIN INSTALLATION REPLACEMENT BY OTHERS
2. CONTRACTOR TO RESTORE TEMPORARY ACCESS TO DRIVEWAY APRONS AND SIDEWALKS WITH CA-6 AGGREGATE

LEGEND

	TEMPORARY PAVEMENT PATCH, SPECIAL		PLUG EXISTING WATER MAIN WITH MEGALUG
	PAVEMENT PATCH, CLASS D		PROPOSED FIRE HYDRANT WITH AUX. VALVE & C.I. BOX
	PAVEMENT PATCH, CLASS B	TBA / TBR	REMOVE OR ABANDON STRUCTURE
	GRIND AND OVERLAY		TEE REMOVAL
	PAVEMENT REMOVAL LIMITS		PROPOSED VALVE IN VALVE VAULT
TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

SCALE: HOR. 1"=20'
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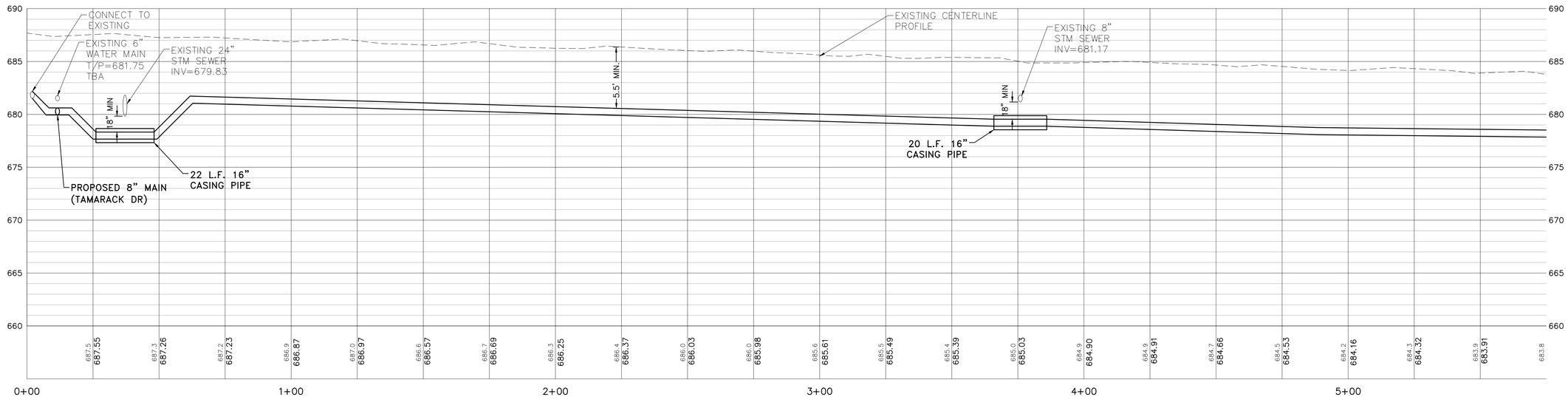

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2026 WATER MAIN IMPROVEMENTS
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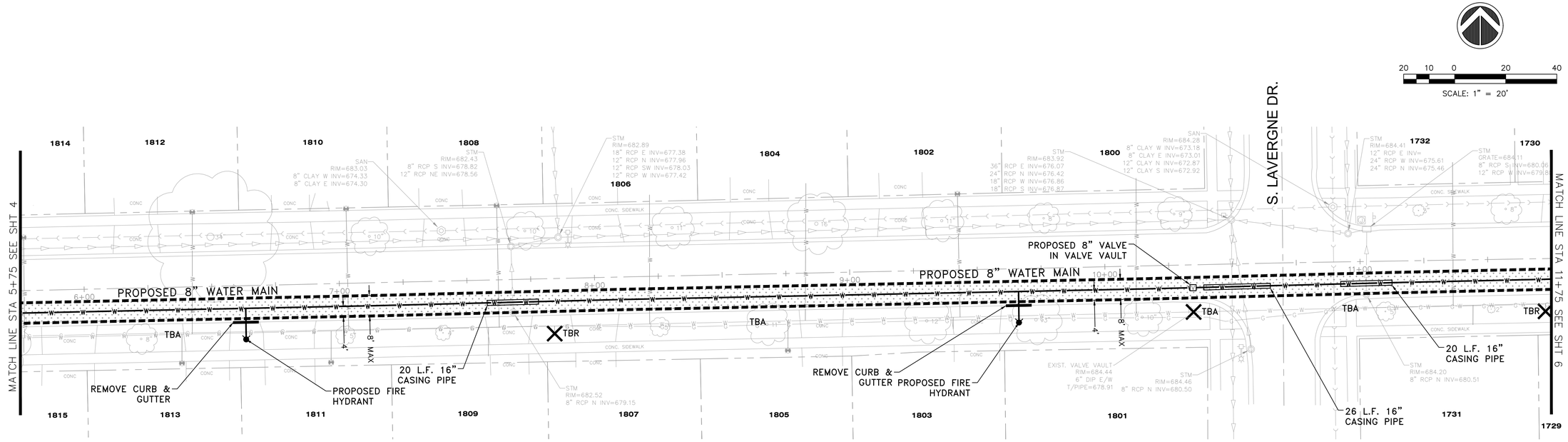

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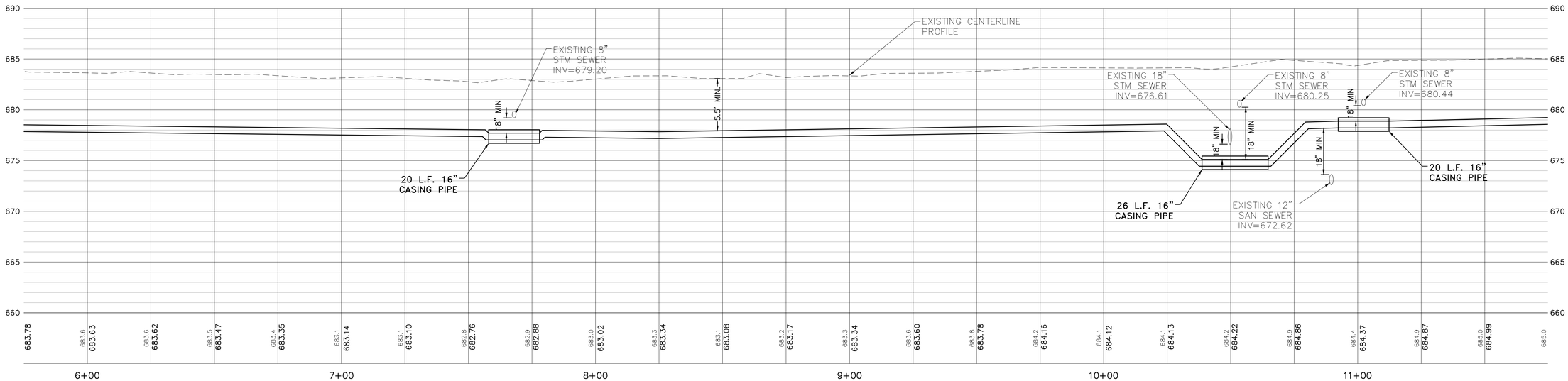

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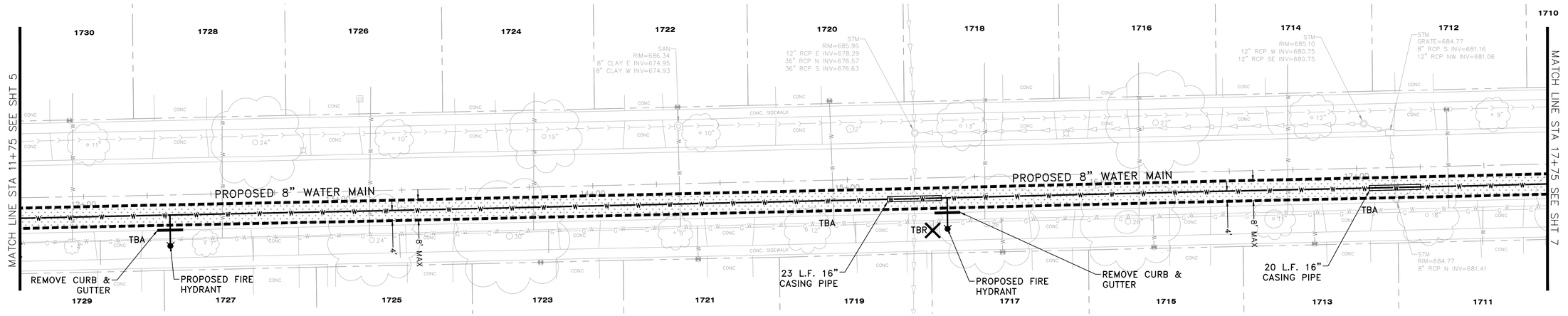

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SCALE: 1" = 20'

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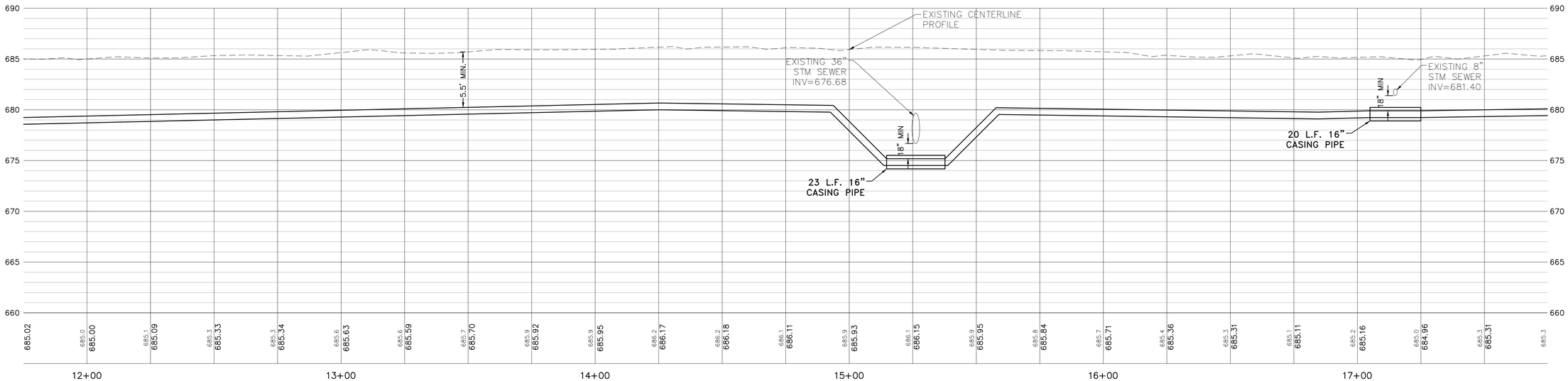

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2026 WATER MAIN IMPROVEMENTS
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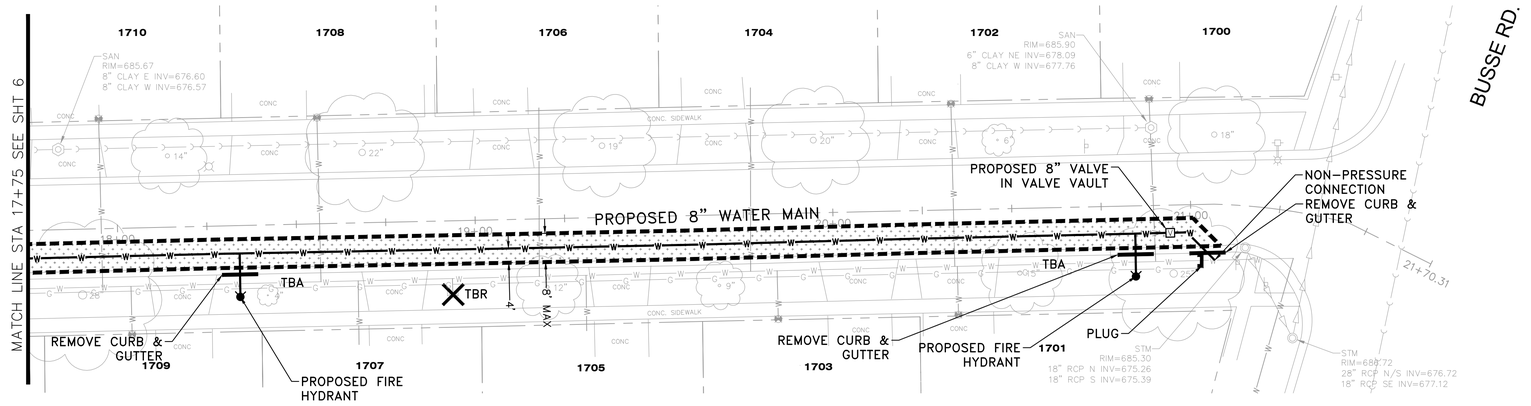

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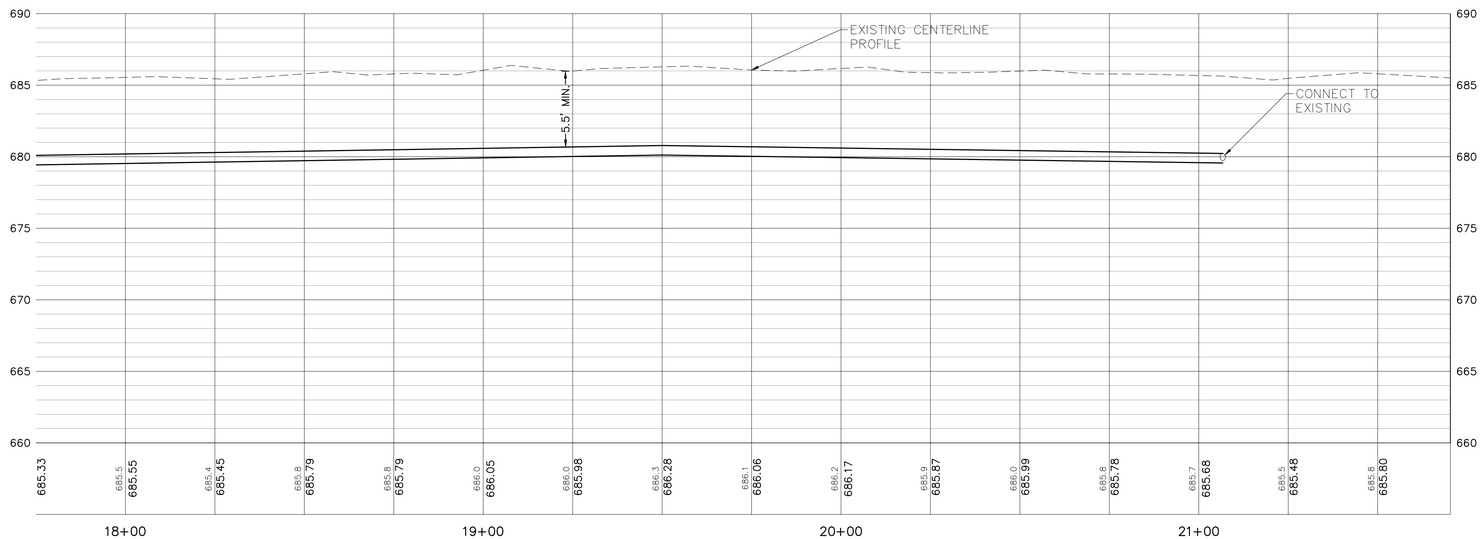

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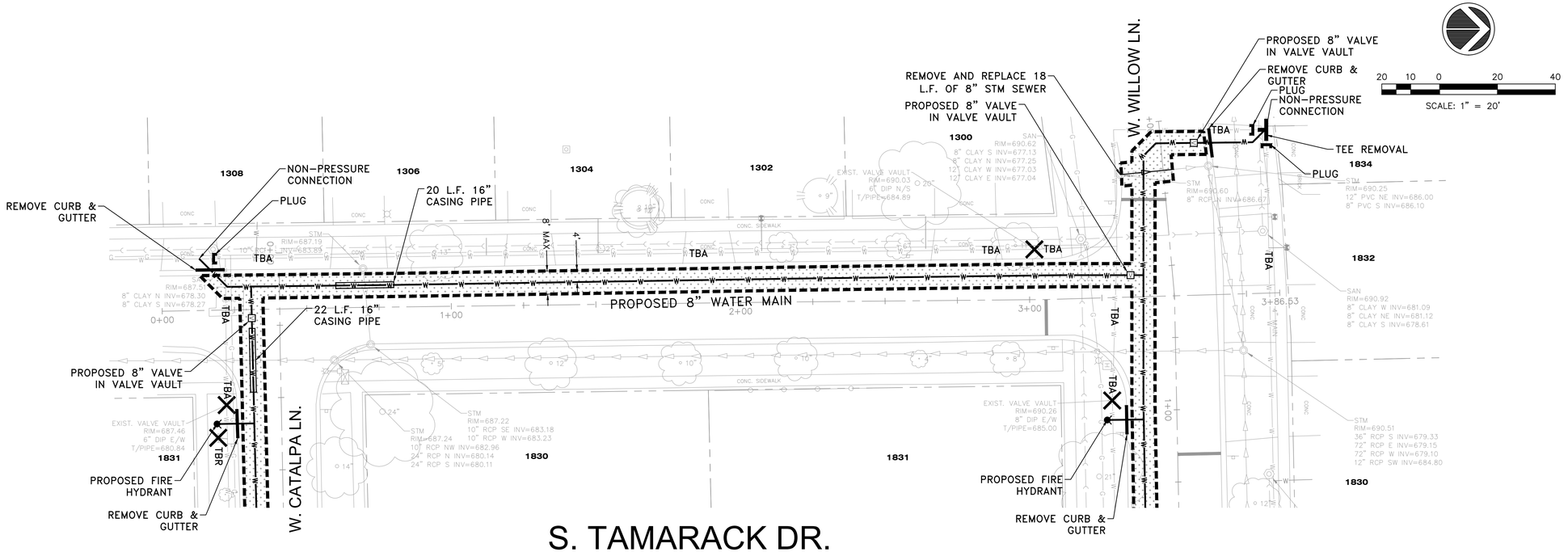

ALL SANITARY SEWERS IN THE PROJECT AREA HAVE BEEN LINED TO WATER MAIN CLASS STANDARDS

1. CURB & GUTTER, SIDEWALK AND DRIVEWAY APRON REMOVAL AS NECESSARY FOR WATER MAIN INSTALLATION INCIDENTAL TO WATER MAIN INSTALLATION REPLACEMENT BY OTHERS
2. CONTRACTOR TO RESTORE TEMPORARY ACCESS TO DRIVEWAY APRONS AND SIDEWALKS WITH CA-6 AGGREGATE

LEGEND

	TEMPORARY PAVEMENT PATCH, SPECIAL		PLUG EXISTING WATER MAIN WITH MEGALUG
	PAVEMENT PATCH, CLASS D		PROPOSED FIRE HYDRANT WITH AUX. VALVE & C.I. BOX
	PAVEMENT PATCH, CLASS B	TBA / TBR	REMOVE OR ABANDON STRUCTURE
	GRIND AND OVERLAY		TEE REMOVAL
	PAVEMENT REMOVAL LIMITS		PROPOSED VALVE IN VALVE VAULT
TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

SCALE: HOR. 1"=20'
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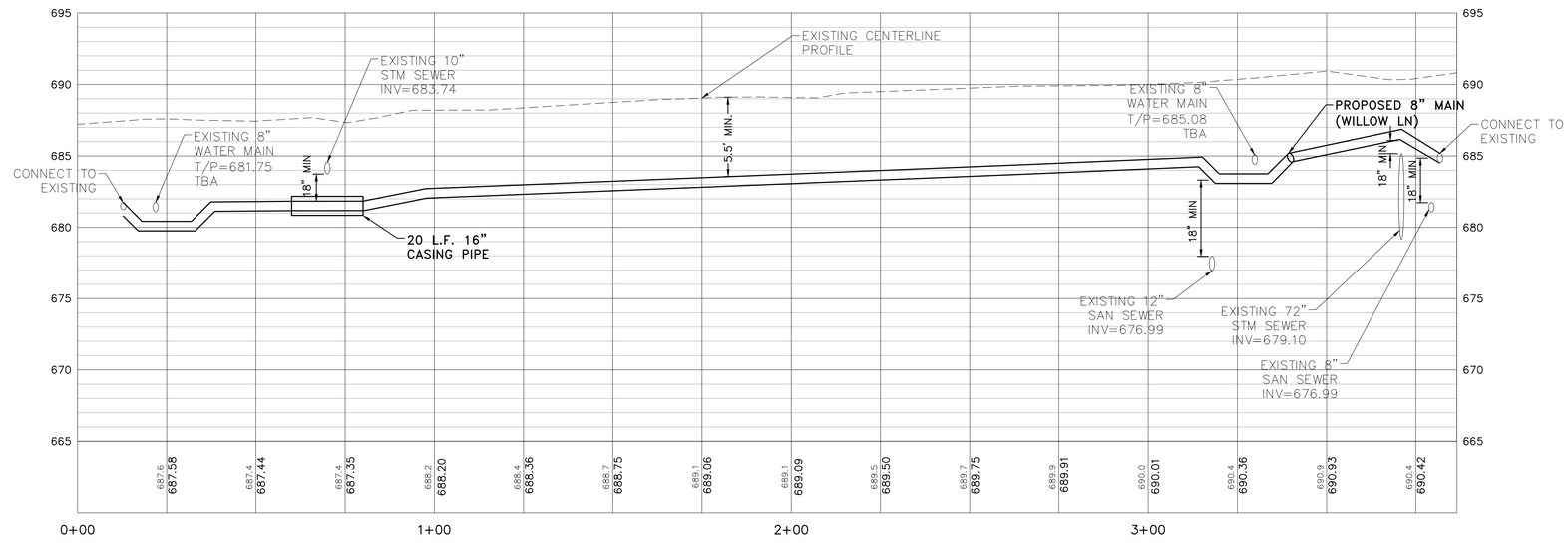

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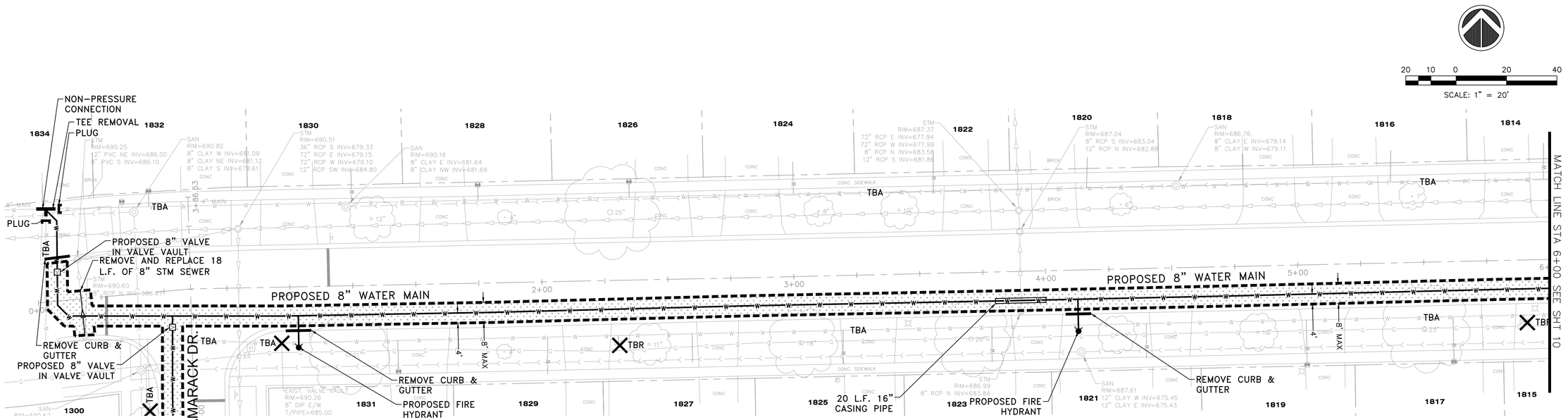

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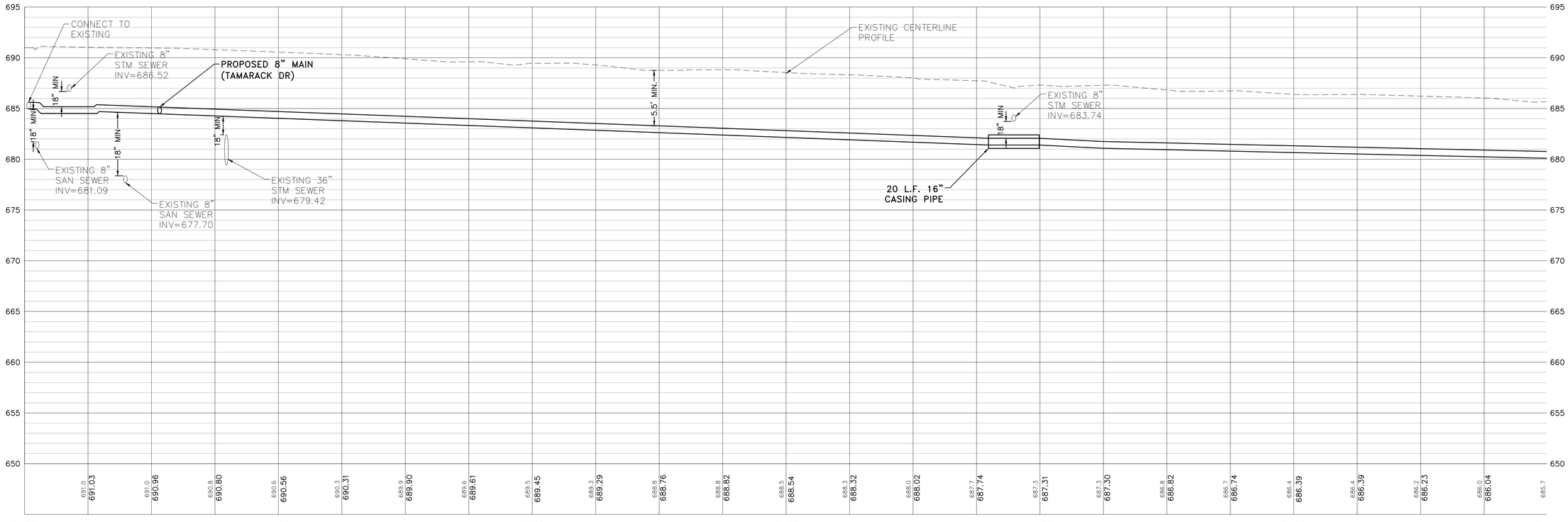

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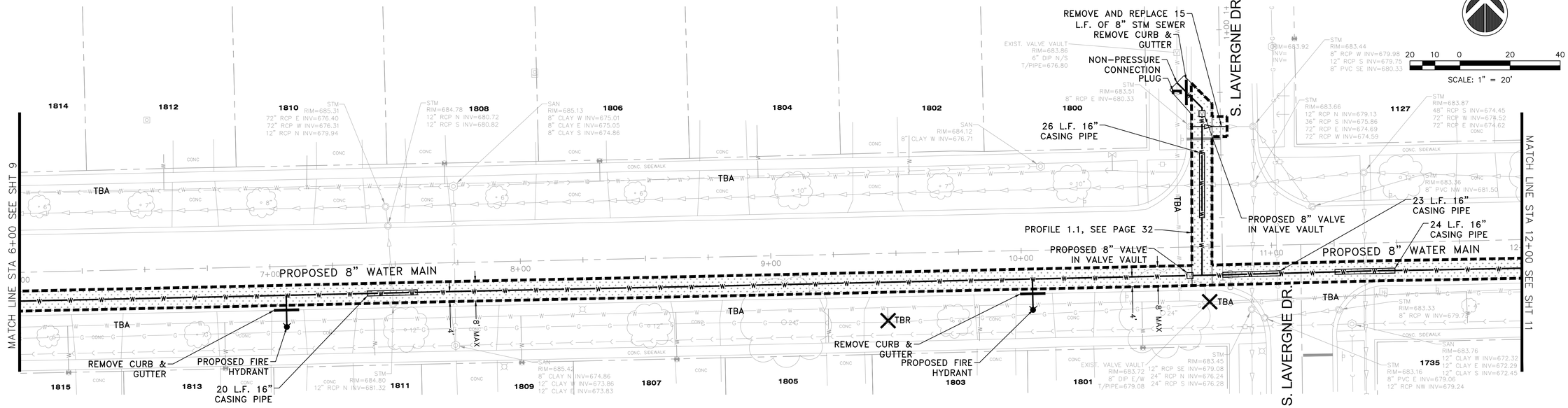

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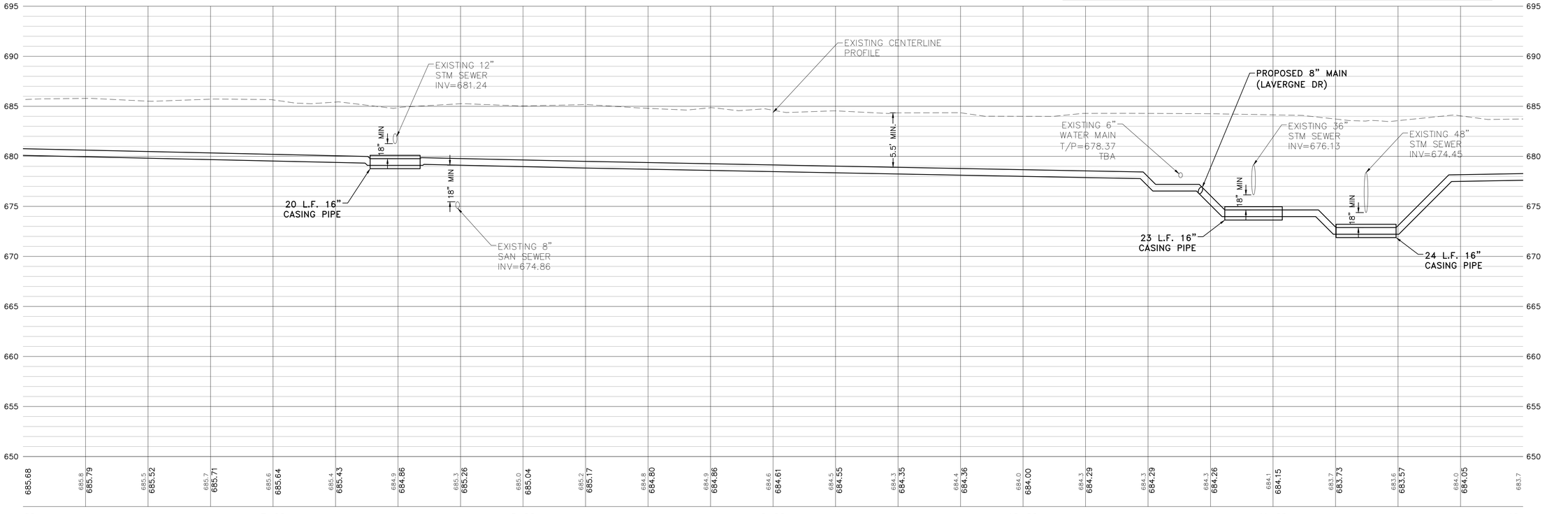

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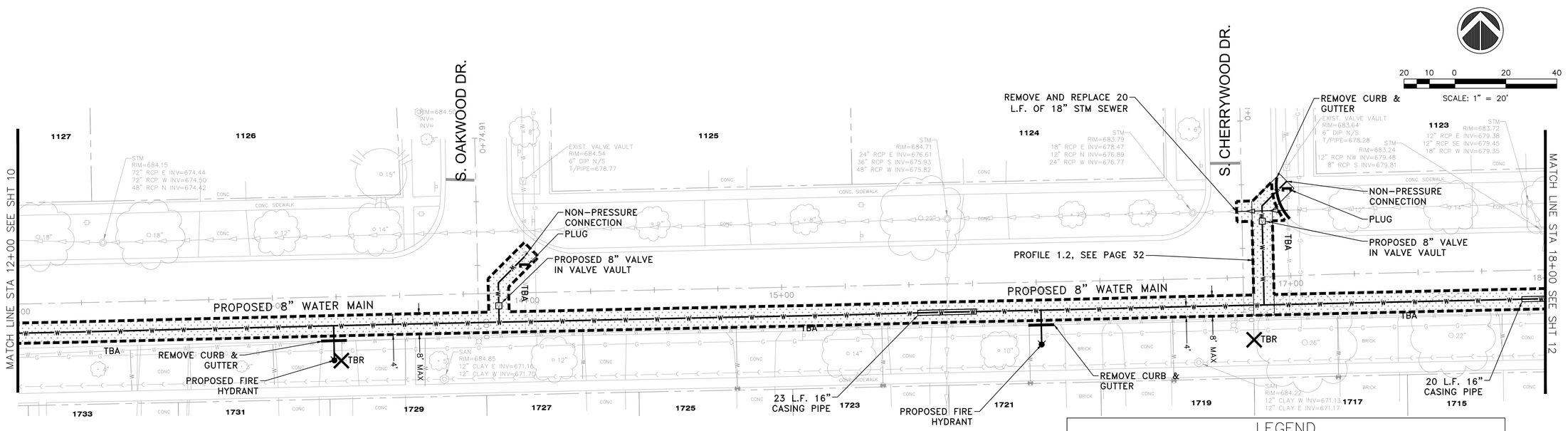

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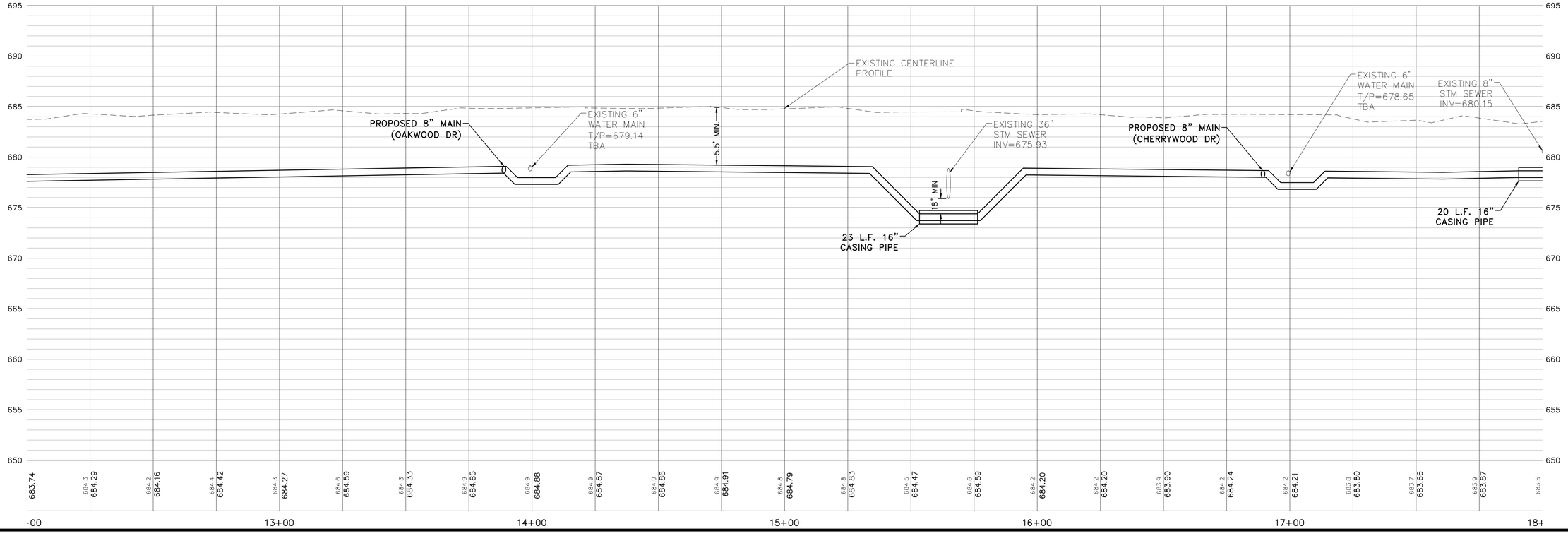

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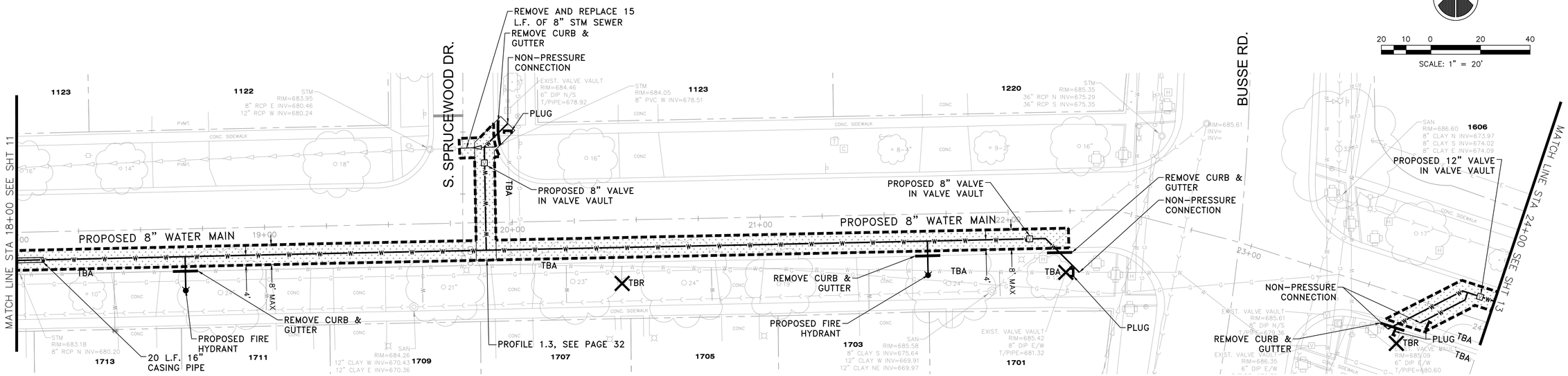

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IDOT NOTES:
1. RESTORATION OF CONSTRUCTION AREA WITHIN IDOT R.O.W. TO BE IN-KIND TO EXISTING CONDITIONS INCLUDING STRIPING.

LEGEND

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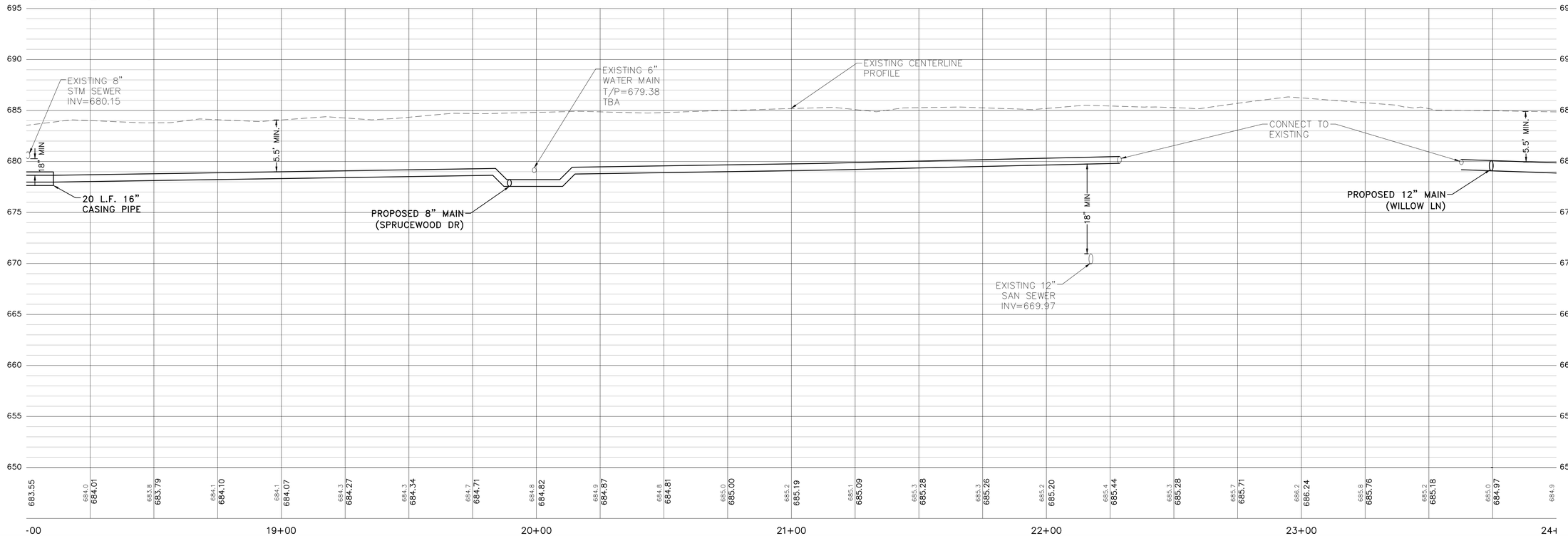

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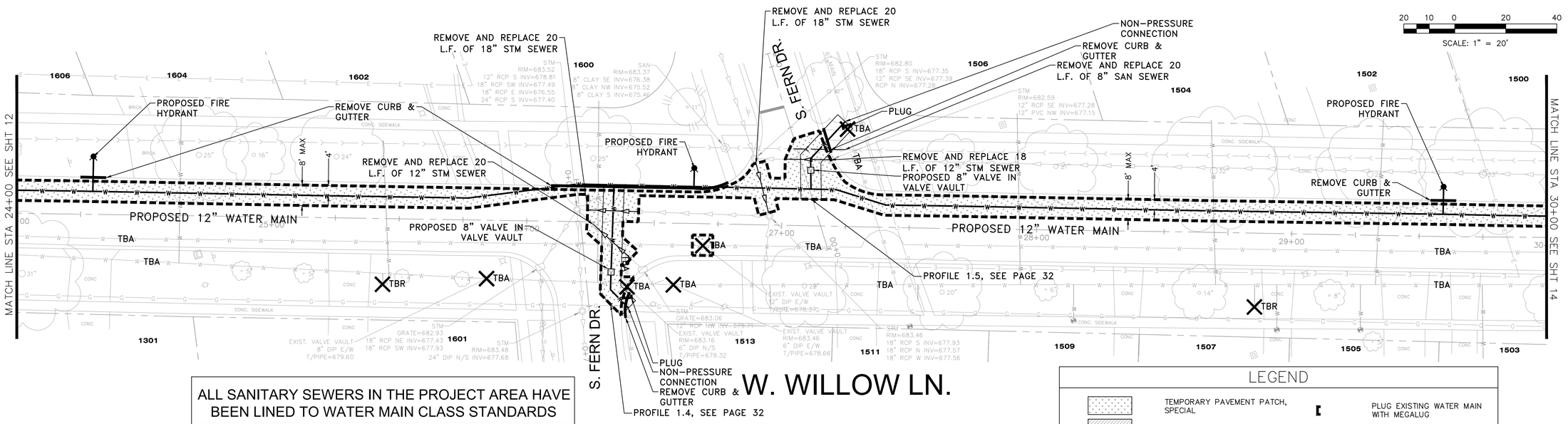

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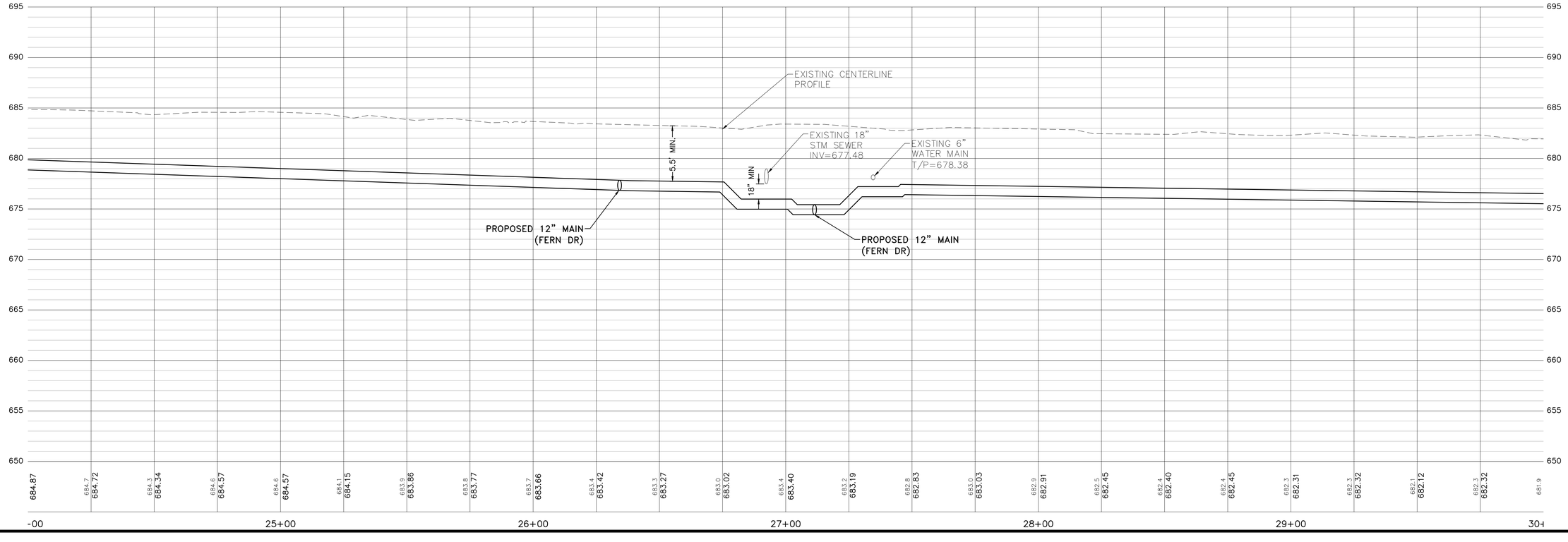

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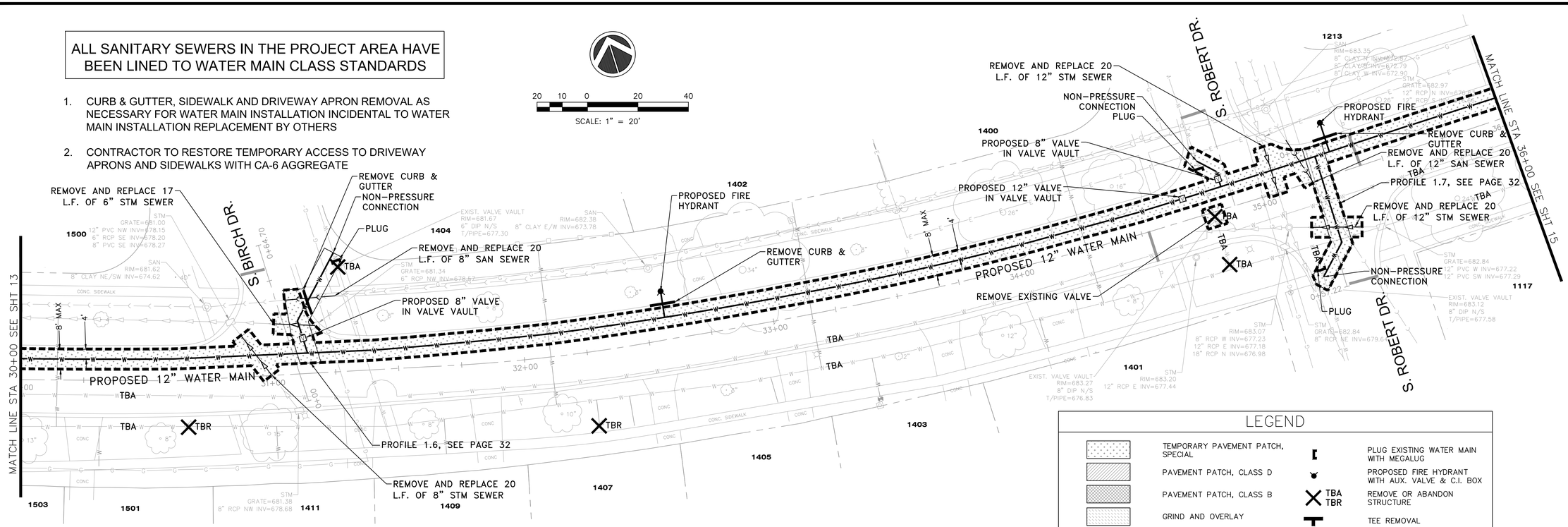
SCALE: 1" = 20'



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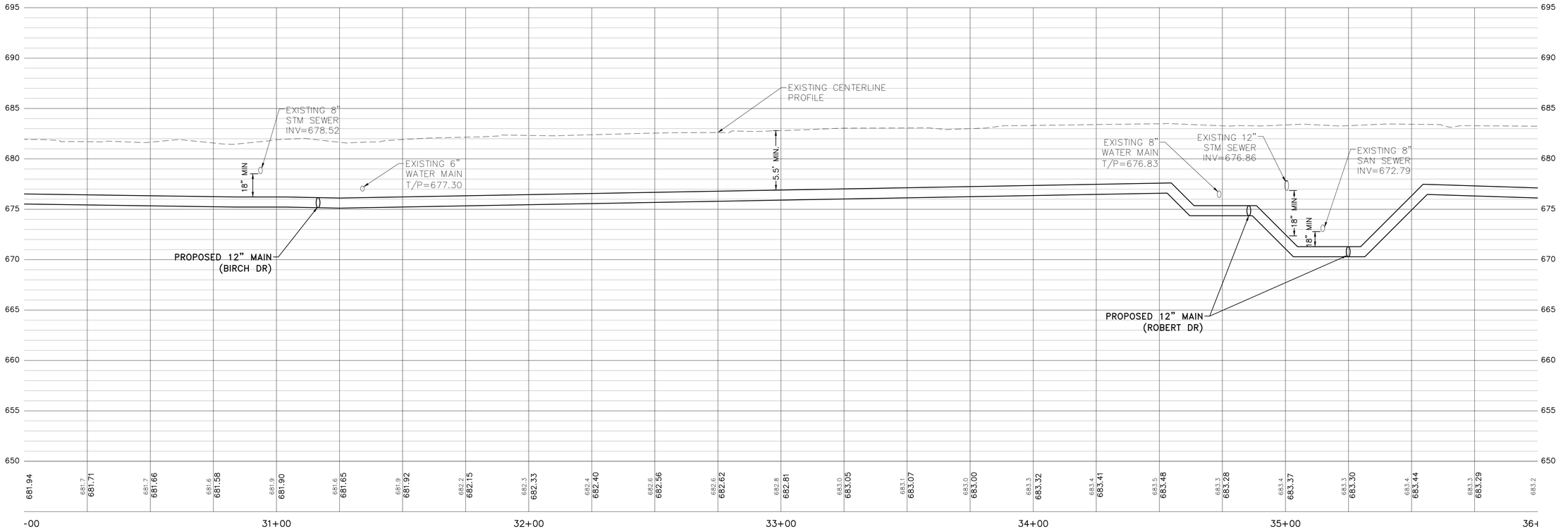

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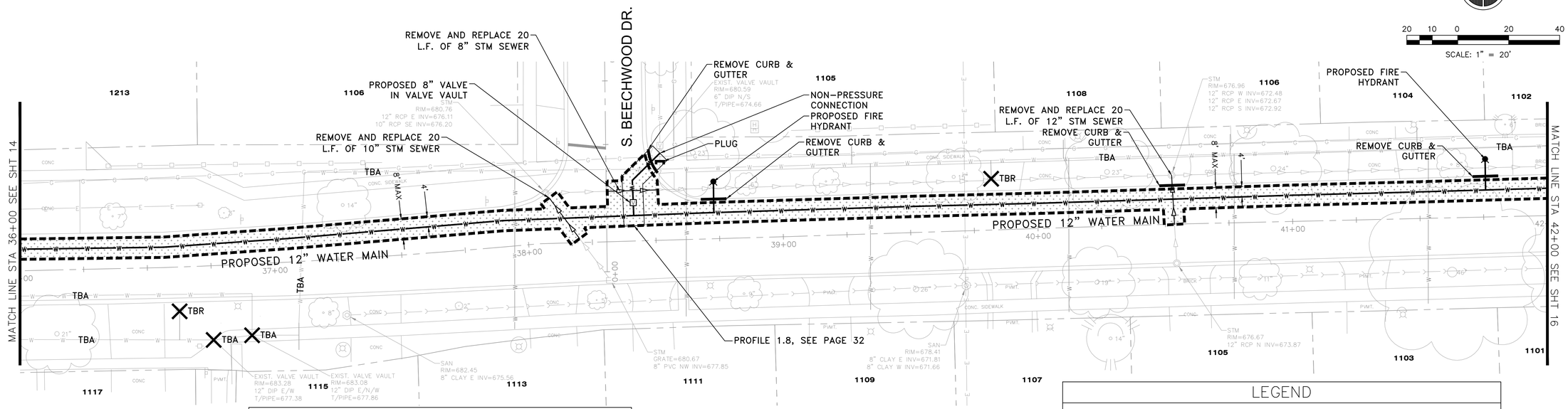

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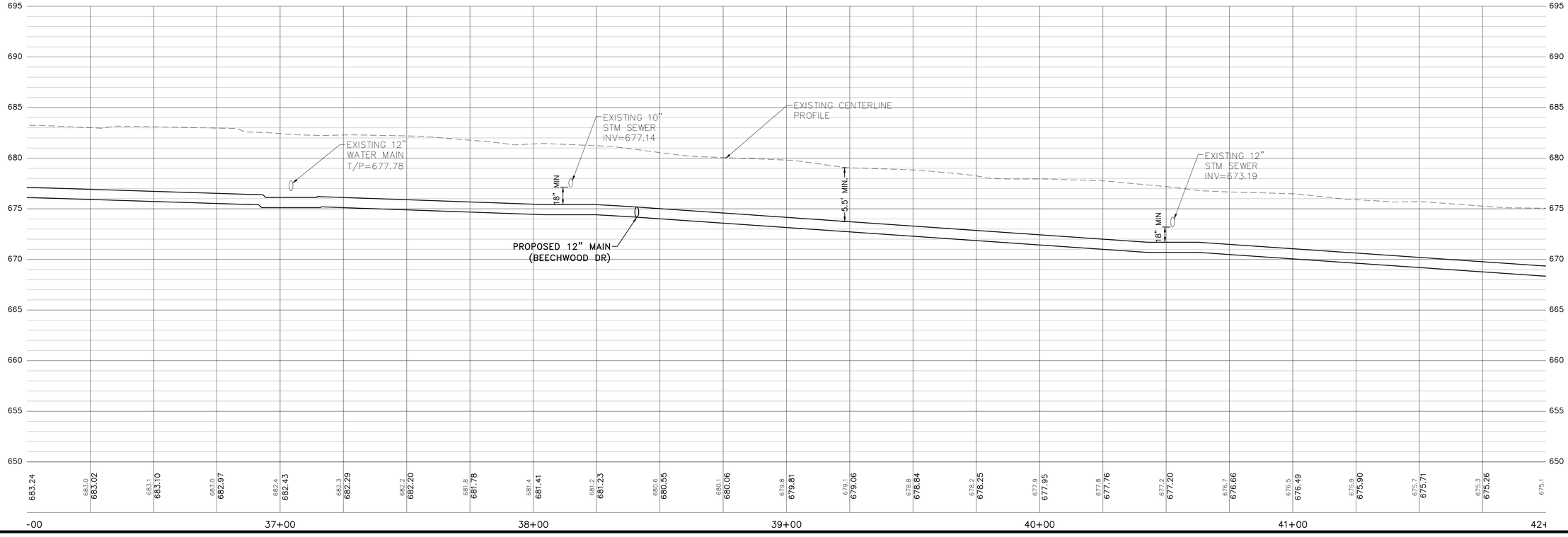

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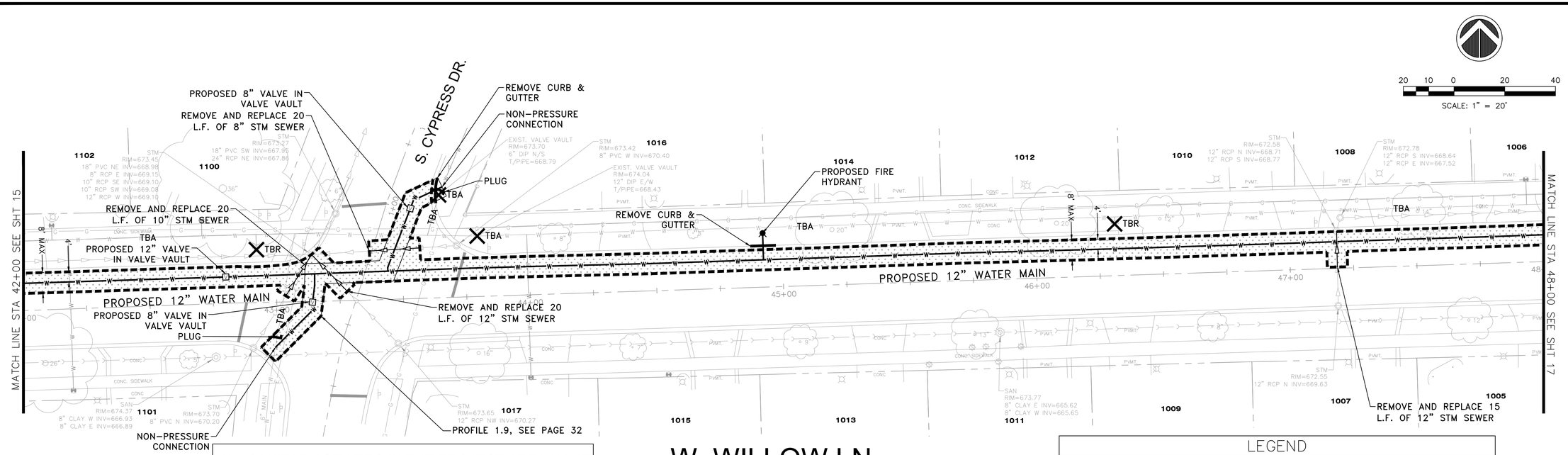

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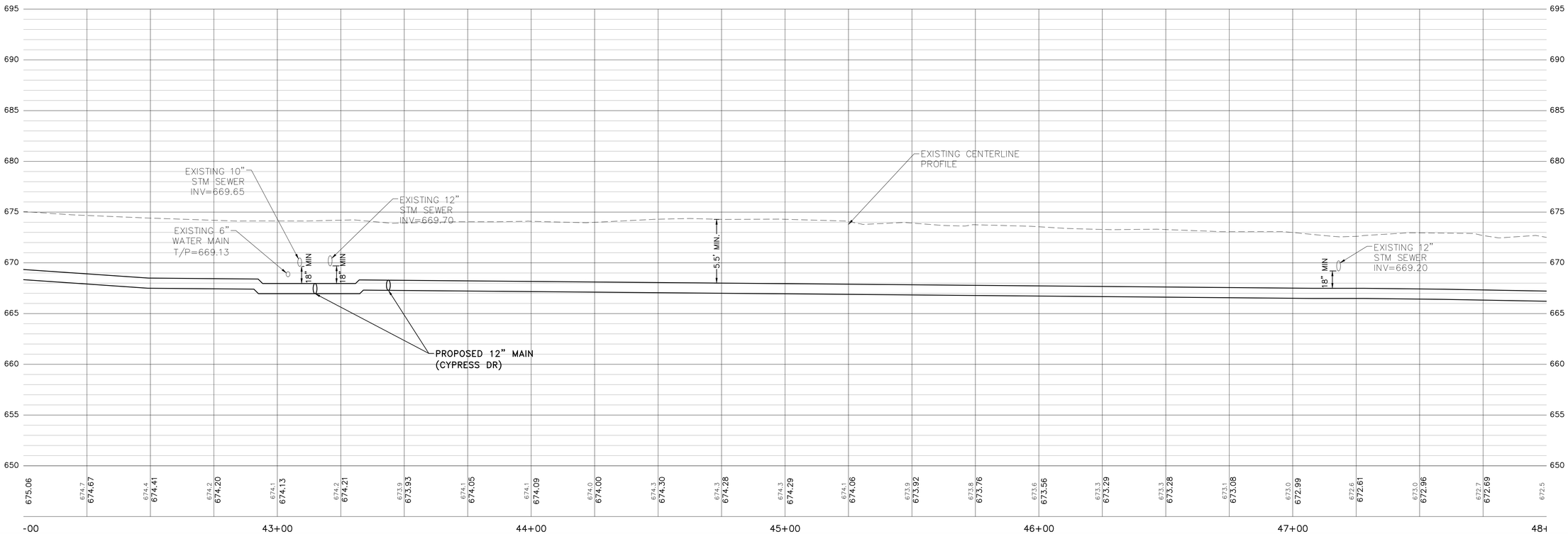

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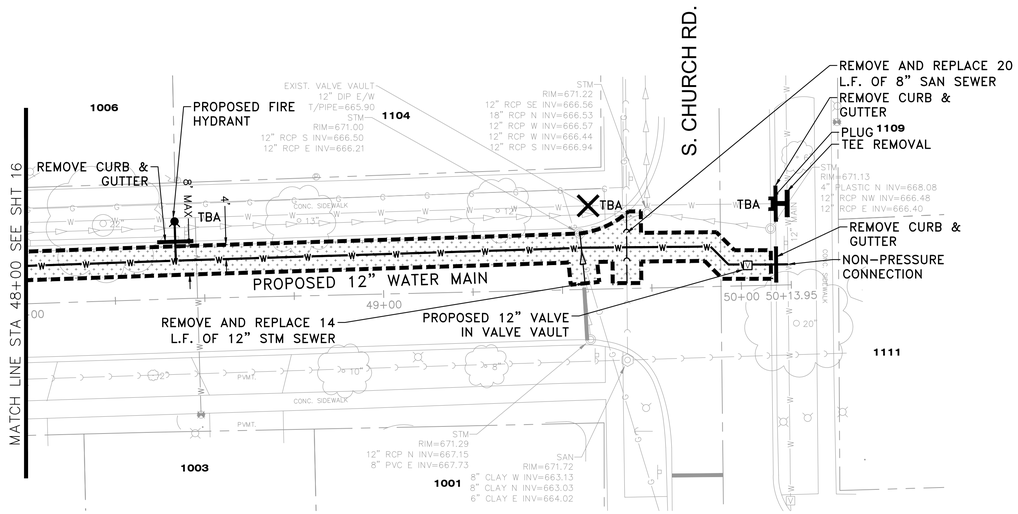
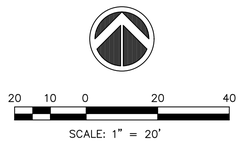
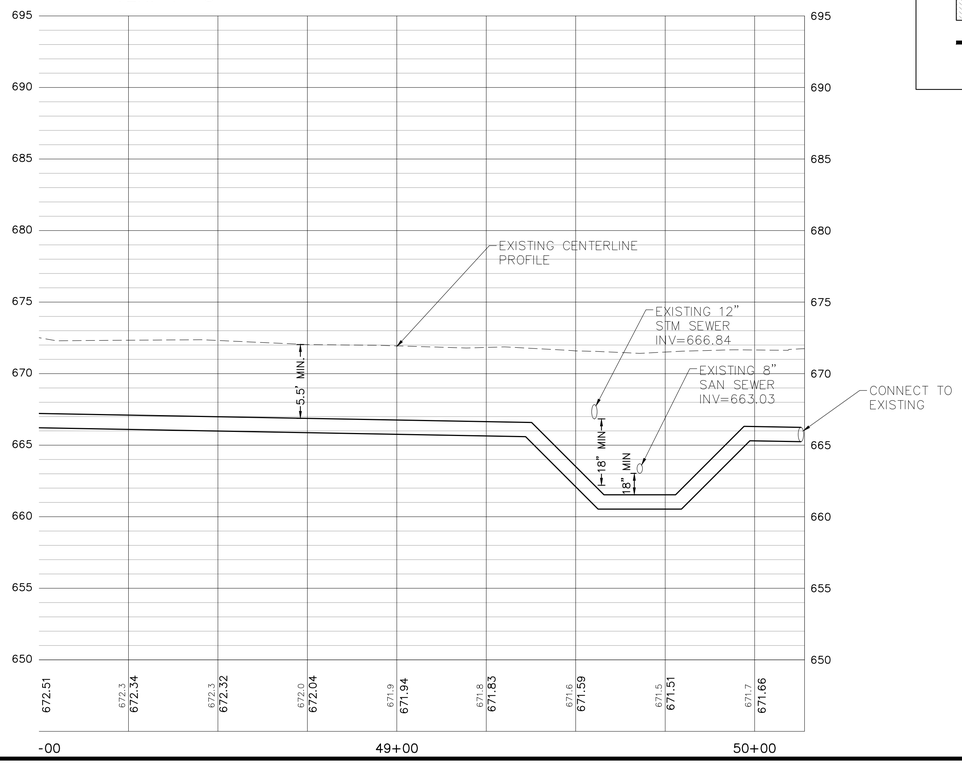




ALL SANITARY SEWERS IN THE PROJECT AREA HAVE BEEN LINED TO WATER MAIN CLASS STANDARDS

1. CURB & GUTTER, SIDEWALK AND DRIVEWAY APRON REMOVAL AS NECESSARY FOR WATER MAIN INSTALLATION INCIDENTAL TO WATER MAIN INSTALLATION REPLACEMENT BY OTHERS
2. CONTRACTOR TO RESTORE TEMPORARY ACCESS TO DRIVEWAY APRONS AND SIDEWALKS WITH CA-6 AGGREGATE

SCALE: HOR. 1"=20'
VER. 1"=5'



LEGEND

	TEMPORARY PAVEMENT PATCH, SPECIAL		PLUG EXISTING WATER MAIN WITH MEGALUG
	PAVEMENT PATCH, CLASS D		PROPOSED FIRE HYDRANT WITH AUX. VALVE & C.I. BOX
	PAVEMENT PATCH, CLASS B	TBA TBR	REMOVE OR ABANDON STRUCTURE
	GRIND AND OVERLAY		TEE REMOVAL
	PAVEMENT REMOVAL LIMITS		PROPOSED VALVE IN VALVE VAULT
TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

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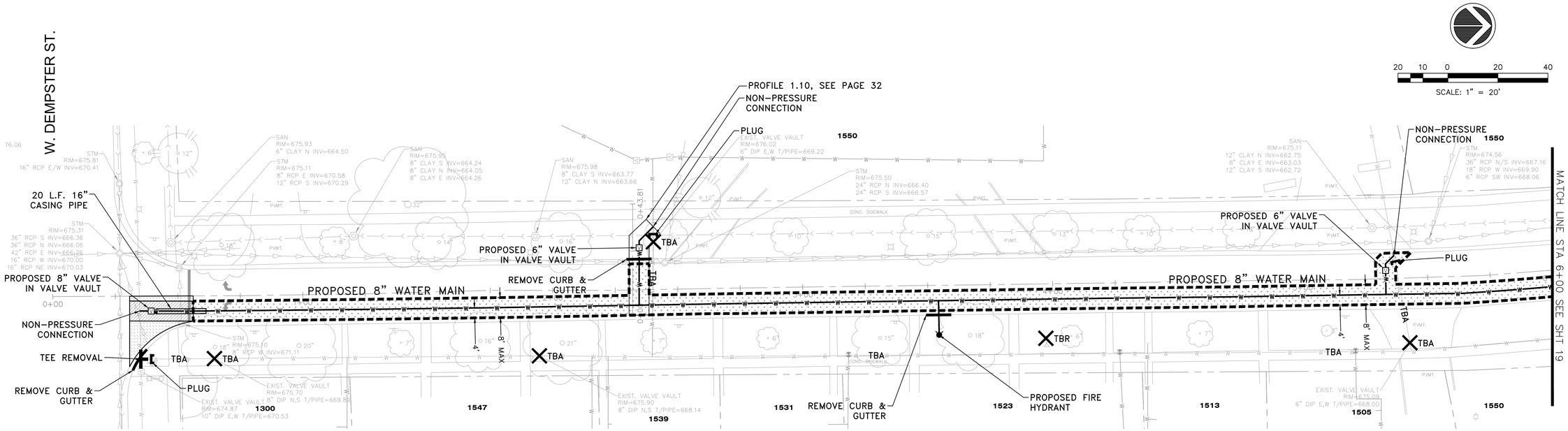

S. REDWOOD DR.

ADDITIVE ALTERNATE #1

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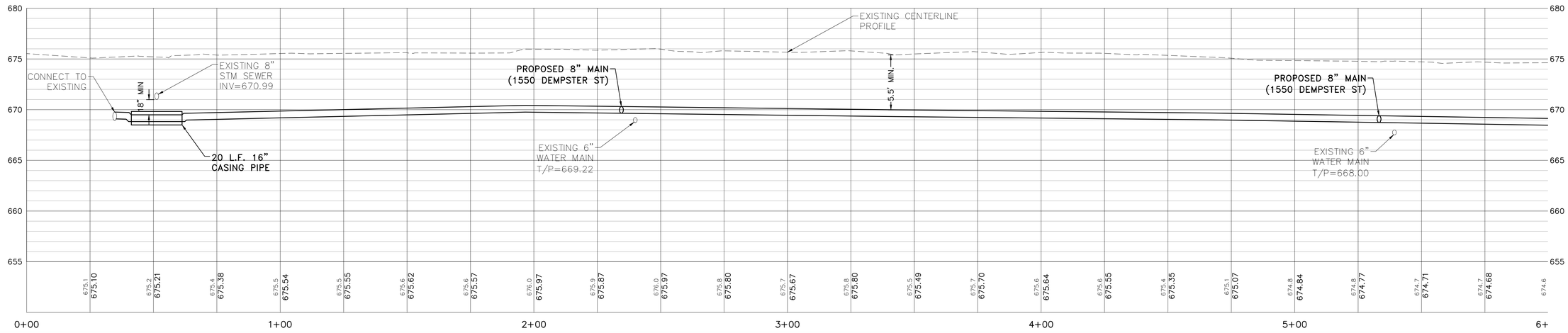
TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

SCALE: HOR. 1"=20'
VER. 1"=5'



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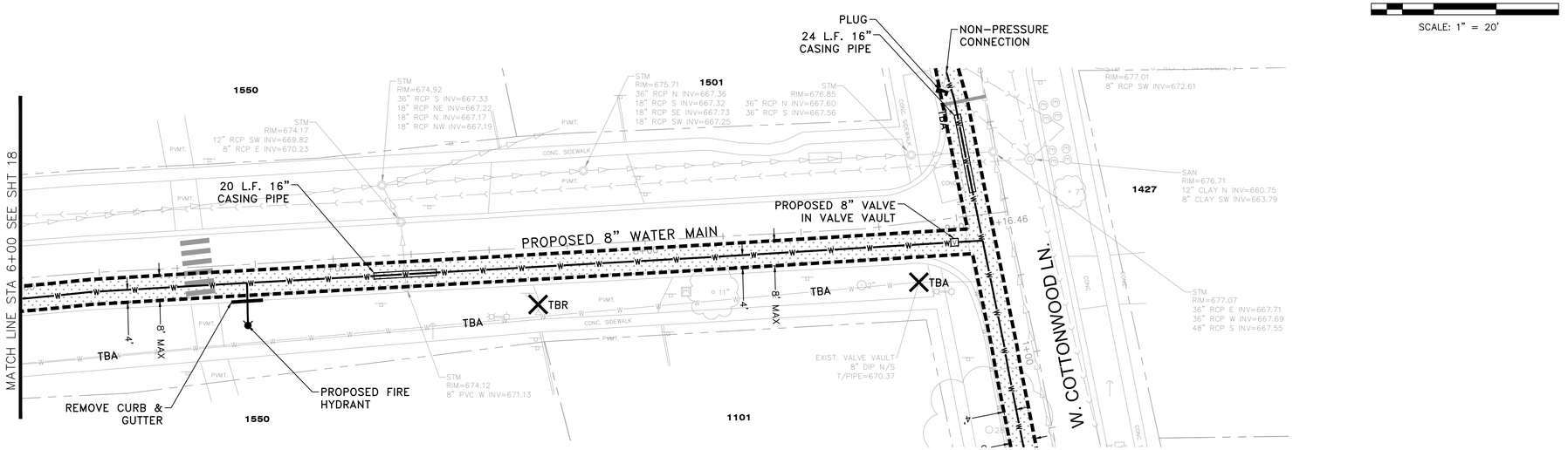

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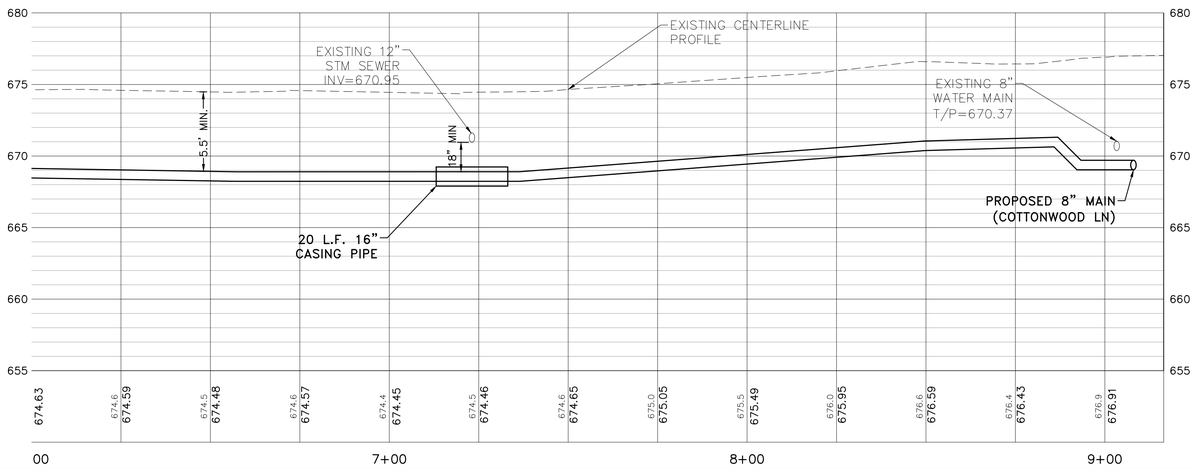

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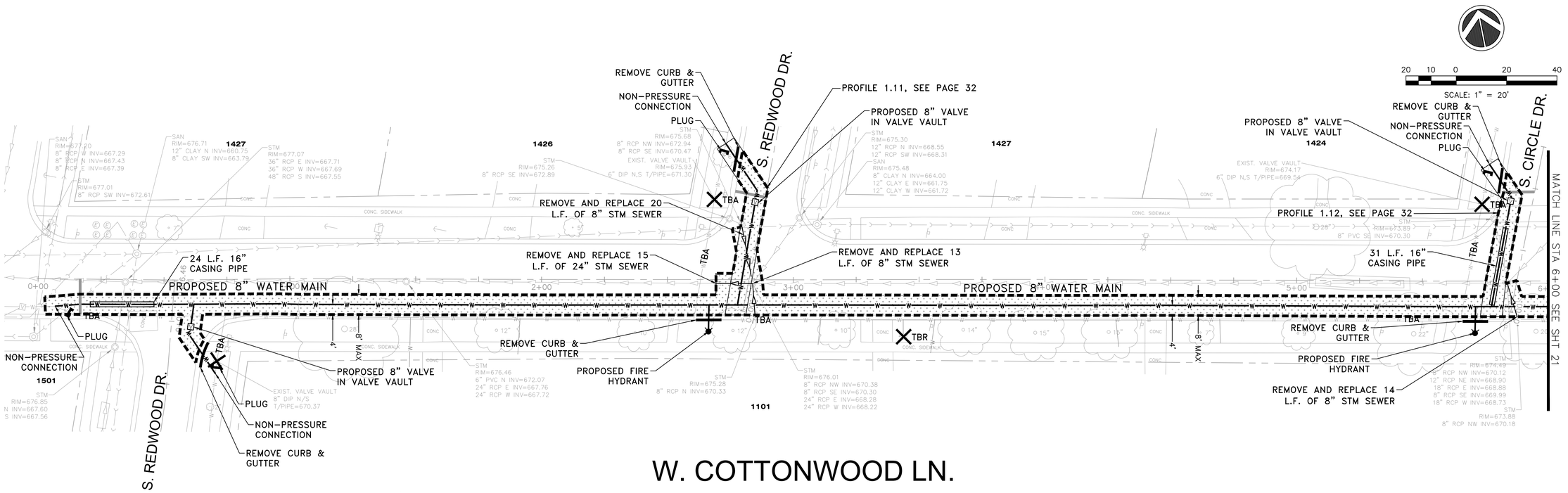

W. COTTONWOOD LN.

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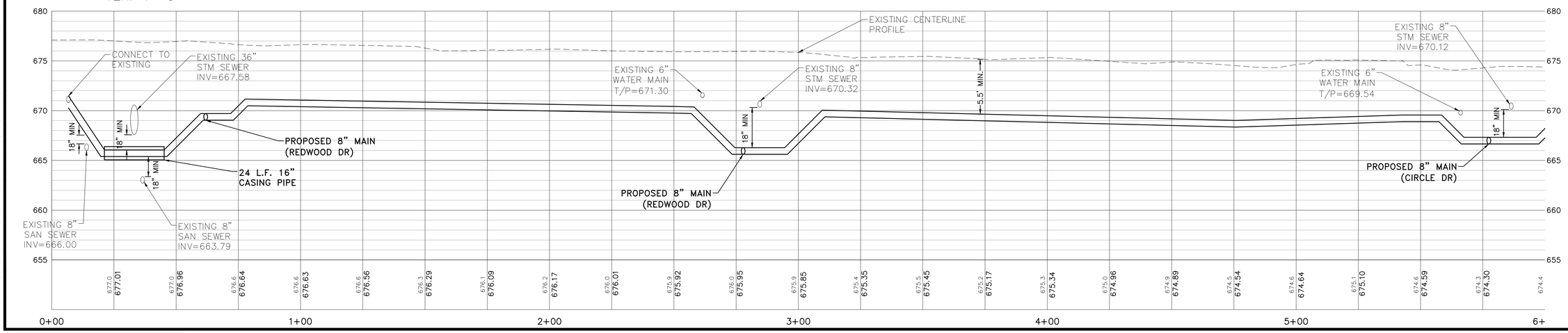

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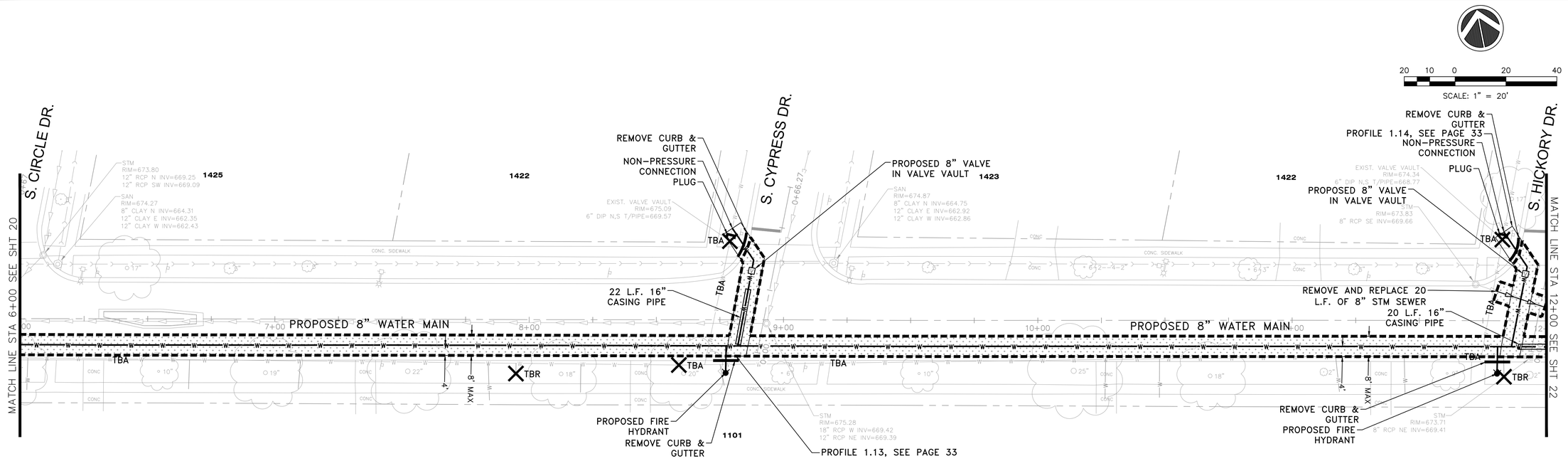

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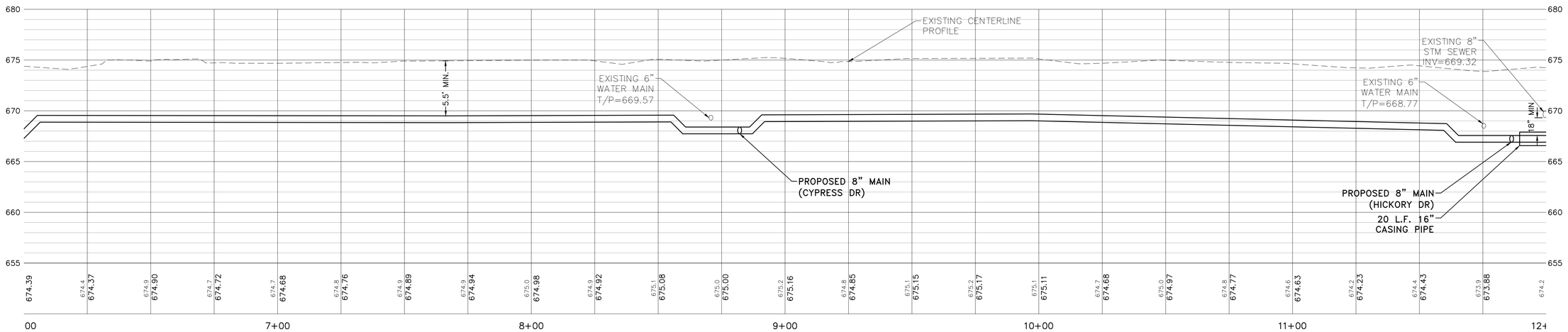

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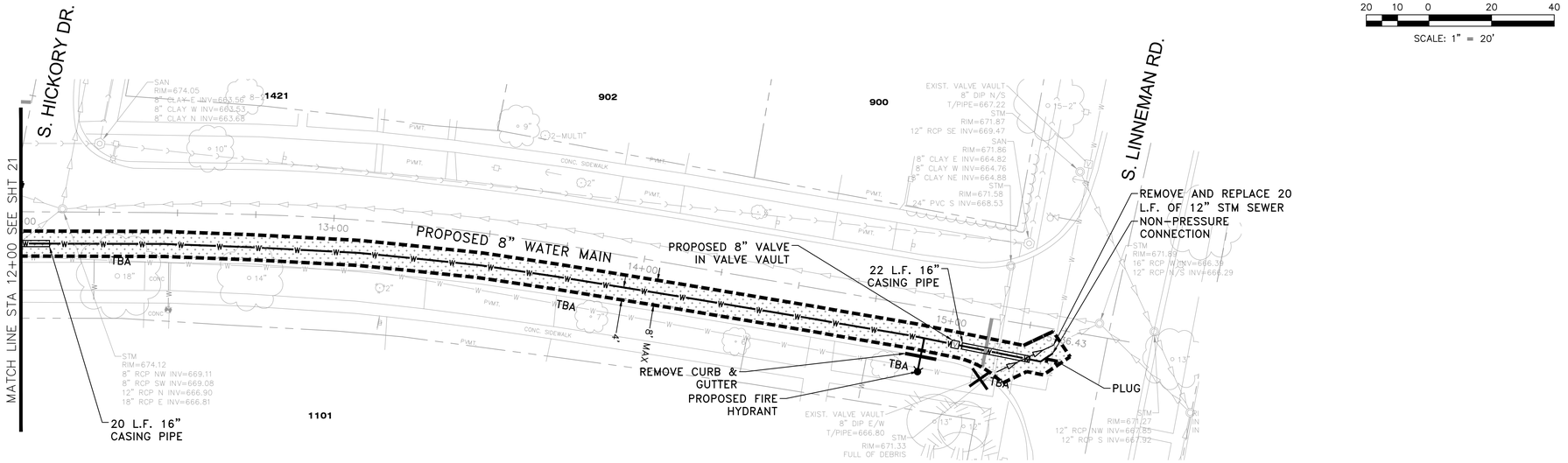

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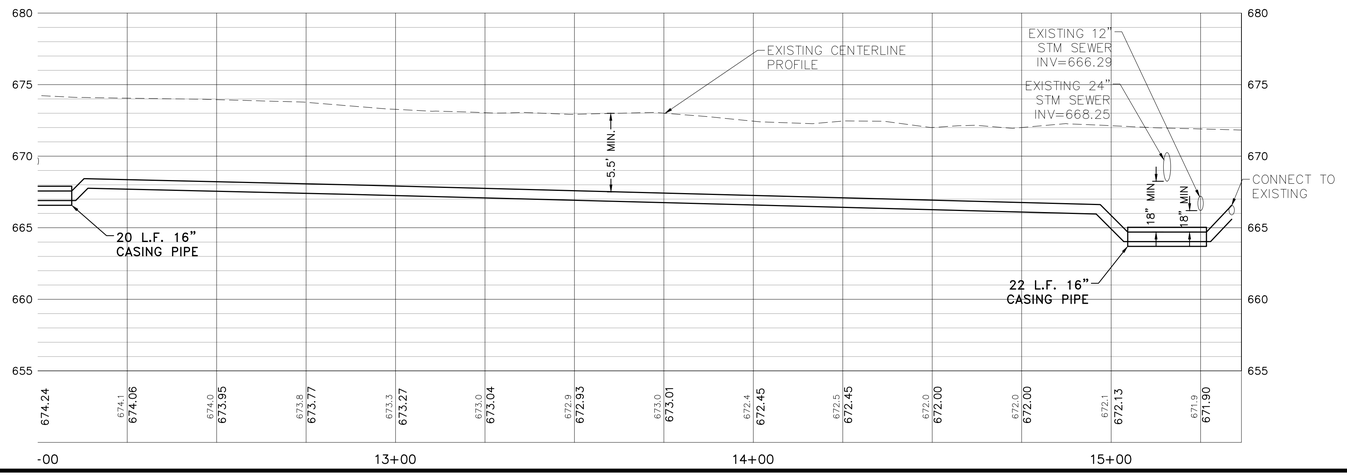

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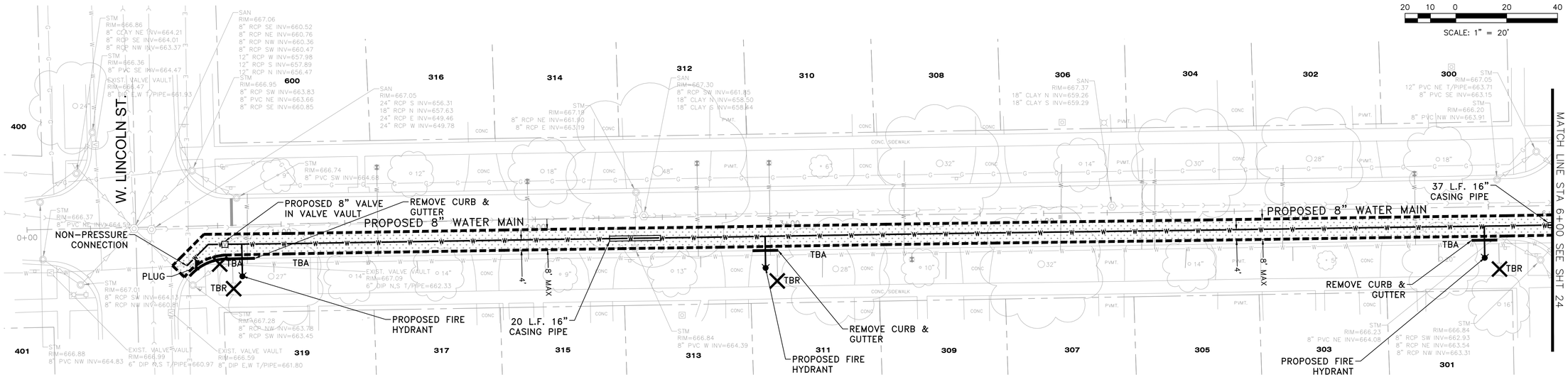

S. WA PELLA AVE

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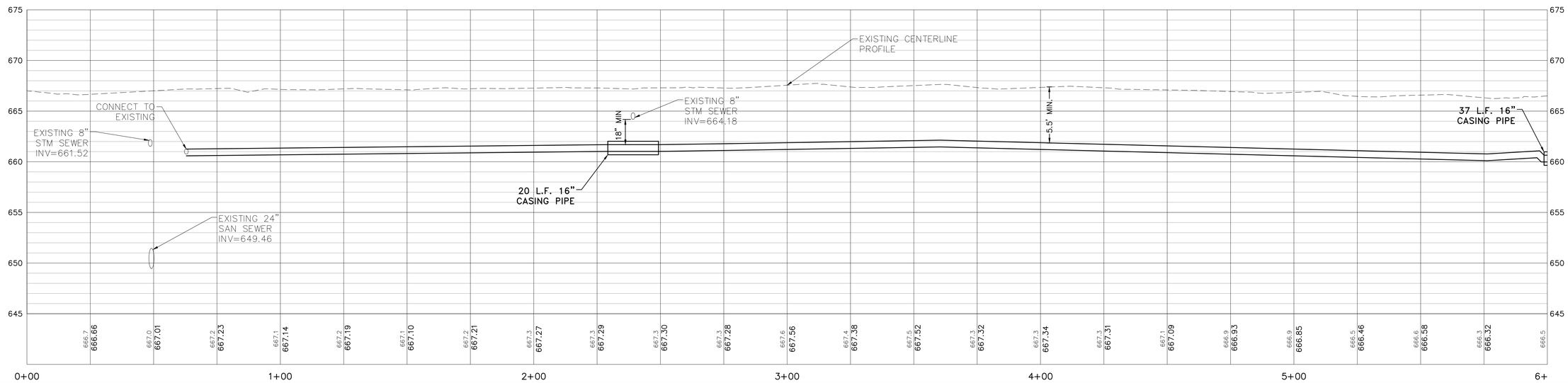

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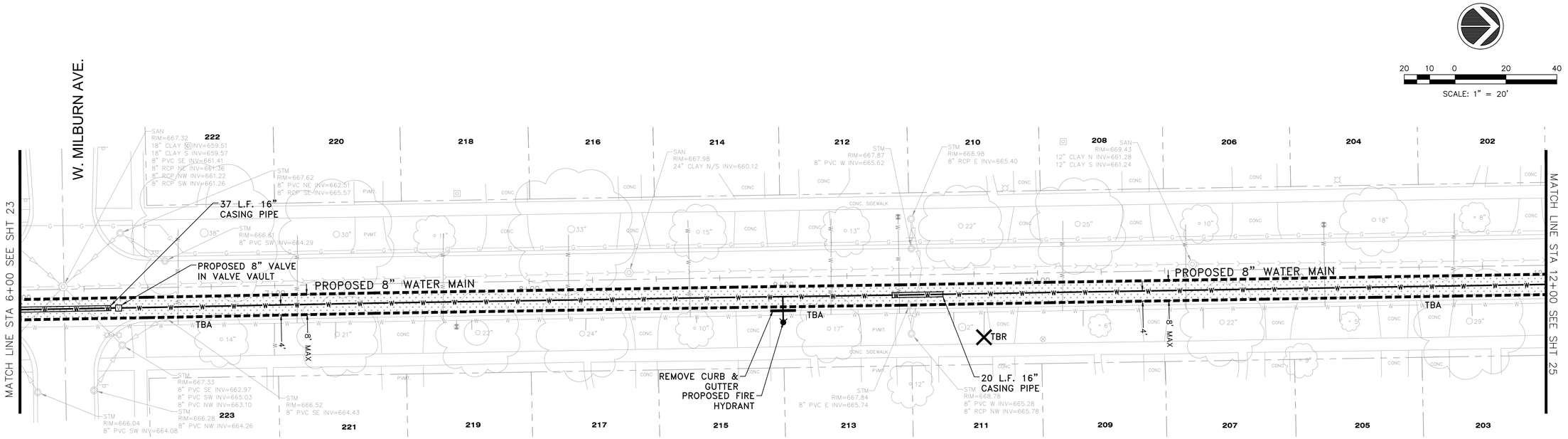

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SCALE: 1" = 20'

S. WA PELLA AVE

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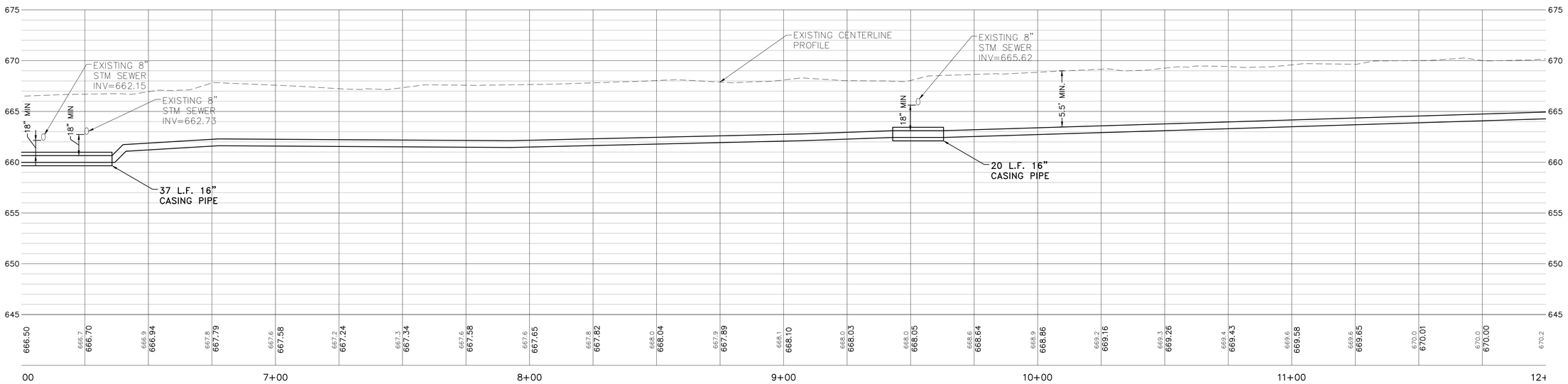

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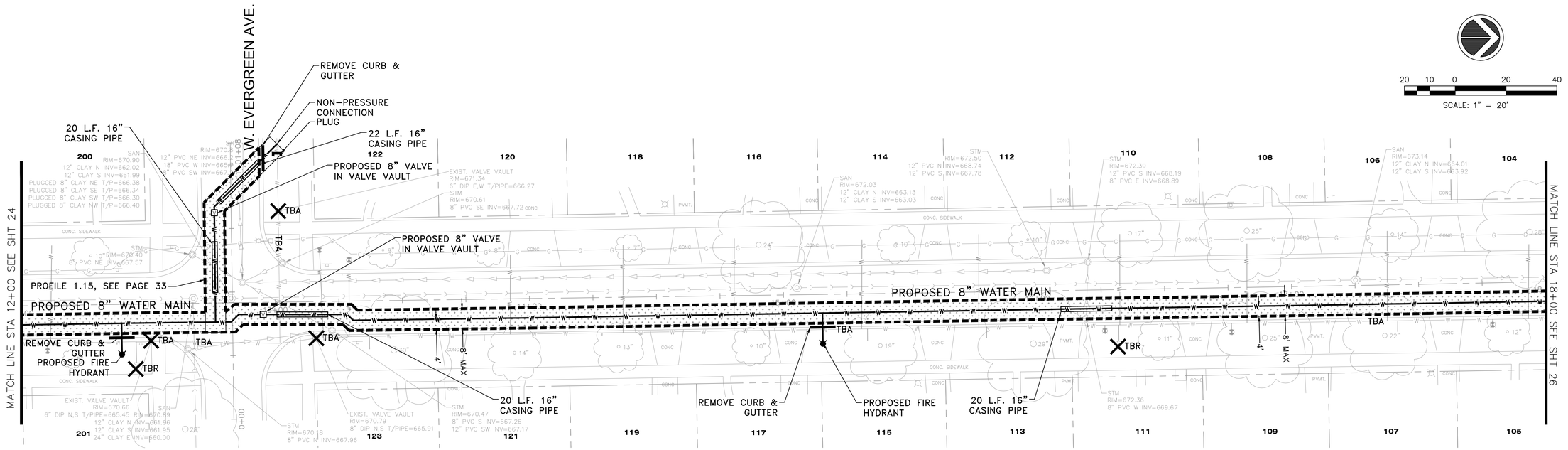

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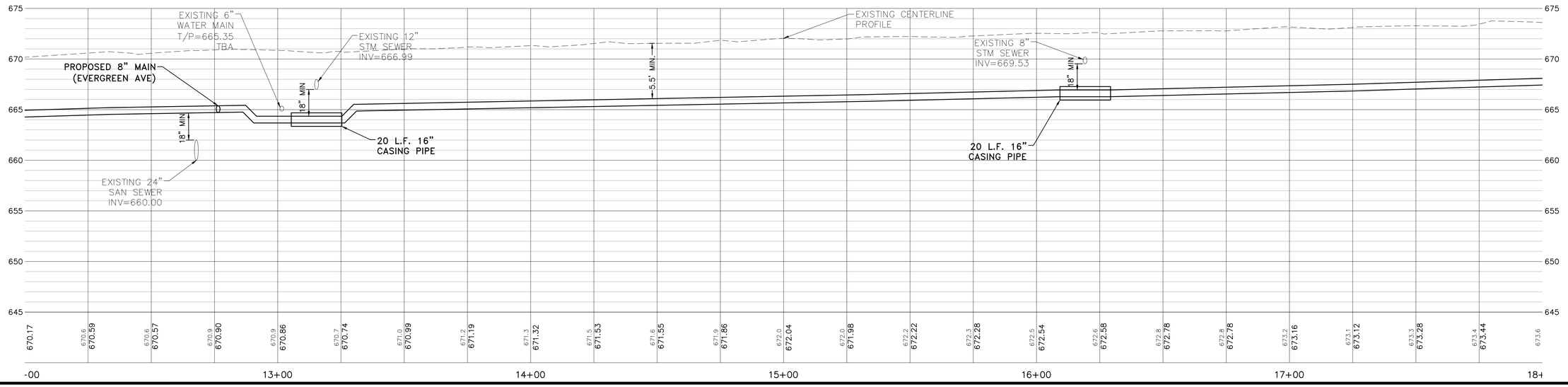

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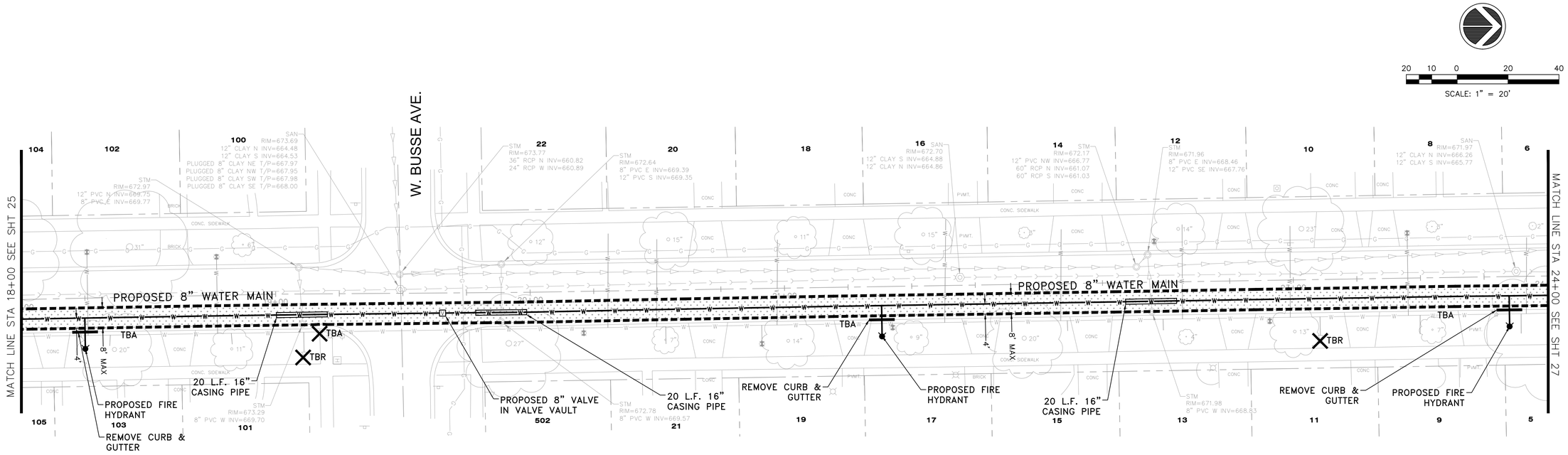

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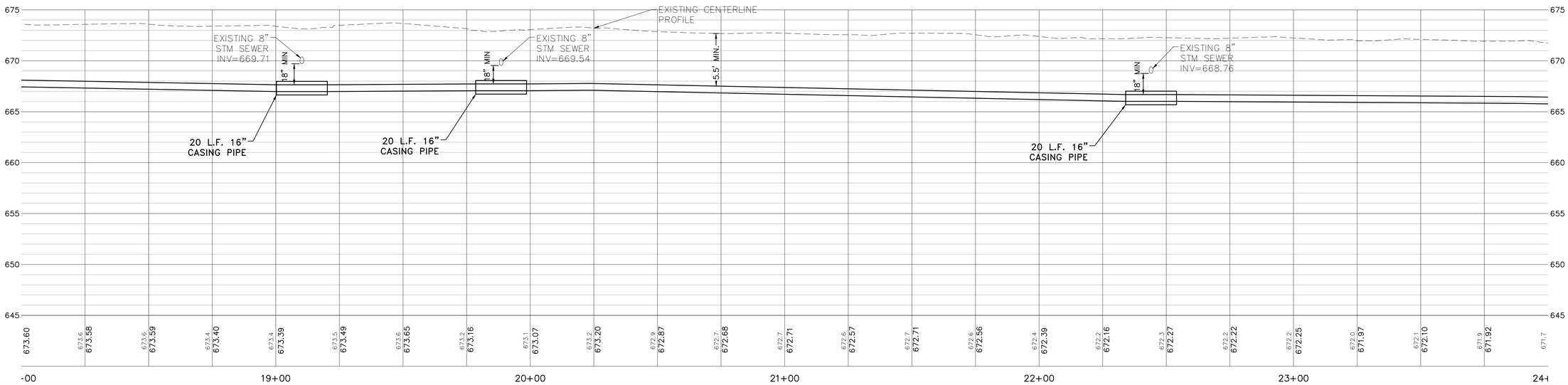
	GRIND AND OVERLAY		TEE REMOVAL
	PAVEMENT REMOVAL LIMITS		PROPOSED VALVE IN VALVE VAULT
TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

SCALE: HOR. 1"=20'
VER. 1"=5'



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2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

PLAN & PROFILE - WA PELLA AVE

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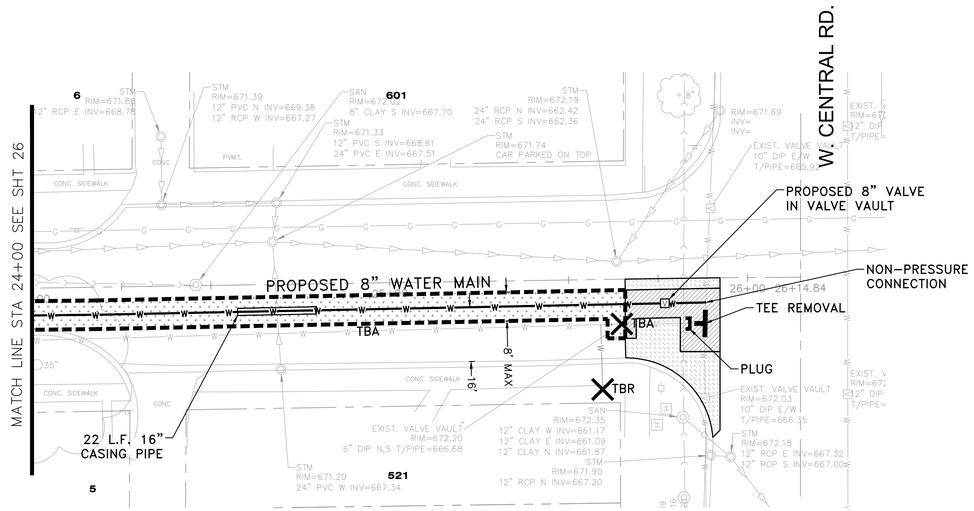


S. WA PELLA AVE

20 10 0 20 40

SCALE: 1" = 20'

ALL SANITARY SEWERS IN THE PROJECT AREA HAVE BEEN LINED TO WATER MAIN CLASS STANDARDS

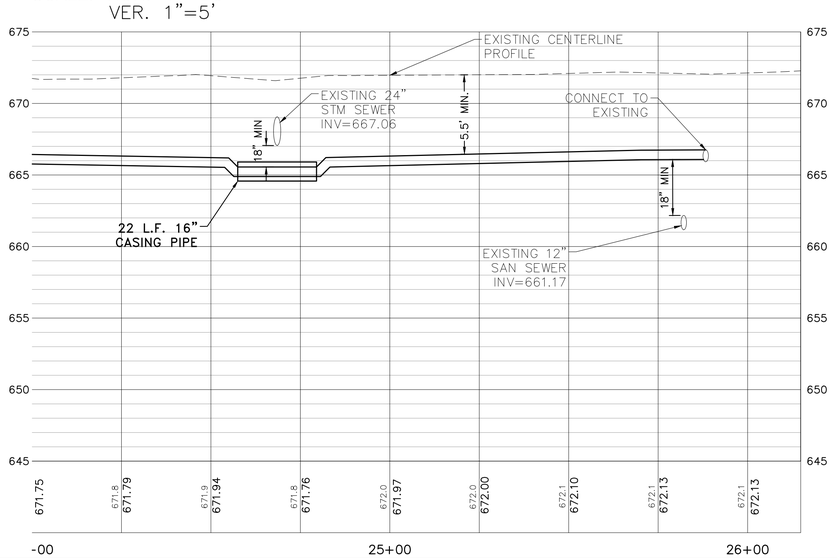
1. CURB & GUTTER, SIDEWALK AND DRIVEWAY APRON REMOVAL AS NECESSARY FOR WATER MAIN INSTALLATION INCIDENTAL TO WATER MAIN INSTALLATION REPLACEMENT BY OTHERS
2. CONTRACTOR TO RESTORE TEMPORARY ACCESS TO DRIVEWAY APRONS AND SIDEWALKS WITH CA-6 AGGREGATE

IDOT NOTES:
1. RESTORATION OF CONSTRUCTION AREA WITHIN IDOT R.O.W. TO BE IN-KIND TO EXISTING CONDITIONS INCLUDING STRIPING.

LEGEND

	TEMPORARY PAVEMENT PATCH, SPECIAL		PLUG EXISTING WATER MAIN WITH MEGALUG
	PAVEMENT PATCH, CLASS D		PROPOSED FIRE HYDRANT WITH AUX. VALVE & C.I. BOX
	PAVEMENT PATCH, CLASS B	TBA / TBR	REMOVE OR ABANDON STRUCTURE
	GRIND AND OVERLAY		TEE REMOVAL
	PAVEMENT REMOVAL LIMITS		PROPOSED VALVE IN VALVE VAULT
TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

SCALE: HOR. 1"=20'
VER. 1"=5'



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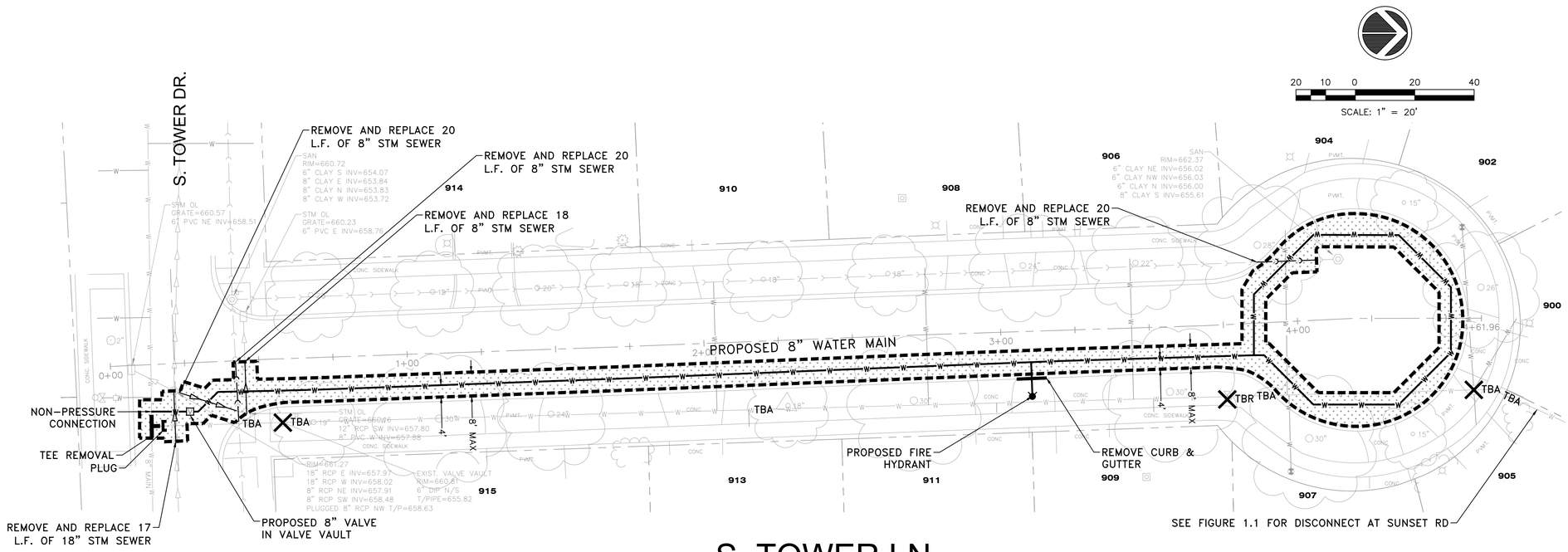

S. TOWER LN.

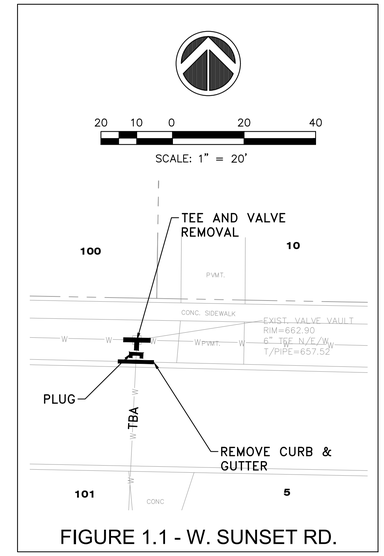

FIGURE 1.1 - W. SUNSET RD.

ALL SANITARY SEWERS IN THE PROJECT AREA HAVE BEEN LINED TO WATER MAIN CLASS STANDARDS

1. CURB & GUTTER, SIDEWALK AND DRIVEWAY APRON REMOVAL AS NECESSARY FOR WATER MAIN INSTALLATION INCIDENTAL TO WATER MAIN INSTALLATION REPLACEMENT BY OTHERS
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LEGEND

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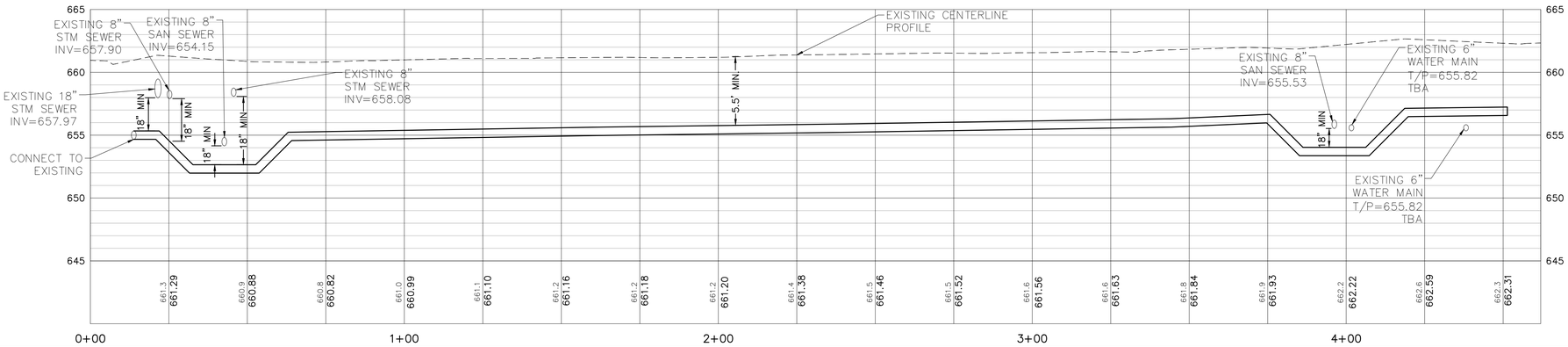
TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

SCALE: HOR. 1"=20'
VER. 1"=5'



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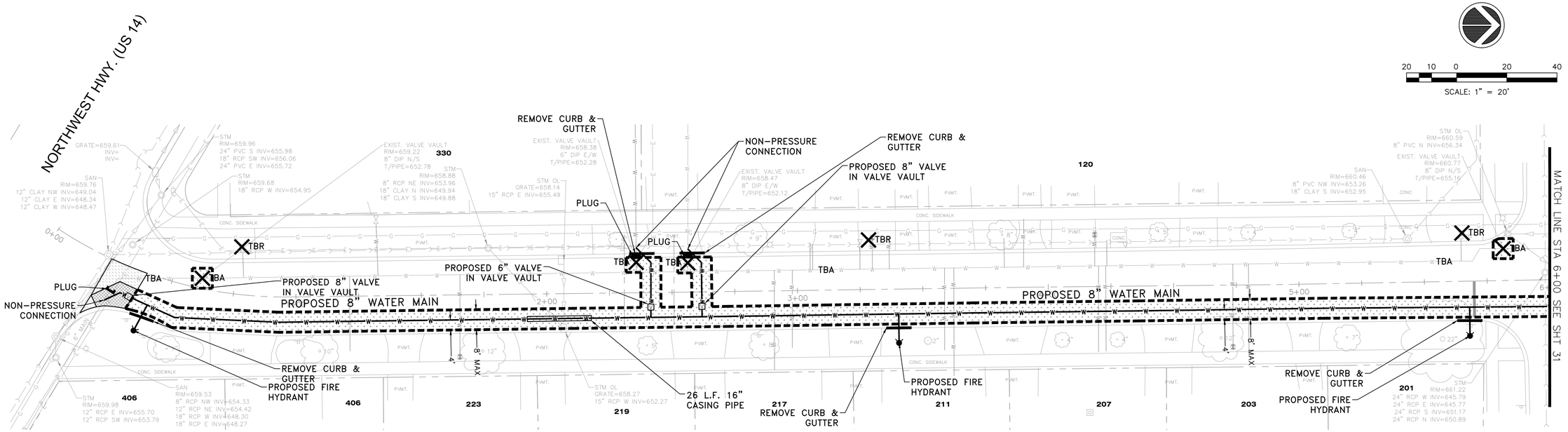

S. SCHOOL ST.

ALL SANITARY SEWERS IN THE PROJECT AREA HAVE BEEN LINED TO WATER MAIN CLASS STANDARDS

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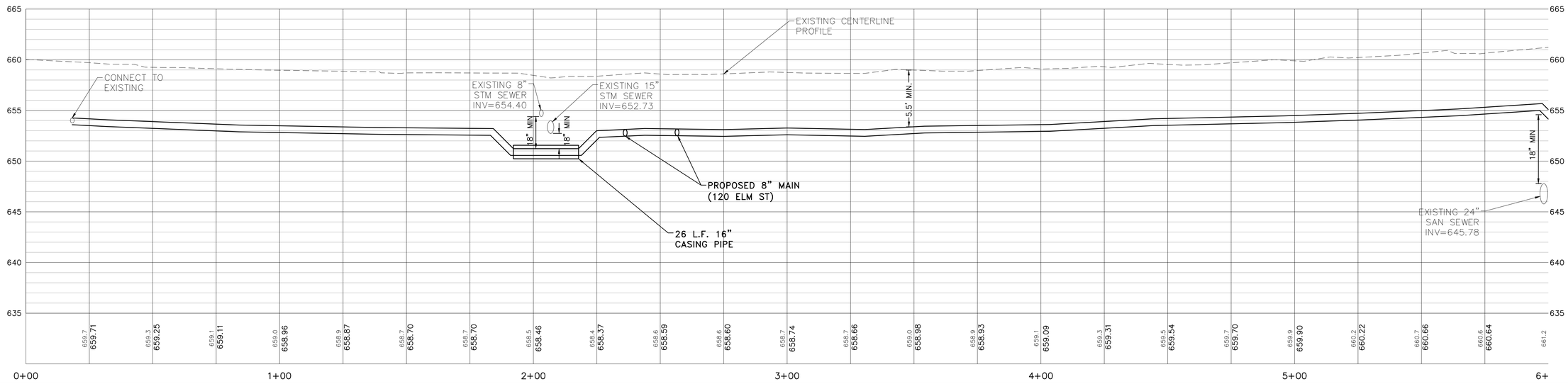
VER. 1"=5'



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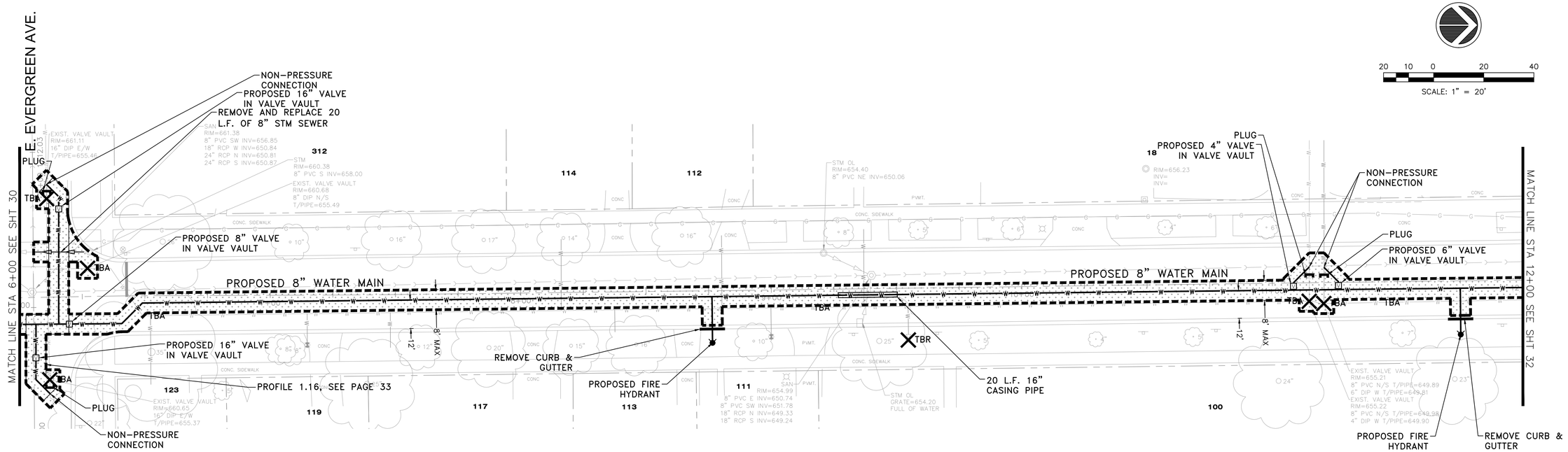

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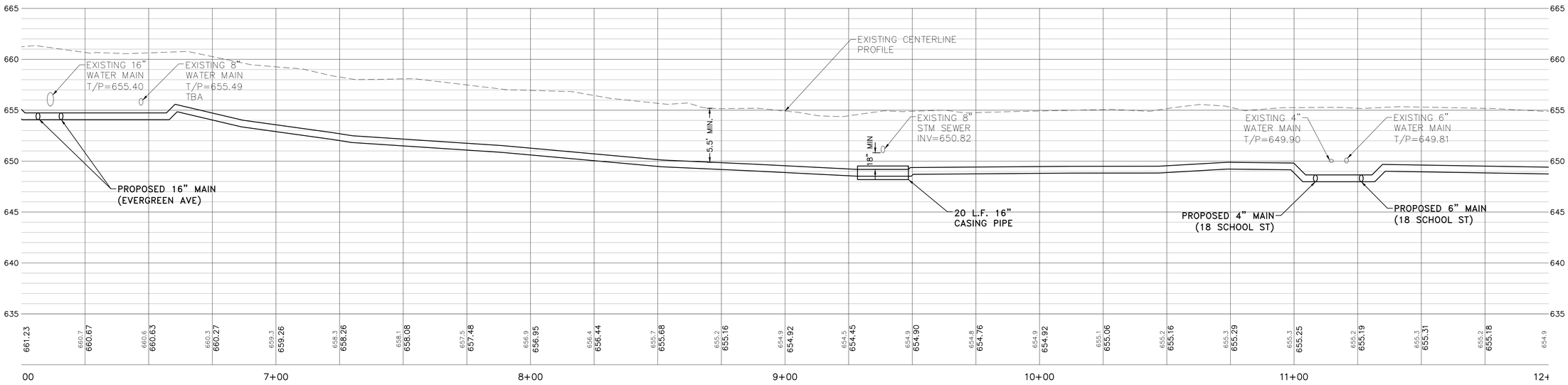

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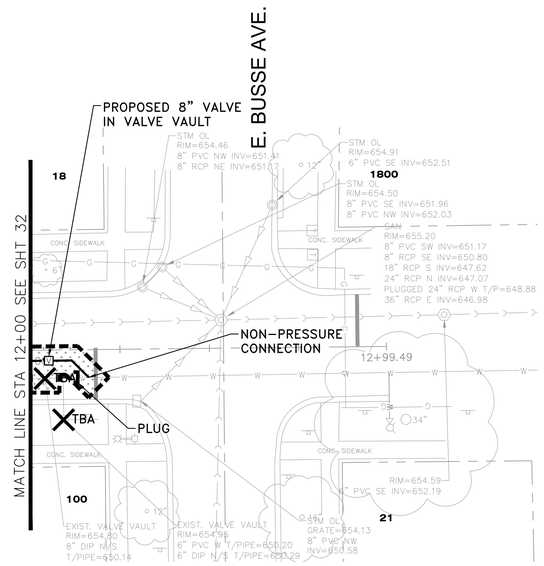

S. SCHOOL ST.

20 10 0 20 40

SCALE: 1" = 20'

ALL SANITARY SEWERS IN THE PROJECT AREA HAVE BEEN LINED TO WATER MAIN CLASS STANDARDS

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TBA	WATER MAIN TO BE ABANDONED		PROPOSED VALVE W/VALVE BOX

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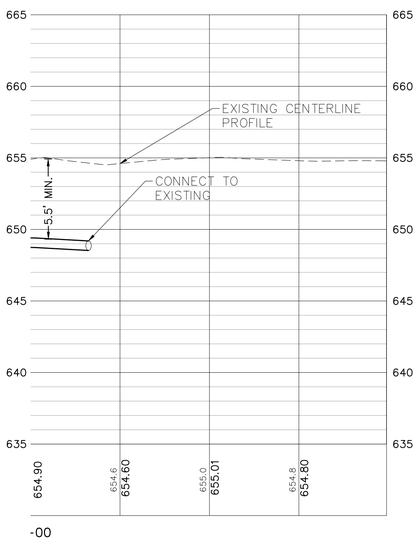

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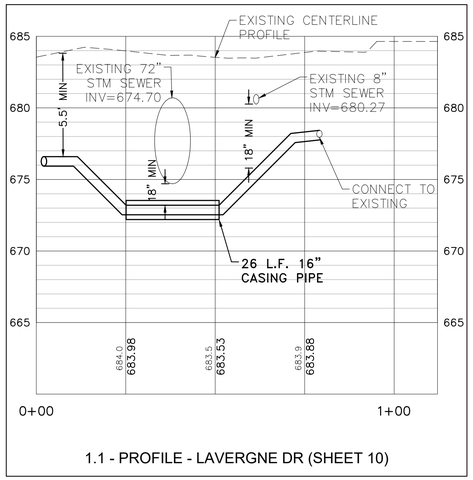
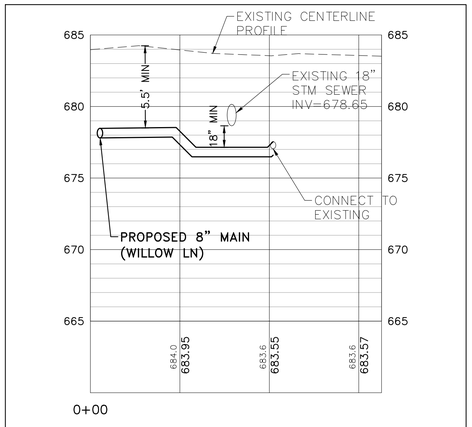
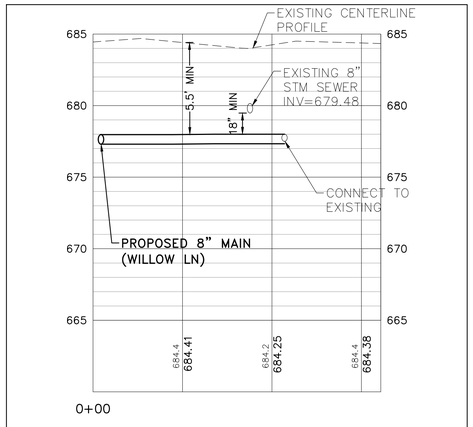


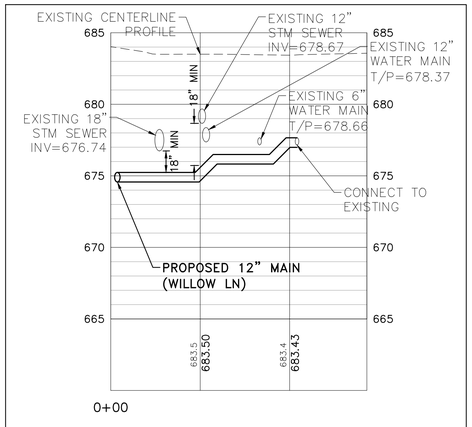
1.1 - PROFILE - LAVERGNE DR (SHEET 10)



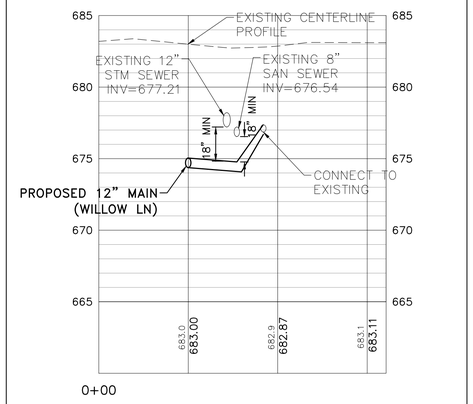
1.2 - PROFILE - CHERRYWOOD DR (SHEET 11)



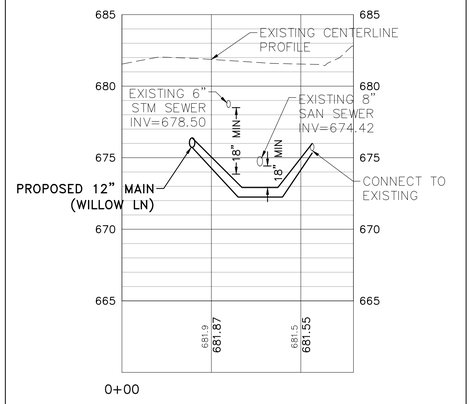
1.3 - PROFILE - SPRUCEWOOD DR (SHEET 12)



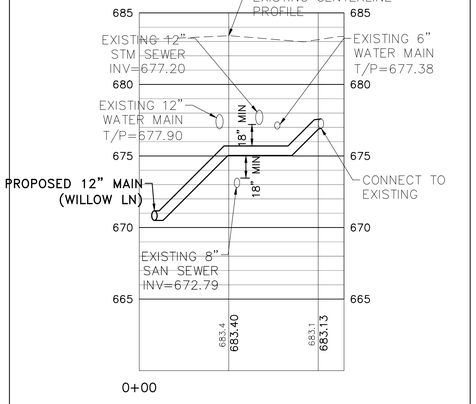
1.4 - PROFILE - FERN DR (SOUTH) (SHEET 13)



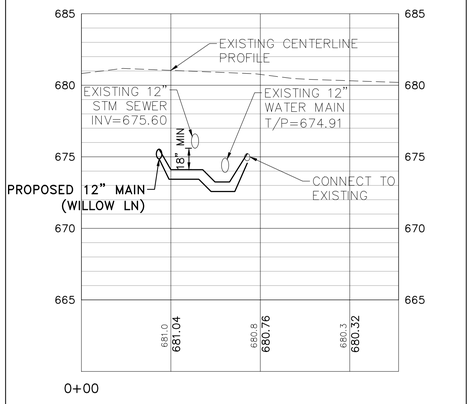
1.5 - PROFILE - FERN DR (NORTH) (SHEET 13)



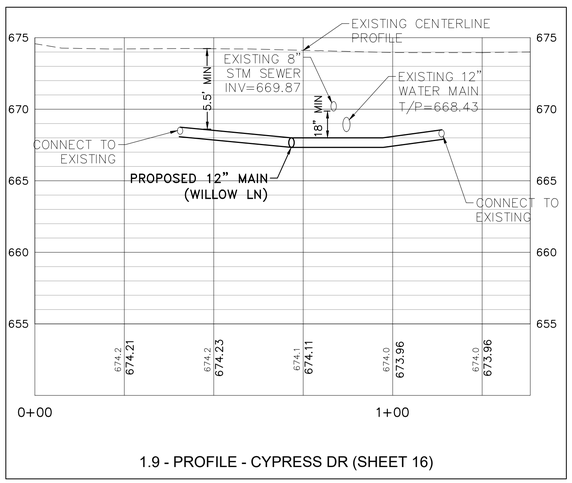
1.6 - PROFILE - BIRCH DR (SHEET 14)



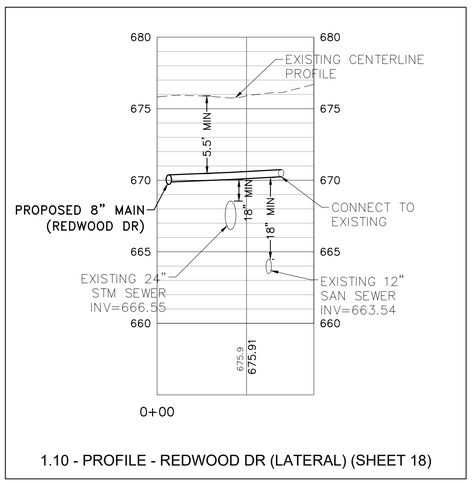
1.7 - PROFILE - ROBERT DR (SOUTH) (SHEET 14)



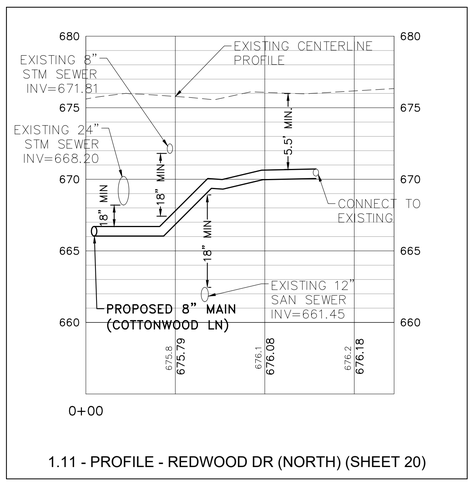
1.8 - PROFILE - BEECHWOOD DR (SHEET 15)



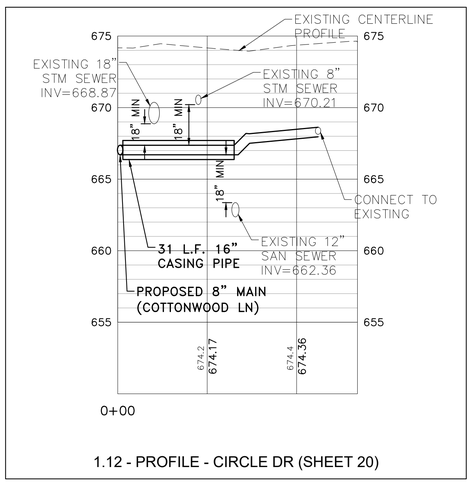
1.9 - PROFILE - CYPRESS DR (SHEET 16)



1.10 - PROFILE - REDWOOD DR (LATERAL) (SHEET 18)



1.11 - PROFILE - REDWOOD DR (NORTH) (SHEET 20)



1.12 - PROFILE - CIRCLE DR (SHEET 20)

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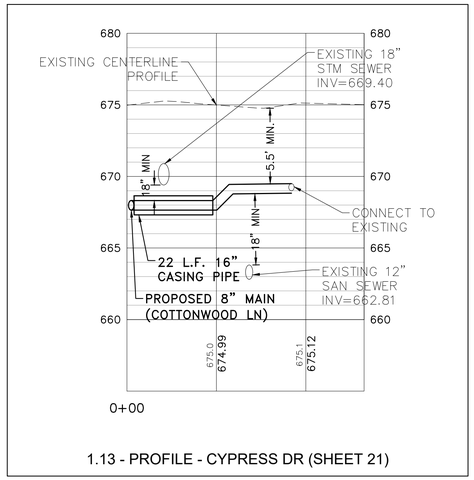
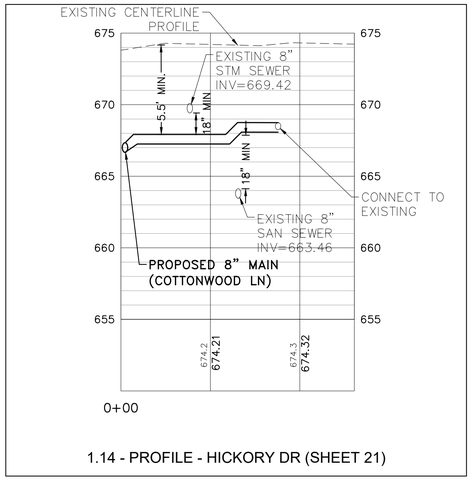
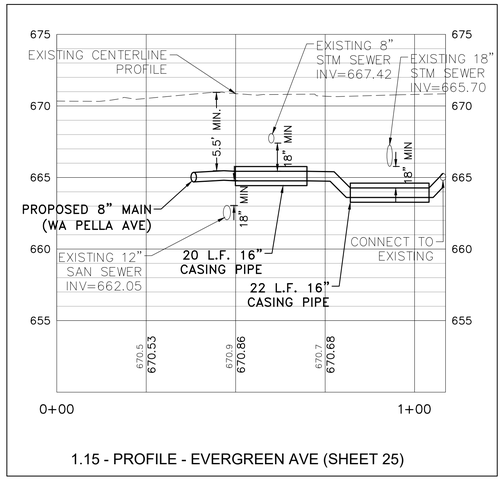


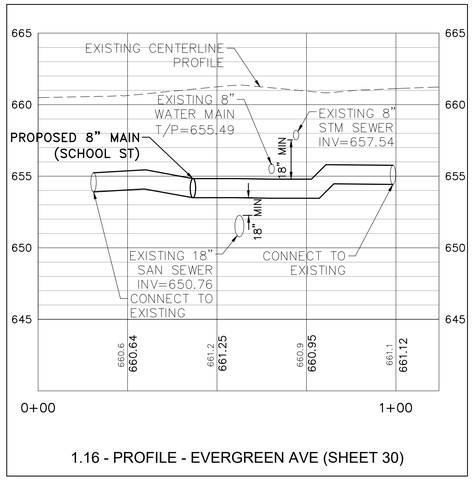
1.13 - PROFILE - CYPRESS DR (SHEET 21)



1.14 - PROFILE - HICKORY DR (SHEET 21)



1.15 - PROFILE - EVERGREEN AVE (SHEET 25)



1.16 - PROFILE - EVERGREEN AVE (SHEET 30)

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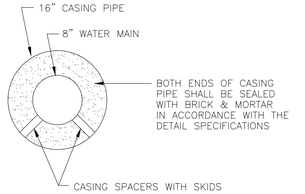
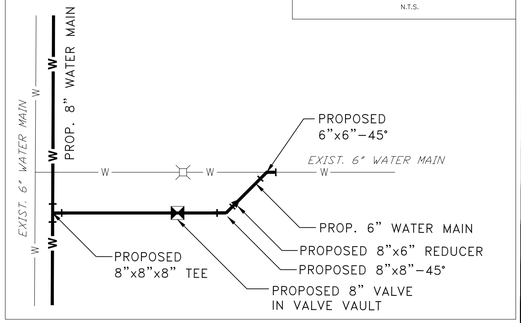


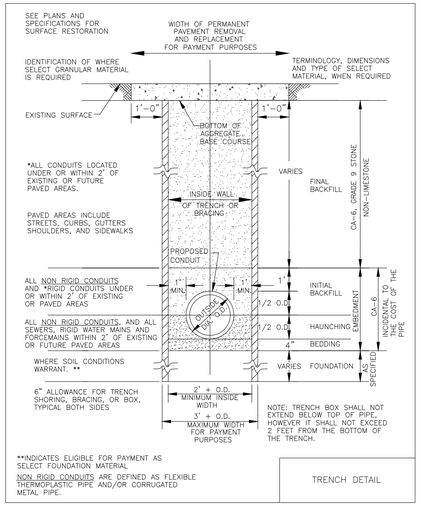
CASING PIPE DETAIL

N.T.S.

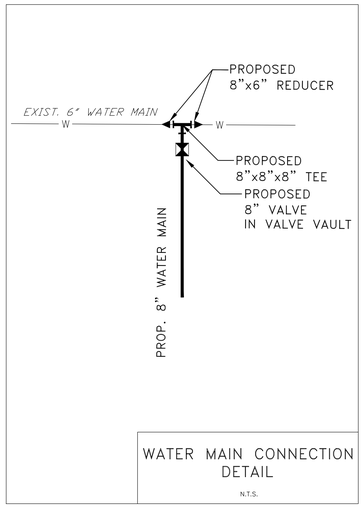
WATER MAIN CONNECTION DETAIL

N.T.S.



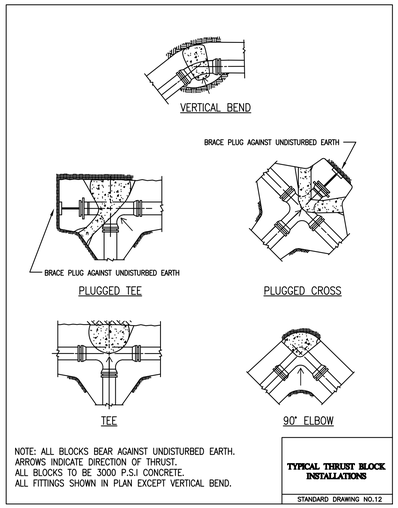


TRENCH DETAIL



WATER MAIN CONNECTION DETAIL

N.T.S.

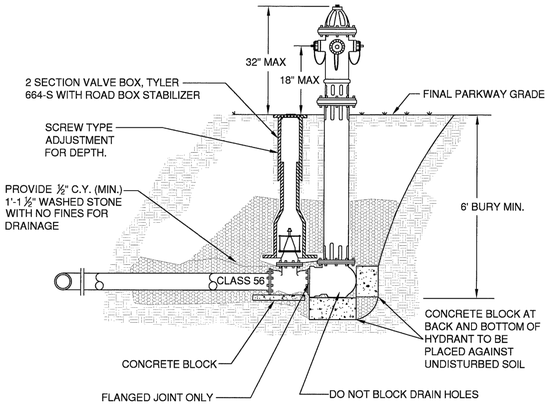


NOTE: ALL BLOCKS BEAR AGAINST UNDISTURBED EARTH.
ARROWS INDICATE DIRECTION OF THRUST.
ALL BLOCKS TO BE 3000 P.S.I CONCRETE.
ALL FITTINGS SHOWN IN PLAN EXCEPT VERTICAL BEND.

TYPICAL THRUST BLOCK INSTALLATIONS

STANDARD DRAWING NO.12

* INLET PROTECTION TO BE CLEANED ONCE A WEEK MINIMUM OR AS NEEDED



NOTES:

1. ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 A-423 OR APPROVED EQUAL WITH 5- ¼" MAIN VALVE, (2) 2 ½" HOSE NOZZLE, (1) - 4 ½" PUMPER NOZZLE ALL NATIONAL STANDARD, 1 ½" PENTAGON, OPEN LEFT (COUNTER-CLOCKWISE) 6' BURY.
2. PROVIDE 6" N.R.S. RESILIENT WEDGE GATE VALVE AND VALVE BOX WITH "WATER" CAST INTO THE LID, MUELLER A-2360-16 OPEN LEFT.
3. ZINC CAPS WILL BE REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FIRE HYDRANT DETAIL
Last Revised: 6-15

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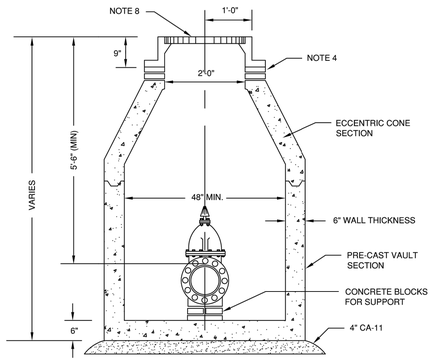

8" WATERMAIN & SMALLER

NOTES:

1. VALVES 8" AND SMALLER SHALL BE MUELLER RESILIENT WEDGE VALVES, #A-2360-20, NONRISING STEM GATE VALVES CONFORMING TO AWWA C-500. VALVES SHALL OPEN COUNTERCLOCKWISE.
2. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
3. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
4. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
5. PIPE OPENINGS TO BE CAST INTO WALL.
6. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY ABOVE VALVE OPERATOR.
7. 1" MUELLER H-15000 CORPORATION STOP MUST BE TAPPED DIRECTLY INTO MAIN AT EACH VALVE VAULT(TWO TAPS MAY BE REQUIRED AT THE DIRECTION OF THE VILLAGE).
8. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
GATE VALVE DETAIL
Last Revised: 8-09

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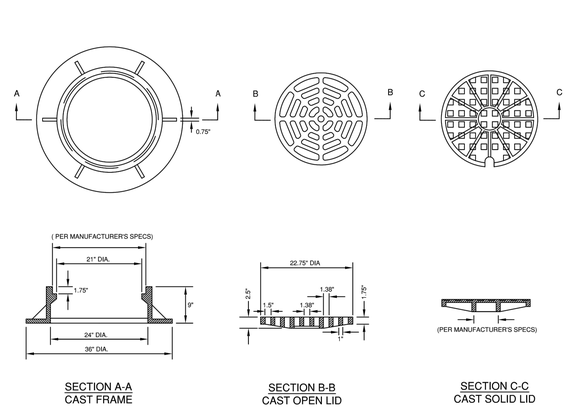

SECTION A-A CAST FRAME | SECTION B-B CAST OPEN LID | SECTION C-C CAST SOLID LID

NOTES:

1. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (OPEN LID): EAST JORDAN 1350, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
2. SANITARY FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT, LOCK TYPE COVERS- NEENAH NO. R-1755-B OR APPROVED EQUAL.
3. ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
4. SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (WATER-SANITARY-STORM) CAST INTO THE LID.
5. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
6. OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FRAMES AND LIDS
Last Revised: 8-09

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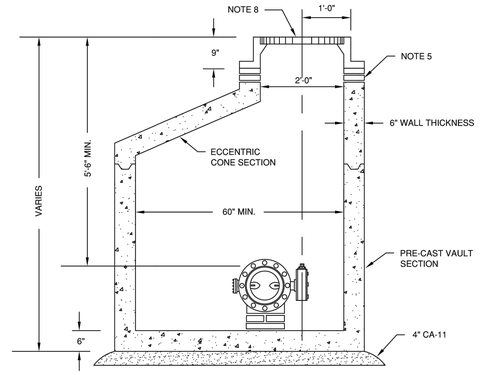

10" WATERMAIN & LARGER

NOTES:

1. VALVES 10" AND LARGER SHALL BE DUCTILE IRON BODY, RUBBER SEATED,TIGHT CLOSURE BUTTERFLY VALVES CONFORMING TO AWWA C-504. VALVES SHALL BE CLASS 150B AND SHALL OPEN COUNTERCLOCKWISE AND BE OPERATED BY A TWO INCH (2") SQUARE NUT. JOINTS SHALL BE FLANGED JOINTS. VALVES SHALL BE PRATT-GROUNDHOG BUTTERFLY, MUELLER LINESEAL III #B-32-11, OR APPROVED EQUAL.
2. 1" MUELLER H-15000 CORPORATION STOP MUST BE TAPPED DIRECTLY INTO MAIN AT EACH VALVE VAULT (TWO TAPS MAY BE REQUIRED AT THE DIRECTION OF THE VILLAGE).
3. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
4. PRECAST BARREL SECTION ASTM C-478 AND ASTM C-443.
5. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
6. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY OVER OPERATING NUT.
7. PIPE OPENINGS TO BE CAST INTO WALL.
8. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
BUTTERFLY VALVE DETAIL
Last Revised: 8-09

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No.	REVISIONS DESCRIPTION	DATE

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Illinois Design Firm Registration #184.007637-0014

2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

DETAIL SHEETS

IMEG Project No: 25006467.00
File Name: COVER-NOTES-DETAILS.dwg
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Field Book No: ####
Drawn By: RWL
Checked By: HMD
Date: 02/03/2026

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Sheet 34 of 38

Wednesday, February 4, 2026 4:04:40 PM
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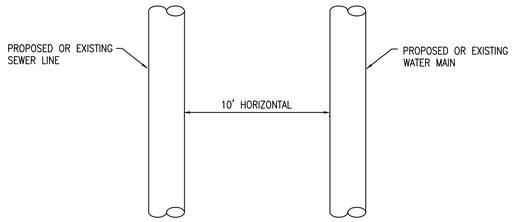
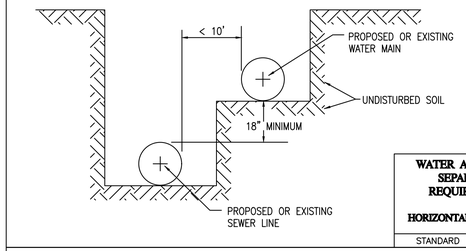
WHEN PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED. SEE ARTICLE 41-2.01A (1)



PLAN VIEW

WHEN PROPOSED SEWER (OR WATER) IS LOCATED LESS THAN 10 FEET FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY. SEE ARTICLE 41-2.01B (2)



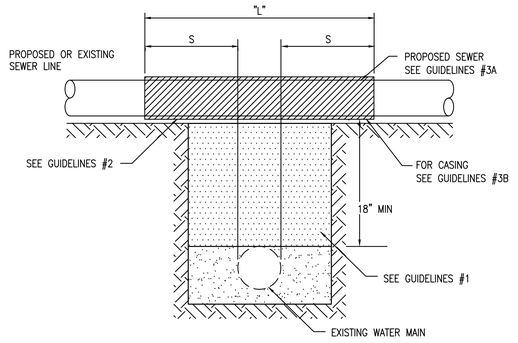
WATER AND SEWER SEPARATION REQUIREMENTS

HORIZONTAL SEPARATION

STANDARD DRAWING NO.18

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

GUIDELINES

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;

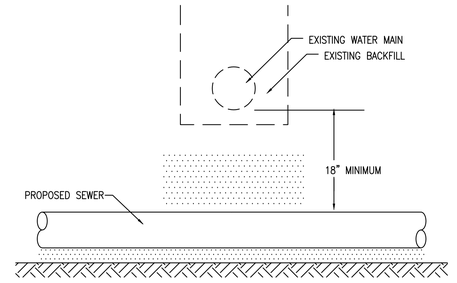
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.19

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION.



GUIDELINES

1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

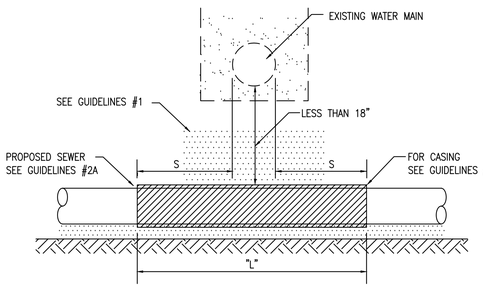
WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.20

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR "S" FEET ON EACH SIDE OF WATER MAIN.
2. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;

   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH

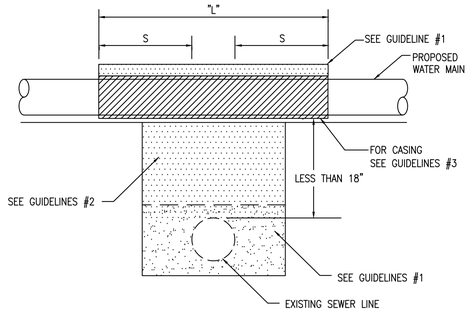
WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.21

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" VERTICAL SEPARATION

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER

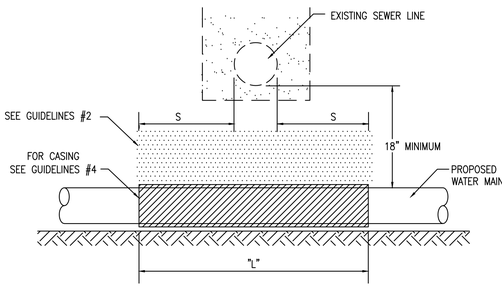
WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.22

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE

GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.23

REVISIONS

No.	DESCRIPTION	DATE

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Illinois Design Firm Registration #184.007637-0014

2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

DETAIL SHEETS

IMEG Project No: 25006467.00

File Name: COVER-NOTES-DETAILS.dwg

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Drawn By: RWL

Checked By: HMD

Date: 02/03/2026

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Sheet 35 of 38

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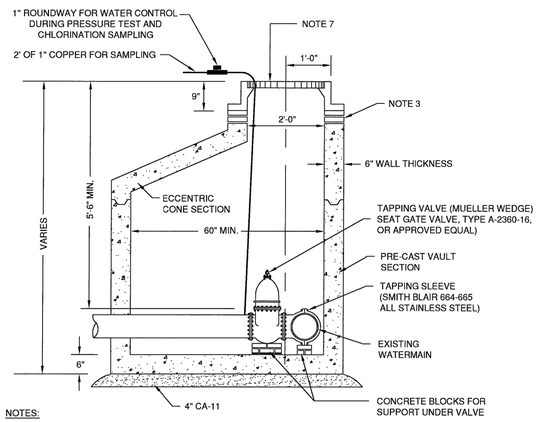

NOTES:

1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST BARREL SECTION ASTM C-478 AND ASTM C-443.
3. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
4. PIPE OPENINGS TO BE CAST INTO WALL.
5. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY OVER OPERATING NUT .
6. 1" MUELLER H-15000 CORPORATION STOP (FLARE TYPE ONLY) TO BE TAPPED DIRECTLY INTO MAIN FOR CHLORINATION SAMPLES.
7. ALL SAMPLING PARTS MUST BE NEW.
8. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER

Village of Mount Prospect
Public Works Department
1700 W Central Rd

PRESSURE TAP DETAIL

Scale: None | Last Revised: 8-11

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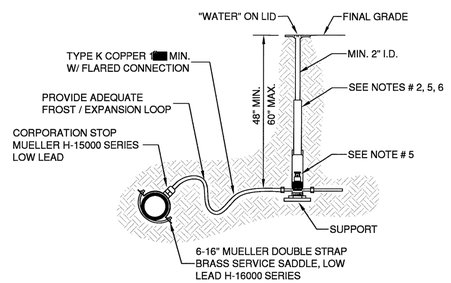

NOTES:

1. ALL BRASS FITTINGS, SUCH AS TAILPIECES, VALVES, CORPS, FLANGES, STRAINERS, SHALL BE NO LEAD, LOW-LEAD OR ENVIROBRASS CONFORMING TO 2014 EPA REQUIREMENTS SHALL BE CLEARLY LABELED OR MARKED.
2. A MINIMUM OF 10' SEPARATION MUST BE MAINTAINED BETWEEN THE NEW WATER SERVICE AND THE EXISTING SANITARY SERVICE, AND 2' SEPARATION BETWEEN THE NEW TAP AND ANY EXISTING TAPS ON THE MAIN (INCLUDING ANY ABANDONED TAPS).
3. THE NEW B-BOX MUST BE CENTERED IN THE PARKWAY, AND MUST BE AT LEAST 2' FROM ANY SIDEWALK, DRIVEWAY, CURB OR HYDRANT.
4. THE NEW WATER SERVICE SHALL BE AUGERED UNDER THE STREET PAVEMENT AS NECESSARY, NO OPEN CUTS ACROSS THE STREET SHALL BE PERMITTED.
5. CURB STOPS AND B-BOXES SHALL BE REQUIRED FOR ALL WATER SERVICES TWO INCHES (2") IN DIAMETER OR SMALLER.
6. 1½" - 2" MUELLER MARK II ORISEAL H-15154 LL CURBSTOP (FLARED TYPE ONLY) WITH H-10304 LL B-BOX.
7. ANY SIZE WATER SERVICE IN PAVED AREAS SHALL HAVE A SADDLE TYPE MUELLER H-10336 WITH A H-10394 LL FOOT PIECE FOR 1½" SERVICE OR H-10395 LL FOOT PIECE FOR 2" SERVICE.
8. MINIMUM 1 FOOT OF COMPACTED CLAY OVER TOP OF COPPER PIPE.
9. CONTRACTOR SHALL PERFORM ALL PRESSURE TAPS LIVE.

Village of Mount Prospect
Public Works Department
1700 W Central Rd

B-BOX DETAIL

Scale: None | Last Revised: 1-16

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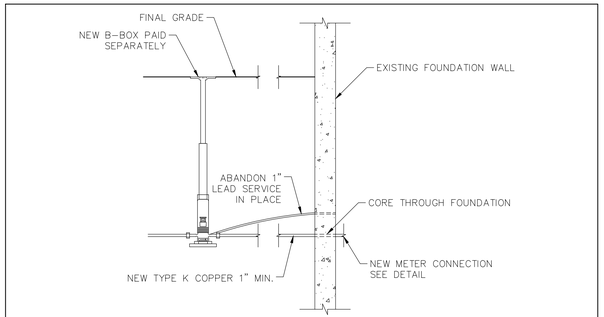
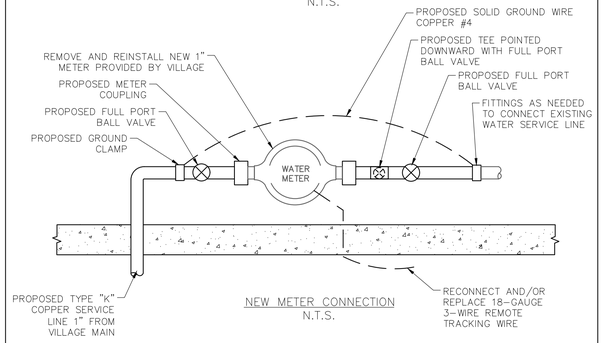


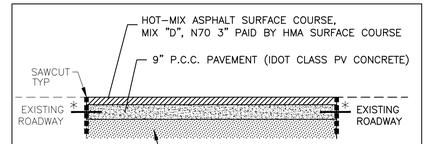
LEAD SERVICE REPLACEMENT
N.T.S.



NEW METER CONNECTION
N.T.S.

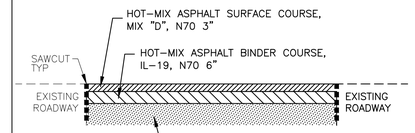
PARTIAL LEAD SERVICE REPLACEMENT FROM B-BOX TO HOME
N.T.S.

1. LICENSED PLUMBER REQUIRED FOR WORK WITHIN RESIDENCE.
2. CONTRACTOR TO RESTORE DISTURBED LAWN.
3. LANDSCAPING (TREES, BUSHES, ETC.) REPLACED BY OTHERS.

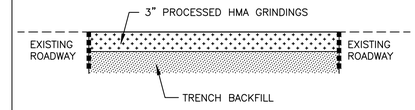


* TIE INTO EXISTING PAVEMENT WITH EPOXY COATED REBAR (#5) DRILLED AND ANCHORED EVERY 30" ALONG ENTIRE PERIMETER OF THE PATCH

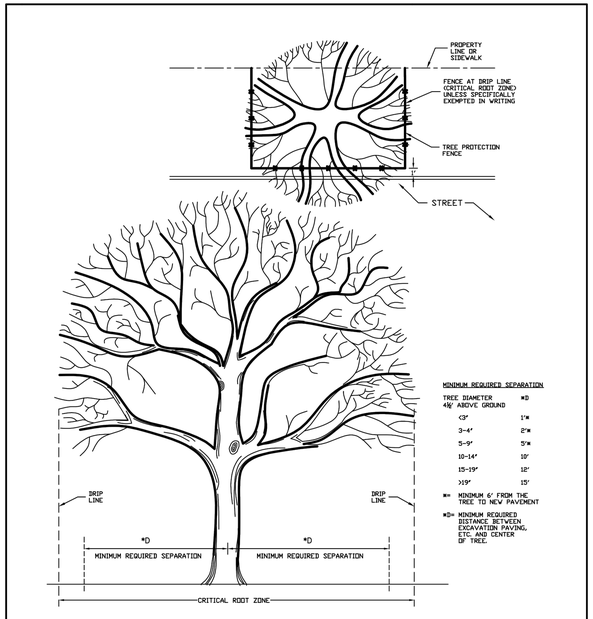
CONCRETE PATCH, CLASS B,
N.T.S.



PAVEMENT PATCH, CLASS D,
N.T.S.



TEMPORARY PAVEMENT PATCH, SPECIAL
N.T.S.

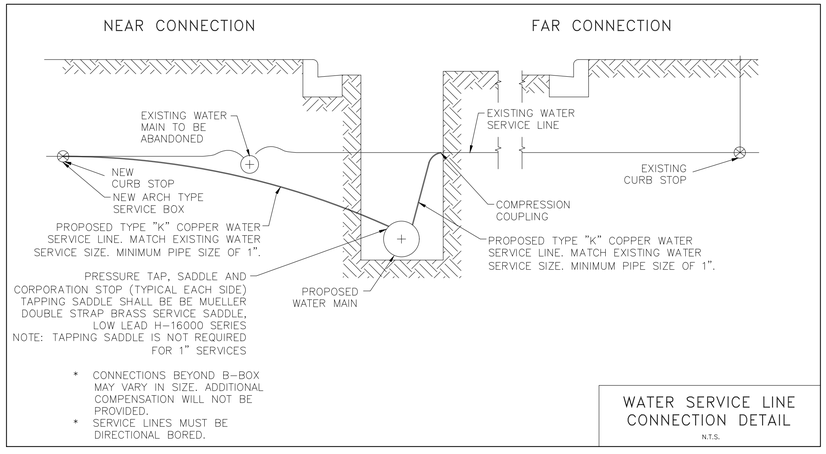


Village of Mount Prospect
Public Works Department
1700 W Central Rd

TREE PROTECTION DETAIL

Scale: None | Last Revised: 4-12

H:\Engineering\Reference\Details\VillageStandards\TREE PROTECTION DETAIL.dwg



* CONNECTIONS BEYOND B-BOX MAY VARY IN SIZE. ADDITIONAL COMPENSATION WILL NOT BE PROVIDED.
* SERVICE LINES MUST BE DIRECTIONAL BORED.

WATER SERVICE LINE CONNECTION DETAIL
N.T.S.

REVISIONS

No.	DESCRIPTION	DATE

IMEG
4850 GRAND AVENUE
GURNEE, IL 60031
PH: 847.336.7100
www.imegcorp.com
Illinois Design Firm Registration #184.007637-0014

2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

DETAIL SHEETS

IMEG Project No: 25006467.00
File Name: COVER-NOTES-DETAILS.dwg
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Field Book No: ####
Drawn By: RWL
Checked By: HMD
Date: 02/03/2026

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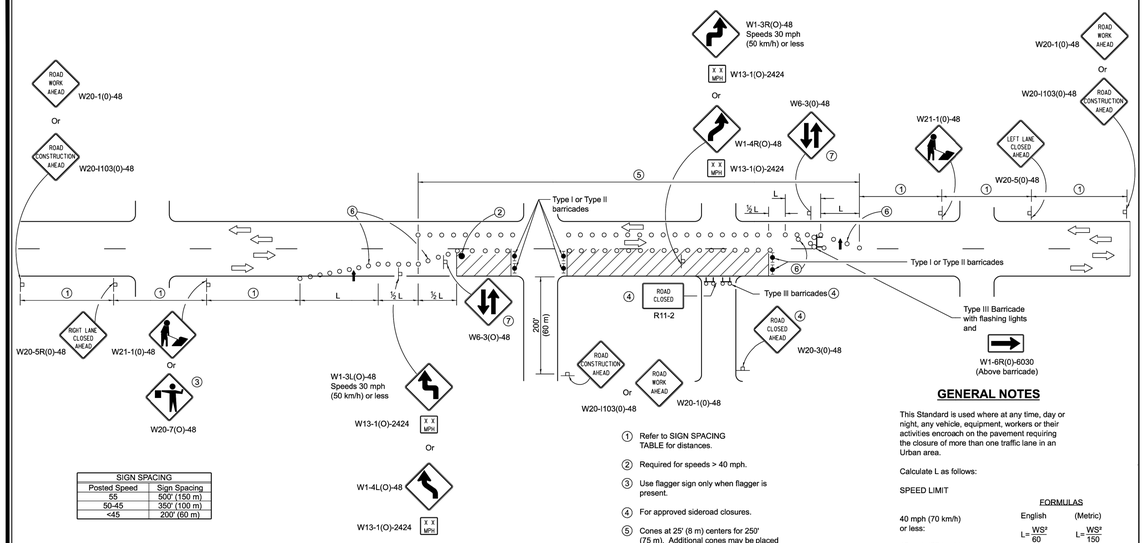
Sheet 36 of 38

Wednesday, February 4, 2026 4:04:54 PM
\\FILES\ACTIVE\PROJECTS\2025\25006467.00\DESIGN\CIVIL\c3D\MASTER\COVER-NOTES-DETAILS.DWG



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Type III barricade with flashing lights
- Flagger with traffic control sign.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of more than one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT

	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. For approved sideroad closures.
5. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Repeat every 1 mile (1.6 km).

DATE	REVISIONS
4-1-16	Moved first reverse curve/turn
	sign to middle of tangent.
1-1-15	New Standard.

URBAN HALF ROAD CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701611-01

Illinois Department of Transportation

APPROVED January 1 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1 2016
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/BCD 1-1-16

TURN BAY ENTRANCE AT START OF LANE CLOSURE TAPER

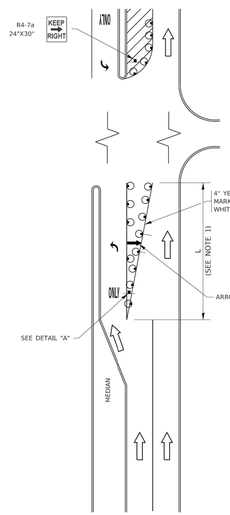


FIGURE 1

LEGEND

- WORK AREA
- LANE OPEN TO TRAFFIC
- ARROW BOARD
- TYPE I OR II BARRICADE OR DRUM WITH STEADY BURN LIGHT
- DRUM WITH STEADY BURN LIGHT
- SIGN ASSEMBLY
- TYPE I OR II CHECK BARRICADE WITH FLASHING LIGHT

NOTES:

1. A) WHEN "L" IS ≤ THE STORAGE LENGTH OF THE TURN LANE (AS SHOWN IN FIG. 1), USE FIGURE 1.

   B) WHEN "L" IS > THE STORAGE LENGTH OF THE TURN LANE OR THE TURN LANE IS WITHIN THE LANE CLOSURE, USE FIGURE 2.
2. CONES MAY BE SUBSTITUTED FOR BARRICADES OR DRUMS AT HALF THE SPACING DURING DAY OPERATIONS. CONES SHALL BE A MINIMUM OF 28 (710) IN HEIGHT.
3. LIGHTS WILL NOT BE REQUIRED ON BARRICADES OR DRUMS FOR DAY OPERATIONS. ALL LIGHTS SHALL BE MONODIRECTIONAL.
4. REFLECTIVE TEMPORARY PAVEMENT MARKINGS SHALL BE PLACED THROUGHOUT THE BARRICADED AREAS OF EACH TURN BAY AS SHOWN WHERE THE CLOSURE TIME IS GREATER THAN FOURTEEN (14) DAYS.
5. THIS APPLICATION ALSO APPLIES WHEN WORK IS BEING PERFORMED IN THE RIGHT LANE(S) AND THE RIGHT TURN BAY IS TO REMAIN OPEN. UNDER THIS CONDITION, "RIGHT TURN LANE" R3-I100R 24 x 24 (600 x 600) AND M6-2R 21 x 15 (530 x 380) SHALL BE USED.
6. THESE CONTROLS SHALL SUPPLEMENT MAINLINE TRAFFIC CONTROL FOR LANE CLOSURES.
7. THE SIGNS SHALL BE MOUNTED ABOVE THE BARRICADES/DRUMS ON SEPARATE SIGN SUPPORTS THAT MEET NCHRP 350 OR MASH PREQUIREMENTS.
8. TRAFFIC CONTROL AND PROTECTION AT TURN BAYS (TO REMAIN OPEN TO TRAFFIC) SHALL BE INCLUDED IN THE COST OF SPECIFIED TRAFFIC CONTROL STANDARDS OR ITEMS.

TURN BAY ENTRANCE WITHIN A LANE CLOSURE

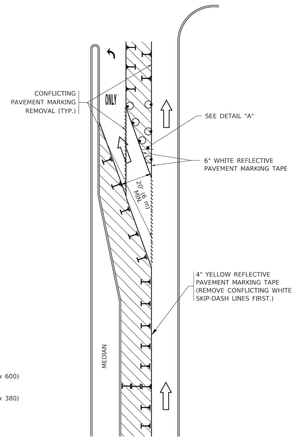
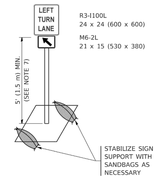


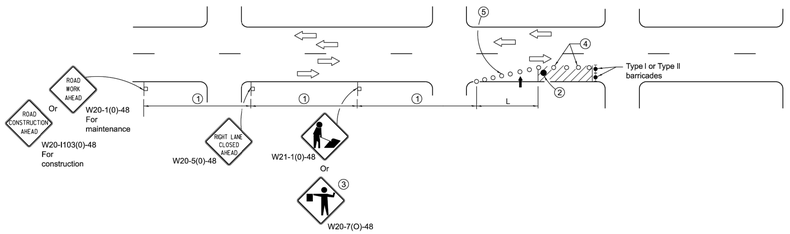
FIGURE 2



DETAIL A

All dimensions are in inches (millimeters) unless otherwise shown.

USER NAME = fosterj	DESIGNED - T. RAMMACHER 09-08-94	REVISED - R. BORO 09-16-09	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	TRAFFIC CONTROL AND PROTECTION AT TURN BAYS (TO REMAIN OPEN TO TRAFFIC)	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	DRAWN - A. HOUSEH 11-07-95	REVISED - A. SCHUETZE 07-01-13							
PLOT SCALE = 50.0000 ' / in.	CHECKED - A. HOUSEH 10-12-96	REVISED - A. SCHUETZE 09-15-16				TC-14			CONTRACT NO.
PLOT DATE = 2/4/2019	DATE - T. RAMMACHER 01-06-00	REVISED -		SCALE: NONE SHEET 1 OF 1 SHEETS STA. TO STA.		ILLINOIS FED. AID PROJECT			



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT

	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
5. Cones, drums or barricades at 20' (6 m) centers in taper.

DATE	REVISIONS
1-1-15	Renamed standard. Moved case on
	Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to
	agree with current MUTCD.

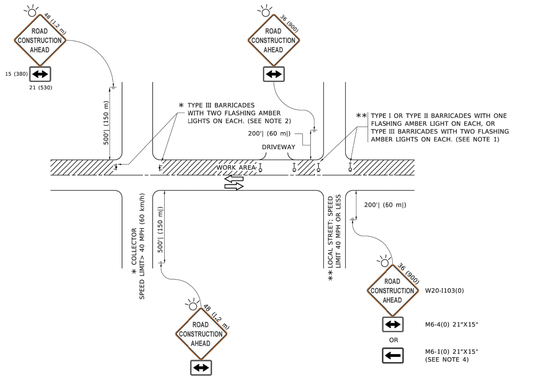
URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

Illinois Department of Transportation

APPROVED January 1 2015
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1 2015
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/BCD 1-1-15



NOTES:

1. SIDE ROAD WITH A SPEED LIMIT OF 40 MPH (60 km/h) OR LESS AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
   a) ONE "ROAD CONSTRUCTION AHEAD" SIGN 36 x 36 (900x900) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 200' (60 m) IN ADVANCE OF THE MAIN ROUTE.
   b) THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE I, TYPE II OR TYPE III BARRICADES, 1/3 OF THE CROSS SECTION OF THE CLOSED PORTION.
2. SIDE ROAD WITH A SPEED LIMIT GREATER THAN 40 MPH (60 km/h) AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
   a) ONE "ROAD CONSTRUCTION AHEAD" SIGN 48 x 48 (1.2 m x 1.2 m) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 500' (150 m) IN ADVANCE OF THE MAIN ROUTE.
   b) THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE III BARRICADES, 1/2 OF THE CROSS SECTION OF THE CLOSED PORTION.
3. CONES MAY BE SUBSTITUTED FOR BARRICADES OR DRUMS AT HALF THE SPACING DURING DAY OPERATIONS. CONES SHALL BE A MINIMUM OF 28 (710) IN HEIGHT.
   WHEN THE SIDE ROAD LIES BETWEEN THE BEGINNING OF THE MAINLINE
4. SIGNING AND THE WORK ZONE. A SINGLE HEADED ARROW (M6-1) SHALL BE USED IN LIEU OF THE DOUBLE HEADED ARROW (M6-4).
5. WHEN WORK IS BEING PERFORMED ON A SIDE ROAD OR DRIVEWAY, FOLLOW THE APPLICABLE STANDARD(S). THE DIRECTIONAL ARROW (M6-1 OR M6-4) SHALL BE COVERED OR REMOVED WHEN NO LONGER CONSISTENT WITH THE TRAFFIC CONTROL SET-UP.
6. ADVANCE WARNING SIGNS ARE TO BE OMITTED ON DRIVEWAYS UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.
7. THE TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS, AND DRIVEWAYS SHALL BE INCLUDED IN THE COST OF SPECIFIED TRAFFIC CONTROL STANDARDS OR ITEMS.

All dimensions are in inches (millimeters) unless otherwise shown.

USER NAME = fosterj	DESIGNED - L.H.A.	REVISED - A. HOUSEH 10-15-96	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS, AND DRIVEWAYS	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	DRAWN -	REVISED - T. RAMMACHER 01-06-00							
PLOT SCALE = 50.0000 ' / in.	CHECKED -	REVISED - A. SCHUETZE 07-01-13				TC-10			CONTRACT NO.
PLOT DATE = 3/4/2019	DATE - 06-89	REVISED - A. SCHUETZE 09-15-16		SCALE: NONE SHEET 1 OF 1 SHEETS STA. TO STA.		ILLINOIS FED. AID PROJECT			

No.	REVISIONS DESCRIPTION	DATE

IMEG
4850 GRAND AVENUE
GURNEE, IL 60031
PH: 847.336.7100
www.imegcorp.com
Illinois Design Firm Registration #184.007637-0014

2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

DETAIL SHEETS

IMEG Project No: 25006467.00

File Name: COVER-NOTES-DETAILS.dwg

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Field Book No: ####

Drawn By: RWL

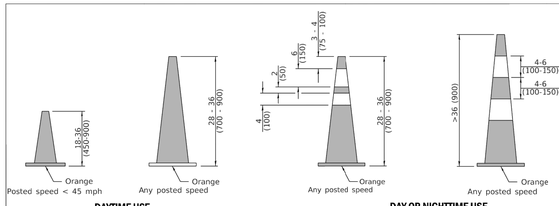
Checked By: HMD

Date: 02/03/2026

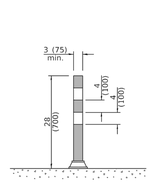
37

Sheet 37 of 38

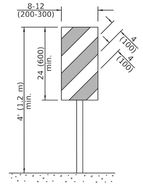
Wednesday, February 4, 2026 4:06:05 PM
\\FILES\ACTIVE_PROJECTS\2025\25006467.00\DESIGN\CIVIL\C3D\MASTER\COVER-NOTES-DETAILS.DWG



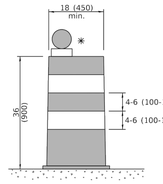
DAYTIME USE | **CONES** | **DAY OR NIGHTTIME USE**



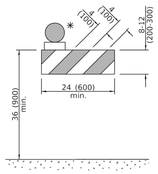
TUBULAR MARKER



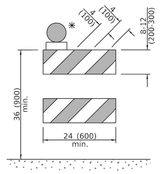
VERTICAL PANEL
POST MOUNTED



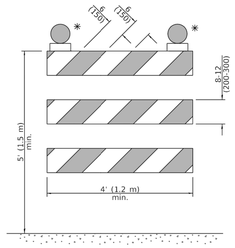
DRUM



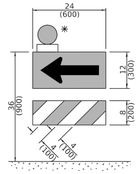
TYPE I BARRICADE



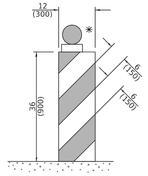
TYPE II BARRICADE



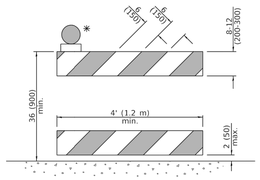
TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✳ Warning lights (if required)

GENERAL NOTES

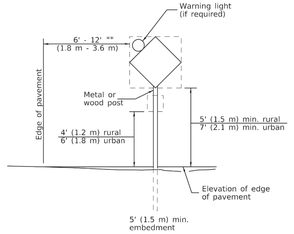
All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

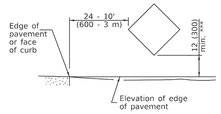
Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 701901-04

TRAFFIC CONTROL DEVICES
(Sheet 1 of 3)
STANDARD 701901-08



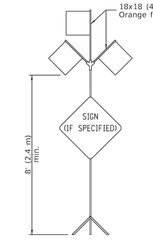
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.

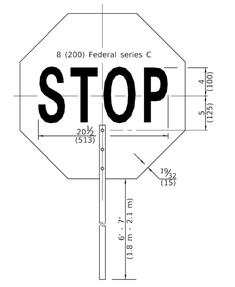


HIGH LEVEL WARNING DEVICE

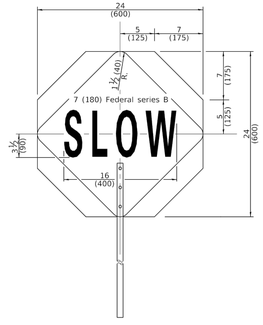
W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.



FRONT SIDE



REVERSE SIDE

FLAGGER TRAFFIC CONTROL SIGN

ROAD CONSTRUCTION NEXT X MILES
G20-I104(0)-6036

END CONSTRUCTION
G20-I105(0)-6024

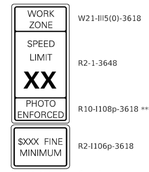
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



W21-II5(0)-3618
R2-1-3648
R10-I108p-3618 ****
R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

G20-I103-6036

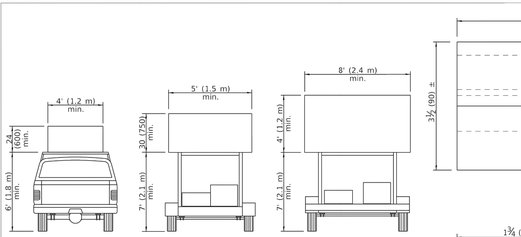
This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I108p shall only be used along roadways under the junistiction of the State.

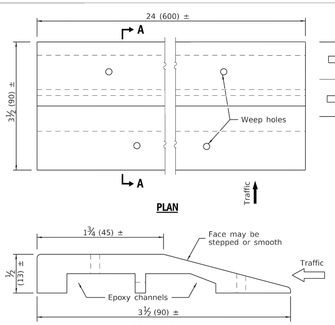
Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 701901-04

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-08



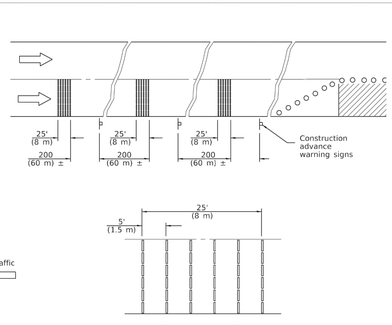
TYPE A ROOF MOUNTED | **TYPE B ROOF OR TRAILER MOUNTED** | **TYPE C TRAILER MOUNTED**

ARROW BOARDS



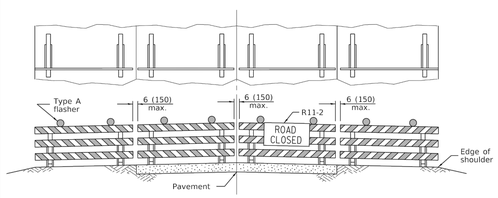
PLAN

SECTION A-A



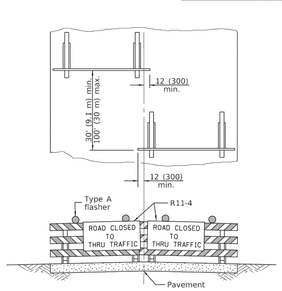
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the sign may be mounted on an NCHRP 350 temporary sign support directly in front of the barricade.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the signs may be mounted on NCHRP 350 temporary sign supports directly in front of the barricade.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 701901-04

TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-08

REVISIONS
DESCRIPTION
DATE
No.

IMEG
PH: 847.336.7100
www.imegcorp.com
4850 GRAND AVENUE
GURNEE, IL 60031
Illinois Design Firm Registration #184.007637-0014

2026 WATER MAIN IMPROVEMENTS
MOUNT PROSPECT, ILLINOIS

DETAIL SHEETS

IMEG Project No: 25006467.00
File Name: COVER-NOTES-DETAILS.dwg
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Field Book No:####
Drawn By: RWL
Checked By: HMD
Date: 02/03/2026

38
Sheet 38 of 38

Wednesday, February 4, 2026 4:05:13 PM
\\FILES\ACTIVEPROJECTS\2025\25006467.00\DESIGN\CIVIL\C3D\MASTER\COVER-NOTES-DETAILS.DWG

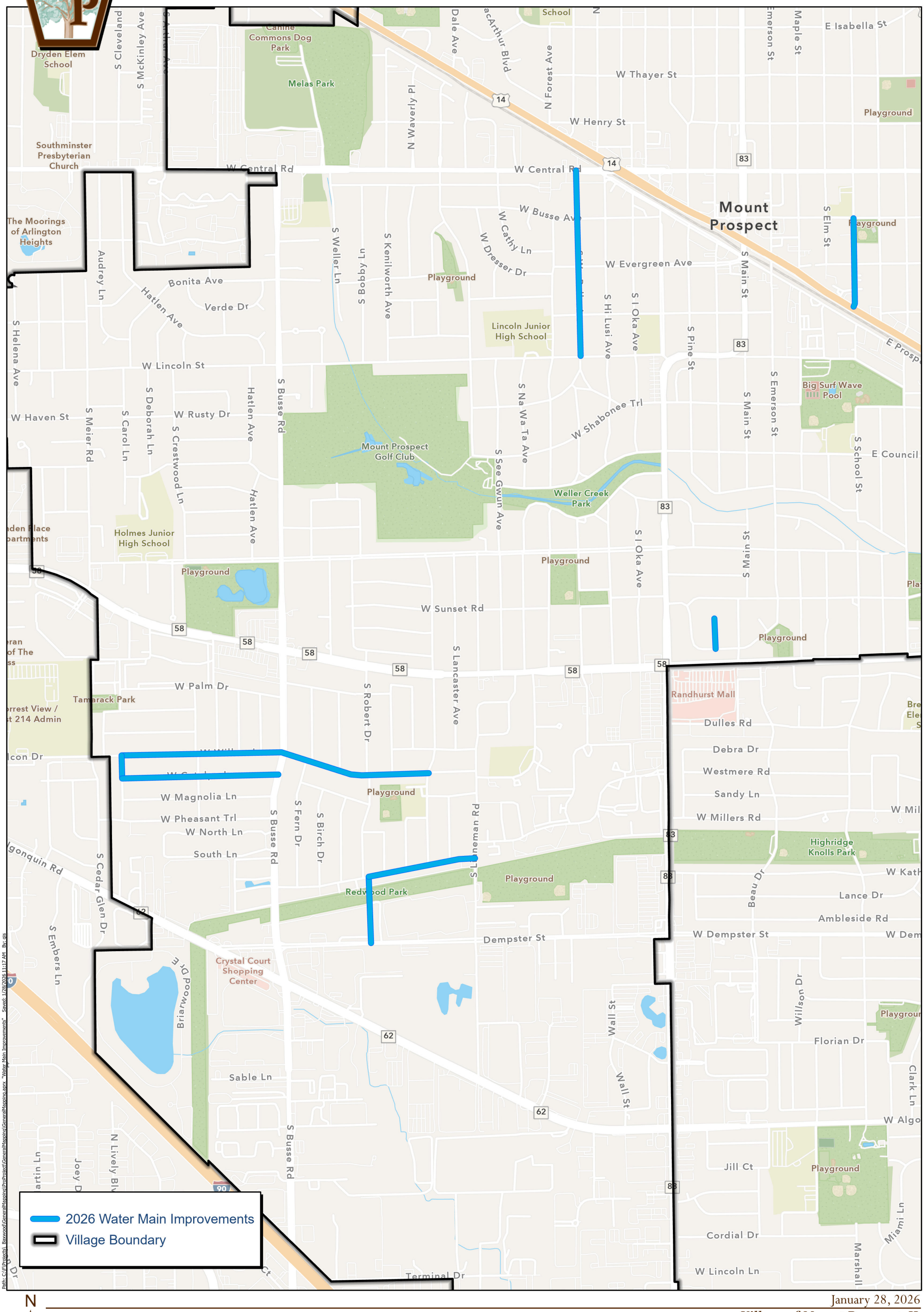
TABULATION OF BIDS (02/23/2026)
VILLAGE OF MOUNT PROSPECT
2026 WATER SYSTEM IMPROVEMENT
IMEG PROJECT NO. 25006467.00

ITEM NO.	ITEMS	UNITS	BIDDER NAME AND ADDRESS: / *ENGINEER'S ESTIMATE* QTY.	*ENGINEER'S ESTIMATE* UNIT PRICE	*ENGINEER'S ESTIMATE* TOTAL	Dimeo Brothers 800 Nicholas Blvd. Elk Grove Village, IL 60007 UNIT PRICE	Dimeo Brothers TOTAL	Gerardi Sewer & Water Co. 1785 Armitage Court Addison, IL 60101 UNIT PRICE	Gerardi Sewer & Water Co. TOTAL	Bluewater Construction 2358 Bluewater Dr. Wauconda, IL 60084 UNIT PRICE	Bluewater Construction TOTAL	Acqua Contractors 551 S Il Route 83 Elmhurst, IL 60126 UNIT PRICE	Acqua Contractors TOTAL	J. Congdon Sewer Service, Inc 170-A Alexandra Way Carol Stream, IL 60188 UNIT PRICE	J. Congdon Sewer Service, Inc TOTAL
	BASE BID														
1	TRENCH BACKFILL, SPECIAL	C.Y.	12000	$40.00	$480,000.00	$3.00	$36,000.00	$0.01	$120.00	$0.01	$120.00	$40.00	$480,000.00	$0.01	$120.00
2	TEMPORARY PAVEMENT PATCH, (PROCESSED GRINDINGS) - 3"	S.Y.	12869	$15.00	$193,035.00	$2.00	$25,738.00	$0.01	$128.69	$0.01	$128.69	$6.00	$77,214.00	$3.00	$38,607.00
3	PAVEMENT PATCHING, CLASS B, 9"	S.Y.	14	$300.00	$4,200.00	$180.00	$2,520.00	$300.00	$4,200.00	$300.00	$4,200.00	$300.00	$4,200.00	$170.00	$2,380.00
4	PAVEMENT PATCHING, CLASS D, 5"	S.Y.	38	$50.00	$1,900.00	$115.00	$4,370.00	$162.00	$6,156.00	$162.00	$6,156.00	$225.00	$8,550.00	$162.00	$6,156.00
5	HMA PAVEMENT REMOVAL (COLD MILLING), 3"	S.Y.	65	$10.00	$650.00	$23.00	$1,495.00	$50.00	$3,250.00	$50.00	$3,250.00	$20.00	$1,300.00	$50.00	$3,250.00
6	HMA SURFACE COURSE, MIX D, N70	TON	21	$110.00	$2,310.00	$200.00	$4,200.00	$513.00	$10,773.00	$513.00	$10,773.00	$250.00	$5,250.00	$513.00	$10,773.00
7	BITUMINOUS MATERIALS (TACK COAT)	LBS	53	$1.00	$53.00	$1.00	$53.00	$0.01	$0.53	$0.01	$0.53	$1.00	$53.00	$0.01	$0.53
8	STORM SEWER, WATER MAIN CLASS - 6" PVC	L.F.	17	$70.00	$1,190.00	$130.00	$2,210.00	$40.00	$680.00	$30.00	$510.00	$160.00	$2,720.00	$80.00	$1,360.00
9	STORM SEWER, WATER MAIN CLASS - 8" PVC	L.F.	233	$90.00	$20,970.00	$140.00	$32,620.00	$50.00	$11,650.00	$50.00	$11,650.00	$175.00	$40,775.00	$90.00	$20,970.00
10	STORM SEWER, WATER MAIN CLASS - 10" PVC	L.F.	40	$100.00	$4,000.00	$150.00	$6,000.00	$60.00	$2,400.00	$60.00	$2,400.00	$190.00	$7,600.00	$100.00	$4,000.00
11	STORM SEWER, WATER MAIN CLASS - 12" PVC	L.F.	167	$117.00	$19,539.00	$160.00	$26,720.00	$70.00	$11,690.00	$70.00	$11,690.00	$210.00	$35,070.00	$110.00	$18,370.00
12	STORM SEWER, WATER MAIN CLASS - 18" PVC	L.F.	77	$160.00	$12,320.00	$250.00	$19,250.00	$80.00	$6,160.00	$80.00	$6,160.00	$320.00	$24,640.00	$120.00	$9,240.00
13	STORM SEWER, WATER MAIN CLASS - 24" PVC	L.F.	15	$240.00	$3,600.00	$350.00	$5,250.00	$180.00	$2,700.00	$200.00	$3,000.00	$340.00	$5,100.00	$150.00	$2,250.00
14	SANITARY SEWER, WATER MAIN CLASS - 8" PVC	L.F.	100	$100.00	$10,000.00	$125.00	$12,500.00	$80.00	$8,000.00	$85.00	$8,500.00	$175.00	$17,500.00	$220.00	$22,000.00
15	SANITARY SEWER, WATER MAIN CLASS - 12" PVC	L.F.	20	$200.00	$4,000.00	$125.00	$2,500.00	$100.00	$2,000.00	$95.00	$1,900.00	$400.00	$8,000.00	$250.00	$5,000.00
16	WATER MAIN - 4" D.I.P., CLASS 52	L.F.	17	$110.00	$1,870.00	$162.00	$2,754.00	$165.00	$2,805.00	$160.00	$2,720.00	$295.00	$5,015.00	$150.00	$2,550.00
17	WATER MAIN - 6" D.I.P., CLASS 52	L.F.	148	$130.00	$19,240.00	$172.00	$25,456.00	$165.00	$24,420.00	$160.00	$23,680.00	$260.00	$38,480.00	$170.00	$25,160.00
18	WATER MAIN - 8" D.I.P., CLASS 52	L.F.	11492	$150.00	$1,723,800.00	$178.00	$2,045,576.00	$195.00	$2,240,940.00	$205.00	$2,355,860.00	$180.00	$2,068,560.00	$200.00	$2,298,400.00
19	WATER MAIN - 10" D.I.P., CLASS 52	L.F.	5	$180.00	$900.00	$190.00	$950.00	$225.00	$1,125.00	$225.00	$1,125.00	$810.00	$4,050.00	$210.00	$1,050.00
20	WATER MAIN - 12" D.I.P., CLASS 52	L.F.	2691	$210.00	$565,110.00	$195.00	$524,745.00	$230.00	$618,930.00	$235.00	$632,385.00	$300.00	$807,300.00	$220.00	$592,020.00
21	WATER MAIN - 16" D.I.P., CLASS 52	L.F.	98	$280.00	$27,440.00	$250.00	$24,500.00	$275.00	$26,950.00	$300.00	$29,400.00	$535.00	$52,430.00	$300.00	$29,400.00
22	16" CASING PIPE IN TRENCH, SPECIAL	L.F.	733	$120.00	$87,960.00	$80.00	$58,640.00	$50.00	$36,650.00	$40.00	$29,320.00	$135.00	$98,955.00	$50.00	$36,650.00
23	NON-PRESSURE CONNECTIONS, SPECIAL	EACH	38	$4,500.00	$171,000.00	$6,000.00	$228,000.00	$5,000.00	$190,000.00	$5,500.00	$209,000.00	$15,000.00	$570,000.00	$8,000.00	$304,000.00
24	GATE VALVES, 4", SPECIAL	EACH	1	$2,500.00	$2,500.00	$1,500.00	$1,500.00	$3,000.00	$3,000.00	$2,350.00	$2,350.00	$2,000.00	$2,000.00	$3,000.00	$3,000.00
25	GATE VALVES, 6", SPECIAL	EACH	2	$2,750.00	$5,500.00	$2,000.00	$4,000.00	$3,400.00	$6,800.00	$2,750.00	$5,500.00	$2,300.00	$4,600.00	$4,500.00	$9,000.00
26	GATE VALVES, 8", SPECIAL	EACH	36	$3,200.00	$115,200.00	$2,500.00	$90,000.00	$4,000.00	$144,000.00	$3,550.00	$127,800.00	$3,500.00	$126,000.00	$5,000.00	$180,000.00
27	BUTTERFLY VALVES, 12", SPECIAL	EACH	3	$5,500.00	$16,500.00	$5,500.00	$16,500.00	$5,250.00	$15,750.00	$5,350.00	$16,050.00	$6,000.00	$18,000.00	$6,000.00	$18,000.00
28	BUTTERFLY VALVES, 16", SPECIAL	EACH	2	$6,800.00	$13,600.00	$9,500.00	$19,000.00	$8,500.00	$17,000.00	$9,050.00	$18,100.00	$10,000.00	$20,000.00	$9,000.00	$18,000.00
29	VALVE VAULTS, 5' DIAMETER	EACH	44	$4,250.00	$187,000.00	$4,000.00	$176,000.00	$2,500.00	$110,000.00	$2,500.00	$110,000.00	$6,000.00	$264,000.00	$1,400.00	$61,600.00
30	FIRE HYDRANT INSTALLATION, SPECIAL	EACH	44	$9,500.00	$418,000.00	$8,500.00	$374,000.00	$9,500.00	$418,000.00	$10,500.00	$462,000.00	$12,000.00	$528,000.00	$10,000.00	$440,000.00
31	REMOVE EXISTING FIRE HYDRANTS, SPECIAL	EACH	38	$600.00	$22,800.00	$400.00	$15,200.00	$750.00	$28,500.00	$100.00	$3,800.00	$200.00	$7,600.00	$350.00	$13,300.00
32	EXISTING VALVE VAULTS TO BE ABANDONED, SPECIAL	EACH	42	$400.00	$16,800.00	$500.00	$21,000.00	$250.00	$10,500.00	$100.00	$4,200.00	$200.00	$8,400.00	$200.00	$8,400.00
33	EXISTING VALVE BOXES TO BE ABANDONED, SPECIAL	EACH	3	$175.00	$525.00	$250.00	$750.00	$150.00	$450.00	$100.00	$300.00	$150.00	$450.00	$50.00	$150.00
34	CAP AND PLUG EXISTING WATER MAINS, SPECIAL	EACH	40	$1,400.00	$56,000.00	$250.00	$10,000.00	$1.00	$40.00	$100.00	$4,000.00	$1,000.00	$40,000.00	$5,800.00	$232,000.00
35	TEE REMOVAL, SPECIAL	EACH	4	$5,200.00	$20,800.00	$2,500.00	$10,000.00	$5,000.00	$20,000.00	$5,500.00	$22,000.00	$2,000.00	$8,000.00	$6,000.00	$24,000.00
36	TEE AND VALVE REMOVAL, SPECIAL	EACH	1	$7,000.00	$7,000.00	$2,000.00	$2,000.00	$5,000.00	$5,000.00	$5,500.00	$5,500.00	$2,000.00	$2,000.00	$7,000.00	$7,000.00
37	WATER SERVICE CONNECTIONS, NEAR SIDE, 1", SPECIAL	EACH	142	$3,000.00	$426,000.00	$3,000.00	$426,000.00	$2,400.00	$340,800.00	$3,500.00	$497,000.00	$2,000.00	$284,000.00	$4,000.00	$568,000.00
38	WATER SERVICE CONNECTIONS, FAR SIDE TRANSFER, 1", SPECIAL	EACH	77	$2,000.00	$154,000.00	$1,800.00	$138,600.00	$1,600.00	$123,200.00	$2,750.00	$211,750.00	$1,500.00	$115,500.00	$4,500.00	$346,500.00
39	WATER SERVICE CONNECTIONS, FAR SIDE COMPLETE, 1", SPECIAL	EACH	86	$4,000.00	$344,000.00	$3,500.00	$301,000.00	$3,600.00	$309,600.00	$4,500.00	$387,000.00	$3,700.00	$318,200.00	$5,000.00	$430,000.00
40	WATER SERVICE CONNECTIONS, NEAR SIDE, 1.5", SPECIAL	EACH	20	$5,000.00	$100,000.00	$3,500.00	$70,000.00	$4,000.00	$80,000.00	$4,500.00	$90,000.00	$3,800.00	$76,000.00	$4,500.00	$90,000.00
41	WATER SERVICE CONNECTIONS, FAR SIDE TRANSFER, 1.5", SPECIAL	EACH	6	$6,000.00	$36,000.00	$2,800.00	$16,800.00	$2,800.00	$16,800.00	$3,500.00	$21,000.00	$3,600.00	$21,600.00	$6,000.00	$36,000.00
42	LEAD SERVICE REPLACEMENT - B-BOX INTO RESIDENCE	EACH	40	$8,700.00	$348,000.00	$5,000.00	$200,000.00	$5,500.00	$220,000.00	$4,500.00	$180,000.00	$1,500.00	$60,000.00	$7,000.00	$280,000.00
43	SANITARY SERVICE REPLACEMENT	L.F.	516	$200.00	$103,200.00	$35.00	$18,060.00	$55.00	$28,380.00	$50.00	$25,800.00	$30.00	$15,480.00	$50.00	$25,800.00
44	STORM SEWER PROTECTION	L.S.	1	$10,000.00	$10,000.00	$6,300.00	$6,300.00	$25,000.00	$25,000.00	$28,841.78	$28,841.78	$1,000.00	$1,000.00	$4,000.00	$4,000.00
45	TREE ROOT PRUNING	EACH	20	$100.00	$2,000.00	$400.00	$8,000.00	$50.00	$1,000.00	$95.00	$1,900.00	$150.00	$3,000.00	$150.00	$3,000.00
46	LANDSCAPING	S.Y.	3206	$20.00	$64,120.00	$12.00	$38,472.00	$29.00	$92,974.00	$30.00	$96,180.00	$20.00	$64,120.00	$25.00	$80,150.00
47	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L.S.	1	$80,000.00	$80,000.00	$194,000.00	$194,000.00	$300,000.00	$300,000.00	$500,000.00	$500,000.00	$649,288.00	$649,288.00	$1,540,000.00	$1,540,000.00
	TOTAL BASE BID				**$5,904,632.00**		**$5,249,229.00**		**$5,528,522.22**		**$6,175,000.00**		**$7,000,000.00**		**$7,851,606.53**

TABULATION OF BIDS (02/23/2026)
VILLAGE OF MOUNT PROSPECT
2026 WATER SYSTEM IMPROVEMENT
IMEG PROJECT NO. 25006467.00

ITEM NO.	ITEMS	UNITS	BIDDER NAME AND ADDRESS: / *ENGINEER'S ESTIMATE* QTY.	*ENGINEER'S ESTIMATE* UNIT PRICE	*ENGINEER'S ESTIMATE* TOTAL	Dimeo Brothers 800 Nicholas Blvd. Elk Grove Village, IL 60007 UNIT PRICE	Dimeo Brothers TOTAL	Gerardi Sewer & Water Co. 1785 Armitage Court Addison, IL 60101 UNIT PRICE	Gerardi Sewer & Water Co. TOTAL	Bluewater Construction 2358 Bluewater Dr. Wauconda, IL 60084 UNIT PRICE	Bluewater Construction TOTAL	Acqua Contractors 551 S Il Route 83 Elmhurst, IL 60126 UNIT PRICE	Acqua Contractors TOTAL	J. Congdon Sewer Service, Inc 170-A Alexandra Way Carol Stream, IL 60188 UNIT PRICE	J. Congdon Sewer Service, Inc TOTAL
ADDITIVE ALTERNATE #1 (REDWOOD DR)															
1	TRENCH BACKFILL, SPECIAL	C.Y.	1254	$40.00	$50,160.00	$1.00	$1,254.00	$0.01	$12.54	$0.01	$12.54	$40.00	$50,160.00	$0.01	$12.54
2	TEMPORARY PAVEMENT PATCH, (PROCESSED GRINDINGS) - 3"	S.Y.	836	$15.00	$12,540.00	$2.00	$1,672.00	$0.01	$8.36	$0.01	$8.36	$6.00	$5,016.00	$3.00	$2,508.00
3	PAVEMENT PATCHING, CLASS D, 5"	S.Y.	23	$50.00	$1,150.00	$115.00	$2,645.00	$162.00	$3,726.00	$162.00	$3,726.00	$225.00	$5,175.00	$165.00	$3,795.00
4	HMA PAVEMENT REMOVAL (COLD MILLING), 3"	S.Y.	23	$10.00	$230.00	$42.00	$966.00	$50.00	$1,150.00	$50.00	$1,150.00	$20.00	$460.00	$2.00	$46.00
5	HMA SURFACE COURSE, MIX D, N70	TON	8	$110.00	$880.00	$205.00	$1,640.00	$513.00	$4,104.00	$513.00	$4,104.00	$300.00	$2,400.00	$150.00	$1,200.00
6	BITUMINOUS MATERIALS (TACK COAT)	LBS	21	$1.00	$21.00	$1.00	$21.00	$0.01	$0.21	$0.01	$0.21	$1.00	$21.00	$0.01	$0.21
7	WATER MAIN - 6" D.I.P., CLASS 52	L.F.	61	$130.00	$7,930.00	$172.00	$10,492.00	$165.00	$10,065.00	$160.00	$9,760.00	$275.00	$16,775.00	$170.00	$10,370.00
8	WATER MAIN - 8" D.I.P., CLASS 52	L.F.	874	$150.00	$131,100.00	$178.00	$155,572.00	$195.00	$170,430.00	$205.00	$179,170.00	$210.00	$183,540.00	$200.00	$174,800.00
9	WATER MAIN - 10" D.I.P., CLASS 52	L.F.	5	$180.00	$900.00	$190.00	$950.00	$225.00	$1,125.00	$215.00	$1,075.00	$290.00	$1,450.00	$210.00	$1,050.00
10	16" CASING PIPE IN TRENCH, SPECIAL	L.F.	40	$120.00	$4,800.00	$80.00	$3,200.00	$50.00	$2,000.00	$50.00	$2,000.00	$175.00	$7,000.00	$50.00	$2,000.00
11	NON-PRESSURE CONNECTIONS, SPECIAL	EACH	3	$4,500.00	$13,500.00	$6,000.00	$18,000.00	$5,000.00	$15,000.00	$5,500.00	$16,500.00	$15,000.00	$45,000.00	$7,000.00	$21,000.00
12	GATE VALVES, 6", SPECIAL	EACH	2	$2,750.00	$5,500.00	$2,000.00	$4,000.00	$3,400.00	$6,800.00	$2,750.00	$5,500.00	$2,300.00	$4,600.00	$3,000.00	$6,000.00
13	GATE VALVES, 8", SPECIAL	EACH	1	$3,200.00	$3,200.00	$2,500.00	$2,500.00	$4,000.00	$4,000.00	$3,550.00	$3,550.00	$3,500.00	$3,500.00	$4,000.00	$4,000.00
14	VALVE VAULTS, 5' DIAMETER	EACH	3	$4,250.00	$12,750.00	$4,500.00	$13,500.00	$2,500.00	$7,500.00	$2,500.00	$7,500.00	$6,000.00	$18,000.00	$2,000.00	$6,000.00
15	FIRE HYDRANT INSTALLATION, SPECIAL	EACH	2	$9,500.00	$19,000.00	$8,500.00	$17,000.00	$9,500.00	$19,000.00	$10,500.00	$21,000.00	$12,000.00	$24,000.00	$10,000.00	$20,000.00
16	REMOVE EXISTING FIRE HYDRANTS, SPECIAL	EACH	2	$600.00	$1,200.00	$400.00	$800.00	$750.00	$1,500.00	$100.00	$200.00	$200.00	$400.00	$350.00	$700.00
17	EXISTING VALVE VAULTS TO BE ABANDONED, SPECIAL	EACH	5	$400.00	$2,000.00	$500.00	$2,500.00	$250.00	$1,250.00	$100.00	$500.00	$200.00	$1,000.00	$250.00	$1,250.00
18	CAP AND PLUG EXISTING WATER MAINS, SPECIAL	EACH	3	$1,400.00	$4,200.00	$300.00	$900.00	$1.00	$3.00	$100.00	$300.00	$1,000.00	$3,000.00	$6,000.00	$18,000.00
19	TEE REMOVAL, SPECIAL	EACH	1	$5,200.00	$5,200.00	$2,500.00	$2,500.00	$5,000.00	$5,000.00	$5,500.00	$5,500.00	$2,000.00	$2,000.00	$6,000.00	$6,000.00
20	WATER SERVICE CONNECTIONS, NEAR SIDE, 1.5", SPECIAL	EACH	7	$5,000.00	$35,000.00	$4,000.00	$28,000.00	$4,000.00	$28,000.00	$4,500.00	$31,500.00	$3,800.00	$26,600.00	$5,000.00	$35,000.00
21	STORM SEWER PROTECTION	L.S.	1	$2,000.00	$2,000.00	$2,100.00	$2,100.00	$2,500.00	$2,500.00	$5,418.89	$5,418.89	$1,000.00	$1,000.00	$4,000.00	$4,000.00
22	TREE ROOT PRUNING	EACH	1	$100.00	$100.00	$400.00	$400.00	$50.00	$50.00	$125.00	$125.00	$150.00	$150.00	$150.00	$150.00
23	LANDSCAPING	S.Y.	128	$20.00	$2,560.00	$12.00	$1,536.00	$29.00	$3,712.00	$50.00	$6,400.00	$20.00	$2,560.00	$25.00	$3,200.00
24	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L.S.	1	$10,000.00	$10,000.00	$2,000.00	$2,000.00	$31,500.00	$31,500.00	$70,000.00	$70,000.00	$20,193.00	$20,193.00	$134,000.00	$134,000.00
	TOTAL ADDITITIVE ALTERNATE #1				**$325,921.00**		**$274,148.00**		**$318,436.11**		**$375,000.00**		**$424,000.00**		**$455,081.75**
ADDITIVE ALTERNATE #2 (LANDSCAPING)															
1	SEEDING, IDOT CLASS 1/1A	ACRE	0.7	$5,000.00	$3,500.00	$54,000.00	$37,800.00	$67,800.00	$47,460.00	$71,428.57	$50,000.00	$10,000.00	$7,000.00	$50,000.00	$35,000.00
	TOTAL ADDITITIVE ALTERNATE #2				**$3,500.00**		**$37,800.00**		**$47,460.00**		**$50,000.00**		**$7,000.00**		**$35,000.00**
ADDITIONAL REQUESTED UNIT PRICES															
PRICE PER EACH, WATER SERVICE CONNECTION, NEAR SIDE, 2" SPECIAL						$5,000.00		$12,000.00		$7,500.00		$6,000.00		$6,000.00	
PRICE PER EACH, WATER SERVICE CONNECTION, FAR SIDE TRANSFER, 2" SPECIAL						$5,000.00		$12,000.00		$5,000.00		$5,000.00		$8,000.00	
PRICE PER EACH, WATER SERVICE CONNECTION, NEAR SIDE, 2.5" SPECIAL						$6,000.00		$15,000.00		$10,000.00		$11,000.00		$8,000.00	
PRICE PER EACH, WATER SERVICE CONNECTION, FAR SIDE TRANSFER, 2.5" SPECIAL						$6,000.00		$15,000.00		$1,000.00		$11,000.00		$9,000.00	
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 1"						$60.00		$175.00		$100.00		$630.00		$50.00	
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 1.25"						$70.00		$200.00		$110.00		$640.00		$65.00	
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 1.5"						$80.00		$225.00		$120.00		$650.00		$70.00	
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 2"						$90.00		$275.00		$130.00		$700.00		$85.00	
*PRICE PER L.F., WATER SERVICE PIPING, TYPE "L" COPPER PIPING						$150.00		$600.00		$150.00		$800.00		$70.00	
	GRAND TOTAL				**$6,234,053.00**		**$5,561,177.00**		**$5,894,418.33**		**$6,600,000.00**		**$7,431,000.00**		**$8,341,688.28**

2026 Main Improvements



ADDENDUM # 1

DATE: **02/04/2026**

PROJECT: **Mount Prospect 2026 Water System Improvements**
IMEG #25006467.00

BID DUE DATE: **02/23/2025**

ARCHITECT: IMEG Consultants Corp.
263 Shuman Boulevard, Suite 550
Naperville IL, 60540
Phone: 630.527.2320

TO: All Contract Document Holders of Record.

This Addendum forms a part of the bidding and construction documents. This Addendum supersedes and supplements all portions of the original bidding and construction documents dated **[Insert Date]** with which it conflicts. Please attach this Addendum to the Project Manual(s) in your possession.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

A. DRAWINGS

1. Added an additional sheet (sheet 35) to address water and sewer separation requirements to bring total sheets in the plan set to 38. Also adjusted the cover sheet to show this change.

2. Adjusted sheet 2 to clarify that the color of the fire hydrants are to be specified by the owner prior to placement and that any material for sewer and sanitary replacement must use water main quality pipe.

3. Adjusted water main on sheet 25 sta. 12+85 to sta. 13+30 to meet IEPA standards for water and sewer horizontal separation.

4. Adjusted selected lengths of 16” Casing Pipe in Trench, Special on pages 4-6, 10, 11, 19-22, 25, 27, 29, 32 and 33 to abide by IEPA standards for water and sewer separation.

B. BID QUANTITIES

1. Adjusted bid quantity for 16” Casing Pipe in Trench, Special within Base Bid.

END OF ADDENDUM #1

[RWL]
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[Enclosure]

ADDENDUM # 2

DATE: **02/19/2026**

PROJECT: **Mount Prospect 2026 Water System Improvements**
IMEG #25006467.00

BID DUE DATE: **02/23/2025**

ARCHITECT: IMEG Consultants Corp.
263 Shuman Boulevard, Suite 550
Naperville IL, 60540
Phone: 630.527.2320

TO: All Contract Document Holders of Record.

This Addendum forms a part of the bidding and construction documents. This Addendum supersedes and supplements all portions of the original bidding and construction documents dated **02/03/2026** with which it conflicts. Please attach this Addendum to the Project Manual(s) in your possession.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

A. BID QUANTITIES

1. Adjusted bid quantity for Trench Backfill, Special within Base Bid.

END OF ADDENDUM #2

[RWL]
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[Enclosure]

ADDENDUM # 1

DATE: **02/04/2026**

PROJECT: **Mount Prospect 2026 Water System Improvements**
IMEG #25006467.00

BID DUE DATE: **02/23/2025**

ARCHITECT: IMEG Consultants Corp.
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END OF ADDENDUM #1

[RWL]
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[Enclosure]

ADDENDUM # 2

DATE: **02/19/2026**

PROJECT: **Mount Prospect 2026 Water System Improvements**
IMEG #25006467.00

BID DUE DATE: **02/23/2025**

ARCHITECT: IMEG Consultants Corp.
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A. BID QUANTITIES

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END OF ADDENDUM #2

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[Enclosure]

MEETING MINUTES

IMEG #25006467.00

MEETING DATE: 02/17/2026

LOCATION: Mount Prospect Public Works

ITEMS DISCUSSED:

1. The project will start on Wa Pella Ave where the village has requested two crews to complete this street due to the number of lead services on the street and due to the deadline to have this street completed before the 4th of July (including restoration). The IDOT bond for the work at Central Rd will need to be ready after the job is awarded.

2. The official start of the job is slated for April 1st at the latest, but the contractor may start earlier depending on the weather.

3. Landscaping to be completed after all the concrete work is done, will be seed and blanket if the alternate is done and sod if the alternate is not done.

4. For lead services on Wa Pella Ave and School St, the contractor will need a plumber on site to finish the hook up inside the house and the village will vac down behind the b-box in the parkway to determine which houses contain lead services.

5. For short water services where the existing b-box is located behind the sidewalk, the contactor will set a new box in the parkway and cut the top off the existing box instead of digging behind the sidewalk.

6. For long services, there will be service transfers wherever applicable.

7. The portion of Willow Ln east of Busse Rd will need to be completed before going over to the west side of Willow Ln.

8. There will be a disconnect on Sunset Rd outside of the scope of the project near Tower Ln so they can abandon the water main that runs behind the backyards of the residents there.

9. No night time work is anticipated as of now but may occur depending on the conditions, likely on NW Hwy near School St.

10. Sweepers must come once a week at least, twice a week if necessary.

11. The trench will need to be recapped with grindings after completing the water services.

12. Only need to sawcut concrete sections of roadways, no other special conditions.

13. Restoration of street in IDOT ROW to be done by contractor outside of the roadway rehabilitation project that is also occurring in the village.

14. Will have weekly progress meetings every Thursday.

15. If a b-box is in a brick driveway, contractor needs to save the bricks, and it is the obligation of the homeowner to restore.

16. If a broken sanitary service is found, either the village or the contractor will repair it to the main. This will be discussed further if it occurs.

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Rich LeBeck

INSTRUCTIONS TO BIDDERS

1) Bid. Bid forms are furnished by the Village. All bids must be submitted on the forms provided, complete and intact, properly signed in ink in the proper spaces, and submitted in a sealed envelope. All bids shall be delivered to the office of the Village Manager, Village Hall, 3rd Floor, 50 S. Emerson Street, Mount Prospect, Illinois 60056, not later than 1:00 p.m. on Monday, February 23rd, 2026. Envelopes shall be plainly marked, "**Sealed Bid for 2026 Water Main Improvements**" and with the following information: company's name, address, date and time of opening. Bids must be signed by an authorized official of the organization submitting the bid with the name of the official and his/her title typed below the signature.

2) Pre-Bid Conference. There will be an optional pre-bid conference at 10:00 a.m. on Tuesday, February 17th, 2026. The meeting will be held at the Public Works facility at 1700 W. Central Rd., Mt. Prospect, IL 60056

3) Bid Deposit; Surety. A bid deposit in the amount of ten percent (10%) of the total bid amount, payable to the Village, is required, unless otherwise stated in the bid package. The deposit must be in the form of a bid bond, certified check, or a bank cashier's check. All bid performance deposit checks will be retained by the Village until the bid award is made, at which time the checks will be promptly returned to the unsuccessful bidders. The bid performance deposit check of the successful bidder will be retained until surety bonding requirements have been satisfied and proof of insurance coverage is provided.

4) Alternate Multiple Bids/Specifications

   The Specifications describe the services that the Village feels is necessary to meet the performance requirements of the Village. It is not the desire or the intent to eliminate or exclude any bidder from bidding because of minor deviations, alternates or changes.

   Bidders desiring to bid on services which deviate from these Specifications, but which they believe are equivalent, are requested to submit alternate bids. However, alternate bids must be clearly indicated as such, and deviations from the applicable Specifications should be plainly noted. The bid must be accompanied by complete Specifications for the services offered. Bidders wishing to submit a secondary bid must submit it as an alternate bid. There is to be only one bid per envelope. The Village shall be the sole and final judge unequivocally as to whether any substitute is of equivalent or better quality. This decision is final and will not be subject to recourse by any person, firm or corporation.

   If the bidder wishes to qualify its bid or make special stipulations thereto, such qualifications or stipulations shall be stated on standard letterhead size sheets of paper, all attached to the bid form.

5) Erasures. All erasures or revisions of the bid must be initialed by the person signing the bid.

6) Receiving Of Bids. Bids received prior to the time of opening will be securely kept, unopened. The Village Clerk or his/her designee, whose duty it is to open the bids, will decide when the specified time has arrived, and no bid received thereafter will be considered. No responsibility will be attached to the Village or its representatives for the premature or non-opening of a bid not properly addressed and identified, except as otherwise provided by law.

7) Late Bids. Bids arriving after the specified time, whether sent by mail, courier, or in person, will not be accepted. These bids will either be refused or returned unopened. It is the bidder's responsibility for timely delivery regardless of the method used. Mailed bids which are

delivered after the specified hour will not be accepted regardless of post marked time on the envelope.

8) Bids By Email And Fax. Email and Facsimile machine transmitted bids will not be accepted.

9) Error In Bids. When an error is made in extending total prices, the unit bid price will govern. Otherwise, the bidder is not relieved from errors in bid preparation.

10) Withdrawal Of Bids. A written request for the withdrawal of a bid or any part thereof may be granted if the request is received by the Director of the requesting Department prior to the specified time of opening. After the opening, the bidder cannot withdraw or cancel his bid for a period of ninety (90) calendar days, or such longer time as stated in the bid documents.

11) Bidders Qualifications. All bidders shall complete and submit the Bidder's Qualification Statement.

12) References; Background Check. Upon request of the Village bidders must provide the names of three (3) references regarding its financial qualifications and three (3) references regarding its qualifications by experience, ability, personnel and equipment to undertake work of the nature and extent contemplated by the bid and Specifications. References must include company name, address, contact person, and telephone number. The Village reserves the right to reject a bid if the bidder does not provide produce the requested references.

    All Bidders, as a condition of and prior to entry into a contract, agree that a complete background investigation of the principals of the Bidder and all employees who will work on the project may be made. Bidders agree to cooperate with the appropriate Village personnel to supply all information necessary to complete these investigations. The Village in its complete discretion may disqualify any Bidder, including a low Bidder, and may void any contract previously entered into based upon its background investigation.

13) Consideration Of Bid And Contract. No bid will be accepted from or contract awarded to any person, firm or corporation that is in arrears or is in default to the Village upon any debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the Village or had failed to perform faithfully any previous contract with the Village within two (2) years prior to the date of the invitation to bid.

14) Conditions. Bidders are responsible to become familiar with all conditions, instructions and Specifications governing this bid. The bidder is responsible to visit a site if necessary and its bid is based upon the knowledge of all information readily available at the site of such a visit. Once the bids have been opened, the failure to have read and understood all conditions, Specifications and instructions shall not be cause to alter the original bid or to request additional compensation. No extra compensation will be allowed the successful bidder for failure to inform or familiarize itself prior to bidding.

15) Interpretation Of Bid Documents. Any bidder in doubt as to the true meaning of any part of the Specifications or other bid documents may submit a written request for interpretation to the Village, as provided in the Specifications. Bidders will acknowledge receipt of any addendum issued by so noting on the bid sheet. Oral explanations are not binding.

16) Prices. Unit prices shall be shown for each unit on which there is a bid, and shall include all packing, crating, freight, and shipping charges, and cost of unloading at the destination unless otherwise stated in the bid.

Unit prices shall not include any local, state or federal taxes. The Village is exempt, by law, from paying state and village retailer's occupation tax, service occupation tax, and federal excise tax. The Village will supply the successful bidder with its tax exemption number.

Cash discounts will not be considered in determining overall price but may be used in an overall evaluation.

17) Qualifications of Contractors. Factors: It is the intention of the Village to award the Contract only to a bidder who furnishes satisfactory evidence that it has the requisite experience, ability, capital facilities, plant organization and staffing to enable it to perform the work successfully and promptly, and to complete the work within the time set forth in the Bid Documents. The Village shall consider the following factors:

a. The lowest responsible bid.
b. The ability, capacity, and skill of the bidder to perform the contract to provide the service required.
c. Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference.
d. The character, integrity, reputation, judgment, experience, and efficiency of the bidder.
e. The quality of performance of previous contracts of services.
f. The previous and existing compliance by the bidder with laws and ordinance relating to the contract or service.
g. The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service.
h. The quality, availability, and adaptability of the supplies or contractual service to the particular use required.
i. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract.
j. The number and scope of conditions attached to the bid.
k. Whether the bidder has a place of business in the Village.
l. Responsiveness to the exact requirements of the invitation to bid.
m. Ability to work cooperatively with the Village and its administration.
n. Past records of the bidder's transactions with the Village or with other entities as evidence of the bidder's responsibility, character, integrity, reputation, judgment, experience, efficiency and cooperativeness.
o. Any other factor that the Village may legally consider in determining the bid that is in the best interests of the Village.

18) Award Or Rejection. The Village, at its sole discretion, reserves the right to reject any and all bids or parts thereof, to waive any irregularities, technicalities and informalities, and to award a bid in the best interests of the Village. Any bid submitted will be binding for ninety (90) calendar days after the date of the bid opening.

Bidders shall make all investigations necessary to thoroughly inform themselves regarding the equipment or supplies to be furnished in accordance with the bid. No plea of ignorance by the bidder of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the bidder to make the necessary examinations and investigations will be accepted as a basis for varying the requirements of the Village or the compensation to the bidder.

Any bidder's exceptions to the terms or conditions, or deviations from the written Specifications must be shown in writing and attached to the bid form. No verbal exceptions or agreements with employees of the Village will be considered valid. Such exceptions or

deviations can be cause for rejection of the bid proposal. Any exceptions not taken by the bidder shall be assumed by the Village to be included.

A contract will be awarded to the lowest responsible bidder complying with the conditions of the bid documents only when it is in the best interest of the Village to accept the bid. The Village will take into account the Base Bid as well as each Alternate bid item. The Village reserves the right to award any combination of the Base Bid and Alternate bid items including but not limited to the Base Bid plus all of the Alternates and the Base Bid plus no Alternates. The Village shall be the sole judge of compliance with the Specifications.

19) Other Requirements.

a. New Equipment. The bidder certifies that any equipment to be furnished shall be new, current model, standard production and fully operable, unless otherwise indicated on the bid form.

b. Material, Equipment and Service Standards. Unless otherwise directed by the Specifications, all materials, equipment and services provided will meet standards or requirements which would normally be anticipated in common practice. The bidder guarantees that all applicable federal, state and local laws, including OSHA, are being complied with in connection with the bid and any resultant contract or purchase by the Village.

c. Data; Proprietary. Complete and detailed brochures and specifications for vehicles equipment, materials, goods, supplies and/or services to be furnished must be included with each bid. Any reservations on the use of data contained in a bid must be clearly stated in the proposal itself. Unless stated otherwise, information submitted in response to the bid is not proprietary or confidential.

d. Patented Devices, Materials, And Processes. Contract prices are to include all royalties and costs arising in the Work. It is the intent that whenever the Bidder is required or desires to use any design, device, material, or process covered by patent or copyright, the right of such use shall be provided for by suitable legal agreement with the patent owner.

20) Requirement Of Bidder. The successful bidder shall, within ten (10) days after notification of the award of the contract: a) enter into a contract in writing with the Village covering all matters and things related to its bid; and b) furnish the required certificate of insurance and bonds.

21) Bid Certification Form. All bid submittals must include a signed Bid Certification Form (**copy attached**) certifying non-collusion in the bid, and that the bidder is in compliance with Sections 33E-3 and 33E-4 of the Illinois Criminal Code regarding bid rotating and bid-rigging, 720 ILCS 5/33E-3, 33E-4, compliance with the Illinois Drug Free Workplace Act, 30 ILCS 580/1, et seq., and Substance Abuse Prevention in Public Works Projects Act, 820 ILCS 265/1 et seq., that it is not delinquent in the payment of taxes (65 ILCS 5/11-42.1) and that it has a written sexual harassment policy in place in full compliance with Section 2-105 of the Human Rights Act, 775 ILCS 5/2-105, as amended,

Sections 33E-3 and 33E-4 states that it is unlawful to participate in bid-rigging and/or bid rotating. Therefore, all bidders must certify, under oath, that they are not barred from bidding on the contract as a result of a violation of Sections 33E-3 and/or 33E-4, prohibiting bid-rigging and bid rotation. Therefore, the Bid Certification Form must be notarized.

22) Interpretation Of Bid Documents. Any bidder in doubt as to the true meaning of any part of the Specifications or other bid documents shall submit a written request for interpretation to the contact specified in the Invitation, no later than five (5) calendar days prior to the date set for the opening of the bid. Any questions received after that time may be answered at the discretion of the Village.

In the event that the Village finds a question to be adequately addressed in the existing bidding documents, the question may be answered in writing by directing the requesting bidder to the applicable provision(s) in the existing bid documents. No further clarifications or interpretations will be issued.

Bidders will acknowledge receipt of any addendum issued by so noting on the bid sheet. Oral explanations are not binding.

BIDDER'S QUALIFICATION STATEMENT

Project Name: 2026 Water Main Improvements

SUBMITTED TO:
Village of Mount Prospect
Village Manager's Office, Third Floor
50 S. Emerson
Mount Prospect, IL 60056-2229

SUBMITTED BY:
Company Dimeo Bros Inc
Name John Dimeo
Address 800 Nicholas Blvd Elk Grove Vlg IL 60007
Principal Office 800 Nicholas Blvd Elk Grove Vlg IL 60007
Corporation, partnership, individual, joint venture, other
Corporation
Contractor license number and state
1077-3231 IL

EXPERIENCE STATEMENT

1. Bidder has been engaged as a General Contractor in construction for 52 years and has performed work of the nature and magnitude of this Contract for 52 years. Bidder has been in business under its present name for 52 years.
2. Bidder now has the following bonded projects under contract: On a separate sheet, list project name, owner, engineer/architect, amount of contract, surety, and estimated completion date. See attached
3. Bidder has completed the following three (3) contracts consisting of work similar to that proposed by this Contract: On a separate sheet, list project name, owner, engineer/architect, amount of contract, surety, and date of completion and percentage of the cost of the Work performed with Bidder's own forces. See attached
4. Has Bidder ever failed to complete any project? If so, state when, where, and why NO
5. Bidder normally performs the following work with his own forces:
   Site utilities & excavation
6. Construction experience of key individuals in the organization is as follows (continued on attached sheets if needed):
   John Dimeo 26 yrs Pete Vollering 26 yrs
   Mark Dimeo 21 yrs
7. In the event the Contract is awarded to Bidder, the required surety Bonds will be furnished by the following surety company including name and address of agent:
   Arch
   3 Parkway #1500
   Philadelphia PA 19102
   Arachas Group
   852 W Bartlett Rd
   Bartlett IL 60103

FINANCIAL STATEMENT

Bidder possesses adequate financial resources as indicated by the following:

a. Assets and Liabilities: Attach a financial statement, audited if available, including Bidder's latest balance sheet and income statements showing the following items:

Will send if low bidder

(1) Current assets (cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory, and prepaid expenses).
(2) Net fixed assets.
(3) Other assets.
(4) Current liabilities (accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries, and accrued payroll taxes).
(5) Other liabilities (capital, capital stock, authorized and outstanding shares par values, earned surplus, and retained earnings).
(6) Name of firm preparing financial statement and date thereof:

If financial statement is not for identical organization named herein, explain relationship and financial responsibility of the organization furnished.

8. Current Judgments: The following judgments are outstanding against Bidder:

	Judgment Creditors	Where Docketed and Date	Amount
a.	_____	_____	$_____
b.	_____	_____	$_____

Bidder hereby represents and warrants that all statements set forth herein are true and correct.

Date February 23, 2026

(OFFICIAL SEAL)

Name of Organization:

Dimeo Bros Inc

By _____

Title Secretary

(If Bidder is a partnership, the partnership name shall be signed, followed by the signature of at least one of the partners. If Bidder is a corporation, the corporate name shall be signed, followed by the signature of a duly authorized officer and with the corporate seal affixed).

BID FORM

2026 Water Main Improvements
Village of Mount Prospect
Department of Public Works

FROM: DiMeo Bros Inc
800 Nicholas Blvd Elk Grove Village IL 60007
(hereinafter called "Bidder")

TO: Office of the Village Manager, 3rd Floor
50 South Emerson Street
Mount Prospect, Illinois 60056
(hereinafter called "Village" or "Village of Mount Prospect")

Bid For: 2026 Water Main Improvements Project

The bidders have familiarized themselves with the work and probable work conditions required under this Bid affecting the cost of the work and with the Bid Documents which include:

Notice to Bidders
Table of Contents
Instructions for Bidders
General Conditions and Special Provisions
Specifications
Bid Form
Affidavit – Bid Certification Form
Bid Security
Bid Sheet – 2026 Water Main Improvements
Contract Document
Labor and Materials Payment Bond Form
Performance Bond Form

Therefore, the Bidder hereby proposes to furnish all supervision, technical personnel, labor, materials, tools appurtenances, equipment, and services (including all utility and transportation services) required to construct and complete the Work, all in accordance with the above listed documents.

Bidder agrees to perform all of the Work and provide the equipment and materials described in the Bid Documents, as follows:

Bidder has bid on all items and has provided a price for all items.

The Bidder will complete and provide all labor, equipment, materials and mobilization (if applicable) to perform the Work as incidental to the fixed item price for each item proposed.

In submitting this bid, the Bidder understands that the Village of Mount Prospect reserves the right to add to or subtract from the estimated quantities.

The Village of Mount Prospect intends to award one (1) contract (if at all) for the items bid. If written notice of award of this bid is mailed, emailed or otherwise delivered to the Bidder at any time before this bid is withdrawn, the Bidder agrees to execute and deliver the contract in the prescribed form and furnish payment and performance bonds, or letter of credit, and the insurance certificates required by the Bid Documents to the Village within ten (10) days after receipt.

The Bidder, and as successful bidder/Contractor upon award of the Contract understands and agrees to the following:

1) The Contractor agrees to provide all Work and items and material to the Village as noted in the Bid Documents and comply with the requirements of the Bid Documents.
2) The Contractor agrees to comply with all applicable state and federal laws, rules and regulations, and county and municipal ordinances, as described in the General Conditions.

All Addenda pertaining to this project shall be acknowledged by the Bidder in the spaces provided below:

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
1	2/4/2026		2/4/2026
2	2/19/2026		2/19/2026

Failure to acknowledge receipt, as provided above, may be considered sufficient grounds for disqualification of the bidder and rejection of his/her bid submittal. A record of all Addenda and copies of same will be available to all qualified bidders from the Village of Mount Prospect Public Works Department, 1700 West Central Road, Mount Prospect, Illinois two (2) days prior to the letting. It shall be the bidder's responsibility to become fully advised of all Addenda prior to submitting its bid.

Upon award the contract the Village will send Notice of Award to the successful bidder, the bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) days. The Village will then issue a written Notice to Proceed which starts the performance period. The contractor shall reach substantial completion by **FRIDAY, SEPTEMBER 18th, 2026** with **final completion by FRIDAY, OCTOBER 2nd, 2026**. Substantial completion shall be defined as the completion of all work except for site restoration. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to

complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of ten (10%) percent of the amount bid in form of (check one):
X Bid Bond _____Certified Check _____Bank Cashier's Check
is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

1) Bid Form
2) Affidavit – Bid Certification Form
3) Bid Security
4) Bid Sheet(s) – 2026 Water Main Improvements

Respectfully submitted:

Name of Firm/Bidder: Dimeo Bros Inc

By: _____ (Signature)

Title: Secretary

Date: February 23, 2026

Contact Information:

Official Address: 800 Nicholas Blvd

Elk Grove Village IL 60007

Telephone: 847-640-2240

Email: johne@dimeobros.com

ONE (1) SIGNED COPY OF THIS BID FORM AND BID SHEETS ALONG WITH THE AFFIDAVIT – BID CERTIFCATION FORM, AND BID SECURITY SHALL BE SUBMITTED IN A SEALED MARKED ENVELOPE.

BID SHEET

2026 Water Main Improvements Project

UNIT PRICES: For providing, performing, and completing all work, the sum of the products resulting from multiplying the number of acceptable units by price per unit.

COMPLETE TABLE AS INDICATED

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
BASE BID (CATALPA, TAMARACK, WILLOW, COTTONWOOD, WA PELLA, TOWER, SCHOOL)					
1	TRENCH BACKFILL, SPECIAL	C.Y.	12000	3	36,000
2	TEMPORARY PAVEMENT PATCH, (PROCESSED GRINDINGS) - 3"	S.Y.	12869	2	25,738
3	PAVEMENT PATCHING, CLASS B, 9"	S.Y.	14	180	2520
4	PAVEMENT PATCHING, CLASS D, 5"	S.Y.	38	115	4370
5	HMA PAVEMENT REMOVAL (COLD MILLING), 3"	S.Y.	65	23	1495
6	HMA SURFACE COURSE, MIX D, N70	TON	21	200	4200
7	BITUMINOUS MATERIALS (TACK COAT)	LBS	53	1	53
8	STORM SEWER, WATER MAIN CLASS - 6" PVC	L.F.	17	130	2210
9	STORM SEWER, WATER MAIN CLASS - 8" PVC	L.F.	233	140	32,620
10	STORM SEWER, WATER MAIN CLASS - 10" PVC	L.F.	40	150	6000
11	STORM SEWER, WATER MAIN CLASS - 12" PVC	L.F.	167	160	26,720
12	STORM SEWER, WATER MAIN CLASS - 18" PVC	L.F.	77	250	19,250
13	STORM SEWER, WATER MAIN CLASS - 24" PVC	L.F.	15	350	5250
14	SANITARY SEWER, WATER MAIN CLASS - 8" PVC	L.F.	100	125	12,500
15	SANITARY SEWER, WATER MAIN CLASS - 12" PVC	L.F.	20	125	2500
16	WATER MAIN - 4" D.I.P., CLASS 52	L.F.	17	162	2754
17	WATER MAIN - 6" D.I.P., CLASS 52	L.F.	148	172	25,456
18	WATER MAIN - 8" D.I.P., CLASS 52	L.F.	11492	178	2,045,576
19	WATER MAIN - 10" D.I.P., CLASS 52	L.F.	5	190	950
20	WATER MAIN - 12" D.I.P., CLASS 52	L.F.	2691	195	524,745
21	WATER MAIN - 16" D.I.P., CLASS 52	L.F.	98	250	24,500
22	16" CASING PIPE IN TRENCH, SPECIAL	L.F.	733	80	58,640
23	NON-PRESSURE CONNECTIONS, SPECIAL	EACH	38	6000	228,000
24	GATE VALVES, 4", SPECIAL	EACH	1	1500	1,500
25	GATE VALVES, 6", SPECIAL	EACH	2	2000	4000

26	GATE VALVES, 8", SPECIAL	EACH	36	2500	90,000
27	BUTTERFLY VALVES, 12", SPECIAL	EACH	3	5500	16,500
28	BUTTERFLY VALVES, 16", SPECIAL	EACH	2	9500	19,000
29	VALVE VAULTS, 5' DIAMETER	EACH	44	4000	176,000
30	FIRE HYDRANT INSTALLATION, SPECIAL	EACH	44	8500	374,000
31	REMOVE EXISTING FIRE HYDRANTS, SPECIAL	EACH	38	400	15,200
32	EXISTING VALVE VAULTS TO BE ABANDONED, SPECIAL	EACH	42	500	21,000
33	EXISTING VALVE BOXES TO BE ABANDONED, SPECIAL	EACH	3	250	750
34	CAP AND PLUG EXISTING WATER MAINS, SPECIAL	EACH	40	250	10,000
35	TEE REMOVAL, SPECIAL	EACH	4	2500	10,000
36	TEE AND VALVE REMOVAL, SPECIAL	EACH	1	2000	2000
37	WATER SERVICE CONNECTIONS, NEAR SIDE, 1", SPECIAL	EACH	142	3000	426,000
38	WATER SERVICE CONNECTIONS, FAR SIDE TRANSFER, 1", SPECIAL	EACH	77	1800	138,600
39	WATER SERVICE CONNECTIONS, FAR SIDE COMPLETE, 1", SPECIAL	EACH	86	3500	301,000
40	WATER SERVICE CONNECTIONS, NEAR SIDE, 1.5", SPECIAL	EACH	20	3500	70,000
41	WATER SERVICE CONNECTIONS, FAR SIDE TRANSFER, 1.5", SPECIAL	EACH	6	2800	16,800
42	LEAD SERVICE REPLACEMENT - B-BOX INTO RESIDENCE	EACH	40	5000	200,000
43	SANITARY SERVICE REPLACEMENT	L.F.	516	35	18,060
44	STORM SEWER PROTECTION	L.S.	1	6300	6300
45	TREE ROOT PRUNING	EACH	20	400	8000
46	LANDSCAPING	S.Y.	3206	12	38,472
47	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L.S.	1	194,000	194,000
				TOTAL BASE BID	5,249,229

ADDITIVE ALTERNATE #1 (REDWOOD)					
1	TRENCH BACKFILL, SPECIAL	C.Y.	1254	1	1254
2	TEMPORARY PAVEMENT PATCH, (PROCESSED GRINDINGS) - 3"	S.Y.	836	2	1672
3	PAVEMENT PATCHING, CLASS D, 5"	S.Y.	23	115	2645
4	HMA PAVEMENT REMOVAL (COLD MILLING), 3"	S.Y.	23	42	966
5	HMA SURFACE COURSE, MIX D, N70	TON	8	205	1640
6	BITUMINOUS MATERIALS (TACK COAT)	LBS	21	1	21
7	WATER MAIN - 6" D.I.P., CLASS 52	L.F.	61	172	10,492
8	WATER MAIN - 8" D.I.P., CLASS 52	L.F.	874	178	155,572

9	WATER MAIN - 10" D.I.P., CLASS 52	L.F.	5	190	950
10	16" CASING PIPE IN TRENCH, SPECIAL	L.F.	40	80	3200
11	NON-PRESSURE CONNECTIONS, SPECIAL	EACH	3	6000	18000
12	GATE VALVES, 6", SPECIAL	EACH	2	2000	4000
13	GATE VALVES, 8", SPECIAL	EACH	1	2500	2500
14	VALVE VAULTS, 5' DIAMETER	EACH	3	4500	13,500
15	FIRE HYDRANT INSTALLATION, SPECIAL	EACH	2	8500	17,000
16	REMOVE EXISTING FIRE HYDRANTS, SPECIAL	EACH	2	400	800
17	EXISTING VALVE VAULTS TO BE ABANDONED, SPECIAL	EACH	5	500	2500
18	CAP AND PLUG EXISTING WATER MAINS, SPECIAL	EACH	3	300	900
19	TEE REMOVAL, SPECIAL	EACH	1	2500	2500
20	WATER SERVICE CONNECTIONS, NEAR SIDE, 1.5", SPECIAL	EACH	7	4000	28,000
21	STORM SEWER PROTECTION	L.S.	1	2100	2100
22	TREE ROOT PRUNING	EACH	1	400	400
23	LANDSCAPING	S.Y.	128	12	1536
24	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L.S.	1	2000	2000
		TOTAL ADDITIVE ALTERNATE 1			274,148

ADDITIVE ALTERNATE #2 (LANDSCAPING)					
1	SEEDING, IDOT CLASS 1/1A	ACRE	0.7	5000	3500
		TOTAL ADDITIVE ALTERNATE 2			3500
				GRAND TOTAL	5,526,877

ADDITIONAL REQUESTED UNIT PRICES	
PRICE PER EACH, WATER SERVICE CONNECTION, NEAR SIDE, 2" SPECIAL	5000
PRICE PER EACH, WATER SERVICE CONNECTION, FAR SIDE TRANSFER, 2" SPECIAL	5000
PRICE PER EACH, WATER SERVICE CONNECTION, NEAR SIDE, 2.5" SPECIAL	6000
PRICE PER EACH, WATER SERVICE CONNECTION, FAR SIDE TRANSFER, 2.5" SPECIAL	6000
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 1"	60
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 1.25"	70
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 1.5"	80
*PRICE PER L.F., WATER SERVICE REPLACEMENT, TYPE "K" COPPER PIPING, 2"	90
*PRICE PER L.F., WATER SERVICE PIPING, TYPE "L" COPPER PIPING	150

SUMMARY OF PRICES:

TOTAL BASE BID

TOTAL BASE BID PRICE (the sum of extensions of the Schedule of Prices - BASE BID):

Five million two hundred forty-nine thousand two hundred twenty-nine Dollars and zero Cents
(In writing)

5,249,229 Dollars and 0 Cents
(In figure)

ADDITIVE ALTERNATE 1 PRICE (the sum of extensions of the Schedule of Prices – ALTERNATE 1):

Two hundred seventy-four thousand one hundred forty-eight Dollars and zero Cents
(In writing)

274,148 Dollars and 0 Cents
(In figure)

ADDITIVE ALTERNATE 2 PRICE (the sum of extensions of the Schedule of Prices – ALTERNATE 2):

Three thousand five hundred Dollars and zero Cents
(In writing)

3500 Dollars and 0 Cents

TOTAL BID (the sum of extensions of the Schedule of Prices):

Five million five hundred twenty-six thousand eight hundred seventy-seven Dollars and zero Cents
(In writing)

5,526,877 Dollars and 0 Cents
(In figure)

BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. The approximate quantities set forth in this Bid Sheet for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract.
2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Bid Sheet.

BIDDER agrees that the Work will be Substantially Completed in 170 consecutive calendar days from the date of "Notice to Proceed" and Finally Completed in 14 calendar days thereafter.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

The following documents are attached to and made a condition of this Bid:

(a) Required bid security in the amount of ten percent (10%) of the Bid in the form of a bid bond, cash, certified check, cashiers check or bank money order as stipulated in the Advertisement for Bids.

(b) A tabulation of subcontractors, suppliers and other persons and organizations required to be identified in this Bid.

(c) Required BIDDER's Qualification Statement with supporting data.

Written communications concerning this Bid shall be addressed to:

DiMeo Bros Inc
Attn: John DiMeo
800 Nicholas Blvd
Elk Grove Village IL 60007

The terms used in this Bid which are defined in the General and Supplementary Conditions of the Construction Contract, included as part of the Contract Documents, have the meanings assigned to them in the General and Supplementary Conditions.

Submitted on February 23, 2026.

State Contractor License Number (if any) –

Contractor Contact Information: DiMeo Bros Inc

Address: 800 Nicholas Blvd Elk Grove Village IL 60007

Telephone: 847-640-2240

E-mail: john@dimeobros.com

J. DiMeo
Signature

AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: DiMeo Bros Inc

Address: 800 Nicholas Blvd Elk Grove Village IL 60007

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, John DiMeo, being first duly sworn on oath, deposes and states that he or she is Secretary (sole owner, partner, joint ventured, President, Secretary, etc.) of DiMeo Bros Inc (Name of Company) and has the authority to make all certifications required by this affidavit.

Section I **Non Collusion**

The undersigned certifies that this bid is genuine and not collusive or a sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II **Bid Rigging and Rotating**

The undersigned further states that DiMeo Bros Inc
(Name of Company)
is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III **Drug Free Workplace**

The undersigned further states that DiMeo Bros Inc
(Name of Company)
provides a drug free workplace pursuant to the Drug Free Workplace Act, 30 ILCS 580/1, et seq., and has, to the extent not covered by a collective bargaining that deals with the subject of the Substance Abuse Prevention in Public Works Projects Act, 820 ILCS 265/1 et seq., a substance abuse prevention program that meets or exceeds these requirements of that Act.

AFFIDAVIT – BID CERTIFICATION FORM

Section IV **Tax Payment**

The undersigned further states that DiMeo Bros Inc is
(Name of Company)
not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

Section V **Sexual Harassment Policy**

Pursuant to Section 2-105(A) of the Illinois Human Rights Act, 775 ILCS 5/2-105 (A), every party to a public contract must:

"Have written sexual harassment policies that shall include, at a minimum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department (of Human Rights) and the Commission (Human Rights Commission); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act)."

A "public contract" includes: ...every contract to which the State, any of its political subdivisions or any municipal corporation is a party." 775 ILCS 5/1-103 (M) (2002),

The undersigned further states that DiMeo Bros Inc has
(Name of Company)
a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all information contained in this Affidavit is true and correct.

Signed by: _____ Title: Secretary
Signature

Name Printed: _____

Signed and sworn to before me this 23 day of February, 2026
My commission expires:

Notary Public

OFFICIAL SEAL
CAMILLE BARTYZEL
Notary Public, State of Illinois
Commission No. 685783
My Commission Expires October 31, 2027

DiMeo Brothers, Inc.
800 Nicholas Blvd., Elk Grove, IL 60007
Phone: 847.640.2240 Fax: 847.640.2221

Projects in Progress

Project: Henley, Pine, Depot
Owner: Village of Glenview
Contact: Tim Schwister
Phone: 847-904-4422
Contract Amount $2,439,519
Uncompleted Dollar Amount: $903,004
Date of Completion: 5/2026
Class of Work: Site Utilities
Percentage of work performed with own forces: 100%
Surety: Arch Insurance

Project: Scranton Ave
Owner: Village of Lake Bluff
Contact: Jeff Hansen
Phone: 847-283-6884
Contract Amount $3,869,271
Uncompleted Dollar Amount: $2,828,642
Date of Completion: 4/2026
Class of Work: Site Utilities
Percentage of work performed with own forces: 100%
Surety: Arch Insurance

Project: Algonquin Road
Owner: Village of Arlington Hts
Contact: Jim Zaharopoulos
Phone: 847-368-5268
Contract Amount $4,046,885
Uncompleted Dollar Amount: $3,213,575
Date of Completion: 5/2026
Class of Work: Site Utilities
Percentage of work performed with own forces: 100%
Surety: Arch Insurance

DiMeo Brothers, Inc.
800 Nicholas Blvd, Elk Grove, IL 60007
Phone: 847.640.2240 Fax: 847.640.2221

Projects Completed

Project: Copeland Manor
Owner: Village of Libertyville
Contact: Paul Kendzior
Phone: 847-918-2016
Contract Amount: $ 5,776,297.00
Contract Dates: 3/2025 – 1/2026

Project: Nicholas Dowden
Owner: Village of Libertyville
Contact: Paul Kendzior
Phone: 847-918-2016
Contract Amount: $ 7,470,706.00
Contract Dates: 4/2023 – 3/2025

Project: Oakton Watermain Extension
Owner: Village of Mount Prospect
Contact: Casey Botterman
Phone: 847-870-5640
Contract Amount: $ 1,783,289.00
Contract Dates: 5/2025 – 10/2025

Project: Greenwood Stormwater
Owner: Village of Niles
Contact: Tim O'Brien
Phone: 847-588-8000
Contract Amount: $ 11,060,470.00
Contract Dates: 9/2021 – 11/2024

Project: Crow Island
Owner: Village of Winnetka
Contact: James Bernahl
Phone: 847-501-6000
Contract Amount: $ 8,215,113.00
Contract Dates: 3/2024 – 10/2025

**** More references available upon request ****

Bid Bond

CONTRACTOR:

DiMeo Brothers, Inc.
800 Nicholas Blvd.
Elk Grove, IL 60007

SURETY:

Arch Insurance Company
3 Parkway, Suite 1500
Philadelphia, PA 19102

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.
Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

Village of Mount Prospect
50 S. Emerson Rd.
Mount Prospect, IL 60056

BOND AMOUNT: Ten Percent of Bid Amount (10% of Bid Amount)

PROJECT:

2026 Water Main Improvements

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23rd day of February, 2026

DiMeo Brothers, Inc

(Principal) *(Seal)*

(Witness) Camille Bartyzel, Mgr.

(Title) John DiMeo, Sec-Treas.

Arch Insurance Company

(Surety) *(Seal)*

(Witness) John Nelson, Dept. Mgr.

(Title) Chris Bassler, Attorney-In-Fact

By arrangement with the American Institute of Architects, the National Association of Surety Bond Producers (NASBP) (www.nasbp.org) makes this form document available to its members, affiliates, and associates in Microsoft Word format for use in the regular course of surety business. NASBP vouches that the original text of this document conforms exactly to the text in AIA Document A310-2010, Bid Bond. Subsequent modifications may be made to the original text of this document by users, so careful review of its wording and consultation with an attorney are encouraged before its completion, execution or acceptance.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.
Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Chris Bassler, James Tragos, Monica Kalman and Roneelynn Keift of Northbrook, IL (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **15th day of September, 2025**.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company — CORPORATE SEAL 1971 — Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
Michele Tripodi, Notary Public
Philadelphia County
My commission expires July 31, 2029
Commission number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION
I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated September 15, 2025** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this **23rd day of** February , **2026** .

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

Arch Insurance Company — CORPORATE SEAL 1971 — Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

Item Cover Page

Subject	**Motion to accept bid from Schaefges Brothers, Inc. of Wheeling, Illinois for the Monument Signage Project for an amount not to exceed $709,365.00.**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$709,365.00
Budget Source	Capital Improvement Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

A key component of the Village's Strategic Plan is to enhance Mount Prospect's character by constructing top-quality infrastructure. An important 2026 goal, as identified in the Strategic Plan and Village Budget, is to install welcoming monument signage at two key points in the Village. The Community Development Department retained the expertise of Farr Associates to provide architectural and engineering design services in 2024. Concept plans were presented to and supported by the Village Board of Trustees at the April 8, 2025, Committee of the Whole Meeting. Village staff has since been collaborating with Farr Associates to complete the plans and specifications for the two locations described below.

Busse Road & I-90
Builders Asphalt LLC has a plant on the east side of Busse Road north of I-90 within the Village of Mount Prospect. The proposed monument sign will serve as a gateway into Mount Prospect from Elk Grove Village. The project includes metal & stone work, landscaping, lighting and irrigation. The footprint of the work will be in an easement on Builders' property. No work will take place within the Busse Road right-of-way.

Rand Road & Business Center Drive
A brick marker for the Kensington Business Park currently exists on Village property at the intersection. The proposed monument sign will replace the current one along a key corridor in the Village. The project includes removal of the old marker, metal & stone work, landscaping, lighting, and irrigation. No work will take place within the Rand Road right-of-way.

A Notice to Bidders was posted on the Euna OpenBids (formerly Demandstar) website.

The bid opening for the Monument Signage Project was held on February 17, 2026, at 10:00 a.m. Three contractors submitted bids for this project. The bids ranged from a low of $644,877.00 by Schaefges Brothers, Inc. to a high of $1,149,380.00 by Martam Construction, Inc. Below is a summary of the bids:

Bidders	Total Bid
Schaefges Brothers, Inc.	$644,877.00
Alliance Contractors, Inc.	$1,107,310.00
Martam Construction, Inc.	$1,149,380.00
Engineer's Estimate	$630,700.00

All three bidders submitted a bid bond in the amount of 10% of the total bid as required in the bid proposal packet. All bids were checked for their accuracy and no errors were found. All bidders correctly signed their bids and bid bonds.

Discussion

Though not required in the bid documents, the low bidder, Schaefges Brothers, Inc., is prequalified by the Illinois Department of Transportation to complete the work involved with this project. They have demonstrated experience and quality workmanship to be able to bid on State projects, an indication that they are capable to accomplish the requirements of the contract documents. Schaefges Brothers, Inc. last performed work in the Village in 2003. They constructed the gateway structure at the intersection of Rand Road and Central Road. More recently, Schaefges Brothers, Inc. has completed multiple monument projects in Elk Grove Village.

A representative from Elk Grove Village stated that they were satisfied with the work provided by Schaefges Brothers, Inc. and that they are capable, responsive, and good to work with. They did not express any concern about Schaefges Brothers, Inc. being able to complete the work associated with the Monument Signage Project.

The low bid from Schaefges Brothers, Inc. is 2.2% above the cost estimate prepared by Farr Associates. It is the Village staff's opinion that rebidding the project will not yield lower prices. As material costs continue to rise, rebidding may see even higher prices. Rebidding may limit interest from contractors. Some or all of the existing bidders may not re-bid because their pricing has already been exposed. Finally, the time to rebid the project may prevent the work from being completed in 2026 because of the time to complete off-site fabrication of the signs.

Even though there is a disparity between the low bid and the other two bids, Schaefges Brothers, Inc. has indicated they are confident they can complete the work at the unit prices in their bid and will meet all project requirements. Staff recommends including a 10% contingency in the project award to allow for quantity variances and unanticipated construction conflicts. This would result in a total recommended award of $709,365.00 ($644,877.00 + $64,488.00).

Alternatives

1. Accept the lowest cost, responsive bid for construction of the Monument Signage Project.
2. Action at the discretion of the Village Board.

Staff Recommendation

Village staff recommends the lowest cost, responsive bidder, Schaefges Brothers, Inc. of Wheeling, Illinois, be awarded the contract for the Monument Signage Project for an amount not to exceed $709,365.00.

Attachments

1. Bid Tab
2. Final Plans for Bidding
3. Final Specifications of Bidding
4. Monument Signage Location Map
5. Schaefges Brothers Bid

VILLAGE OF MOUNT PROSPECT

2026 Monument Signage

BID TABULATION

BID DATE: February 17, 2026

				Engineer's Estimate		1. Schaefges Brothers, Inc.		2. Alliance Contractors, Inc.		3. Martam Construction, Inc.	
No.	**Items**	**Unit**	**Quantity**	**Unit Cost**	**Total Cost**	**Unit Cost**	**Total Cost**	**Unit Cost**	**Total Cost**	**Unit Cost**	**Total Cost**
BUSSE ROAD MONUMENT SIGNAGE											
1	Site Demolition, Preparation & Erosion Control	L SUM	1	$ 18,312.00	$18,312.00	$500.00	$500.00	$7,750.00	$7,750.00	$2,740.00	$2,740.00
2	Concrete Foundation & Wall Work	L SUM	1	$ 104,475.00	$104,475.00	$150,304.00	$150,304.00	$277,900.00	$277,900.00	$95,960.00	$95,960.00
3	Masonry Work	L SUM	1	$ 104,580.00	$104,580.00	$50,200.00	$50,200.00	$46,303.00	$46,303.00	$85,400.00	$85,400.00
4	Metals Work	L SUM	1	$ 20,055.00	$20,055.00	$36,273.00	$36,273.00	$36,273.00	$36,273.00	$120,430.00	$120,430.00
5	Electrical Work	L SUM	1	$ 10,000.00	$10,000.00	$22,000.00	$22,000.00	$168,949.00	$168,949.00	$79,920.00	$79,920.00
6	Irrigation Work	L SUM	1	$ 20,000.00	$20,000.00	$11,000.00	$11,000.00	$11,450.00	$11,450.00	$27,080.00	$27,080.00
7	Landscape Work	L SUM	1	$ 35,910.00	$35,910.00	$13,000.00	$13,000.00	$21,645.00	$21,645.00	$23,810.00	$23,810.00
8	Earthwork	L SUM	1	$ 16,831.50	$16,831.50	$28,000.00	$28,000.00	$32,100.00	$32,100.00	$16,870.00	$16,870.00
9	Traffic Control & Protection	L SUM	1	$ 16,513.50	$16,513.50	$500.00	$500.00	$1,700.00	$1,700.00	$38,010.00	$38,010.00
					$346,677.00		$311,777.00		$604,070.00		$490,220.00
RAND ROAD MONUMENT SIGNAGE											
1	Site Demolition, Preparation & Erosion Control	L SUM	1	$ 22,062.60	$22,062.60	$9,000.00	$9,000.00	$14,250.00	$14,250.00	$11,730.00	$11,730.00
2	Concrete Foundation & Wall Work	L SUM	1	$ 51,560.25	$51,560.25	$158,320.00	$158,320.00	$239,950.00	$239,950.00	$114,710.00	$114,710.00
3	Masonry Work	L SUM	1	$ 15,600.00	$15,600.00	$18,600.00	$18,600.00	$17,056.00	$17,056.00	$85,400.00	$85,400.00
4	Metals Work	L SUM	1	$ 29,400.00	$29,400.00	$64,380.00	$64,380.00	$64,380.00	$64,380.00	$192,600.00	$192,600.00
5	Electrical Work	L SUM	1	$ 10,000.00	$10,000.00	$23,000.00	$23,000.00	$108,708.00	$108,708.00	$82,990.00	$82,990.00
6	Irrigation Work	L SUM	1	$ 20,000.00	$20,000.00	$11,000.00	$11,000.00	$11,650.00	$11,650.00	$26,750.00	$26,750.00
7	Landscape Work	L SUM	1	$ 34,125.00	$34,125.00	$14,000.00	$14,000.00	$21,244.00	$21,244.00	$23,370.00	$23,370.00
8	Earthwork	L SUM	1	$ 12,509.70	$12,509.70	$27,000.00	$27,000.00	$24,300.00	$24,300.00	$12,950.00	$12,950.00
9	Traffic Control & Protection	L SUM	1	$ 9,765.45	$9,765.45	$500.00	$500.00	$1,700.00	$1,700.00	$38,010.00	$38,010.00
					$205,023.00		$325,800.00		$503,238.00		$588,510.00
MONUMENT SIGNAGE TOTAL											
1	Mobilization	L SUM	1	$ 75,000.00	$75,000.00	$2,000.00	$2,000.00	$1.00	$1.00	$69,000.00	$69,000.00
2	Busse Road Signage	-	-	-	$346,677.00	-	$311,777.00	-	$604,070.00	-	$490,220.00
3	Rand Road Signage	-	-	-	$205,023.00	-	$325,800.00	-	$503,238.00	-	$588,510.00
4	Maintenance Bond, 24-Month	L SUM	1	$ 4,000.00	$4,000.00	$5,300.00	$5,300.00	$1.00	$1.00	$1,650.00	$1,650.00
					$630,700.00		**$644,877.00**		**$1,107,310.00**		**$1,149,380.00**

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

ISSUED FOR: CONSTRUCTION

8/29/2025

SHEET INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G0.00	COVER SHEET
G0.01	GENERAL NOTES, SYMBOLS & ABBREVIATIONS
G1.01	SITE PLAN - RAND ROAD
G1.02	SITE PLAN - WOLF ROAD
G1.03	SITE PLAN - BUSSE ROAD
CIVIL	
C0.01	GENERAL NOTES
C1.00	SITE DEMOLITION PLAN
C2.00	SITE DIMENSION AND GRADING PLAN
C3.10	SITE EROSION AND SEDIMENT CONTROL DETAILS
LANDSCAPE	
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE PLAN
STRUCTURAL	
S1.01	MONUMENT SIGNAGE PLANS - RAND ROAD
S1.02	MONUMENT SIGNAGE PLANS - WOLF ROAD & BUSSE ROAD
S2.01	MONUMENT SIGNAGE TYPICAL SECTIONS & DETAILS
S2.02	MONUMENT SIGNAGE SECTIONS & DETAILS
ARCHITECTURAL	
A2.01	MONUMENT SIGNAGE ENLARGED PLANS
A2.02	MONUMENT SIGNAGE ENLARGED PLANS
A2.03	MONUMENT SIGNAGE ENLARGED PLANS
ELECTRICAL	
E0.01	ELECTRICAL NOTES, SPECS AND SYMBOLS
E1.00	ELECTRICAL SITE REMOVAL PLANS
E2.00	ELECTRICAL SITE PROPOSED PLANS
E3.00	ELECTRICAL (3) SITES RISER DIAGRAMS

NOTE:
WOLF ROAD MONUMENT SIGN IS NOT INCLUDED IN THIS CONTRACT.

ARCHITECT'S COMPLIANCE STATEMENT

I hearby certify that these plans were prepared under my direct supervision, and to the best of my professional knowledge and belief conform to the applicable codes and ordinances of jurisdictions having authority.

ENGINEER'S COMPLIANCE STATEMENT

I hearby certify that these plans were prepared under my direct supervision, and to the best of my professional knowledge and belief conform to the applicable codes and ordinances of jurisdictions having authority.

ENGINEER'S COMPLIANCE STATEMENT

I hearby certify that these plans were prepared under my direct supervision, and to the best of my professional knowledge and belief conform to the applicable codes and ordinances of jurisdictions having authority.

RENDER

PROJECT TEAM

FARR ASSOCIATES

ARCHITECT:

FARR ASSOCIATES
53 W JACKSON SUITE 650
CHICAGO, IL 60604
PHONE: (312) 408-1661

cea&a STRUCTURAL ENGINEERS

STRUCTURAL ENGINEER:

CEA & A
175 N FRANKLIN SUITE 410
CHICAGO, IL 60606
PHONE: (312) 750-1701

TERRA ENGINEERING LTD.

LANDSCAPE ARCHITECT:

TERRA ENGINEERING
225 W OHIO 4TH FLOR
CHICAGO, IL 60654
PHONE: (312) 467-0123

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

ARCHITECT OF RECORD:
FARR ASSOCIATES
53 W Jackson, Suite 650
Chicago, IL 60604
Phone: (312) 408-1661
www.farrside.com

STRUCTURAL ENGINEER:
CEA & A
175 N FRANKLIN SUITE 410
CHICAGO, IL 60606
PHONE: (312) 750-1701

LANDSCAPE ARCHITECT:
TERRA ENGINEERING
225 W OHIO 4TH FLOR
CHICAGO, IL 60654
PHONE: (312) 467-0123

All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

STAMP

DO NOT SCALE DRAWINGS

Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
COVER SHEET

G0.00

© FARR ASSOCIATES 2025

GENERAL NOTES

GENERAL PROJECT REQUIREMENTS

1. THE NOTES ON THIS PAGE APPLY TO ALL ARCHITECTURAL DRAWING SHEETS, U.N.O. FOR NOTES APPLICABLE TO THE SCOPE OR WORK INDICATED ON INDIVIDUAL SHEETS, REFER TO SHEET NOTES.
2. AS APPLICABLE, REFER TO STRUCTURAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES, ABBREVIATIONS, AND SYMBOLS PERTINENT TO EACH DISCIPLINE.
3. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARD. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR THEIR EXACT MEANING, CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
4. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
5. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE INTENDED TO INCLUDE ALL ITEMS REQUIRED FOR THE EXECUTION AND COMPLETION OF THE WORK.
6. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE DRAWINGS, NOTES, AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT TO RESOLVE THE DISCREPANCY UPON DISCOVERY.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. REFER TO CODE COMPLIANCE SHEET FOR ADDITIONAL INFORMATION.
8. DIMENSIONS:
   A. NUMERIC DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
   B. BLUEPRINTS OR COPIES SHALL NOT BE USED FOR SCALE MEASUREMENTS.
   C. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISHED GYP BOARD, U.N.O.
   D. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, U.N.O.
9. ALL ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF STRUCTURAL SLAB, U.N.O.
10. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY UNFORESEEN CONDITIONS UPON DISCOVERY AND PRIOR TO COMMENCING WORK IN THE AFFECTED AREA.
11. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK. ANY DETAILS, SYSTEMS, MATERIALS, ETC., WHICH ARE PROPOSED TO BE CHANGED MUST BE REVIEWED AND FOUND ACCEPTABLE BY THE ARCHITECT.
12. CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT, SERVICES, AND LABOR FOR ALL WORK SHOWN ON DRAWINGS SUCH THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
13. ALL MATERIAL TO BE PROVIDED NEW, U.N.O. MATERIALS AND PRODUCTS SHALL OPERATE FULLY AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S MOST RECENT PUBLISHED INSTRUCTIONS AND RECOMMENDATIONS.
14. GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL VISIT THE PROJECT SITE AND SHALL INVESTIGATE AND VERIFY EXISTING CONDITIONS AT THE SITE BEFORE SUBMITTING PROPOSAL. SUBMISSION OF PROPOSAL SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD NOT HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
15. CONTRACTOR SHALL VERIFY SITE SURVEY AND DIMENSIONS AGAINST ACTUAL CONDITIONS IN FIELD BEFORE PROCEEDING WITH THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
17. CONTRACTOR SHALL VERIFY LAYOUTS AS SHOWN ON DRAWINGS AGAINST EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
18. THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE FABRICATING ANY MATERIALS. IF ANY DISCREPANCIES, CONFLICTING CONDITIONS OR DIMENSIONS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
19. CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO DEMOLITION AND CONSTRUCTION OPERATIONS, AND WHERE EXISTING ELEMENTS ARE REMOVED, DAMAGED, OTHERWISE AFFECTED BY THE WORK, SUCH ELEMENTS SHALL BE REPAIRED, REPLACED OR EXTENDED AS REQUIRED TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT, ACCORDING TO APPLICABLE CODES, STANDARDS AND INDUSTRY BEST PRACTICES.
21. CONTRACTOR SHALL PROVIDE ALL SHORING AND/OR SUPPORT NECESSARY TO SUPPORT STRUCTURES UNTIL ALL NEW WORK IS IN PLACE.
22. CONTRACTOR SHALL PROVIDE BARRICADES AND PROTECTIVE DEVICES NECESSARY FOR PUBLIC SAFETY.
23. ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODE AND REQUIREMENTS.
24. A 15 YEAR (MINIMUM) WARRANTY ON ALL EXTERIOR BUILDING ENVELOPE MATERIALS FOR LABOR AND MATERIALS SHALL BE PROVIDED INCLUDING BUT NOT LIMITED TO BUILDING ROOFING, FLASHING, PAINT, ETC.
25. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT.
26. DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES (DO NOT "SCALE"). RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT.
27. ANY DETAILS, SYSTEMS, MATERIALS, ETC., WHICH ARE PROPOSED TO BE CHANGED MUST BE REVIEWED AND FOUND ACCEPTABLE BY THE ARCHITECT.
28. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT.
29. NOTES AND REFERENCES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLICABLE TO RELATED DRAWINGS AND DETAILS.
30. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN AND/OR ELECTROLYTIC ACTION.
31. WHETHER SHOWN ON THE DRAWINGS OR NOT, PROVIDE CONCRETE HOUSEKEEPNG PADS AT ALL EQUIPMENT LOCATIONS. COORDINATE SIZE AND LOCATION REQUIREMENTS WITH EQUIPMENT MANUFACTURES FOR ACTUAL EQUIPMENT PROVIDED.
32. UNLESS ACCEPTED BY ARCHITECT, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISHED SPACES.
33. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES; OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR ACTS AND OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
34. IT IS THE EXPRESS INTENT OF THE PARTIES HERETO THAT THE ARCHITECT IS ABSOLVED FROM ANY LIABILITY WHATSOEVER, OCCASIONED BY THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
35. ALL WORK SHALL BE PERFORMED IN ACCORDANCE CURRENT GOVERNING BUILDING CODE(S) AND ALL OTHER ASSOCIATED CODES. ALL BUILDINGS SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL AND STATE CODES. REFER TO CODE COMPLIANCE SHEET FOR ADDITIONAL INFORMATION.

COORDINATION

1. GENERAL CONTRACTOR / SUB-CONTRACTORS / OWNER SHALL BE FAMILIAR WITH ALL DRAWINGS FOR PROJECT INFORMATION FOR ALL TRADES APPEARING ON ALL SHEETS.
2. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE INTENDED TO INCLUDE ALL ITEMS REQUIRED FOR THE EXECUTION AND COMPLETION OF THE WORK.
3. LOCATE ALL UTILITY SERVICE LINES IN THE FIELD AND PROTECT ALL DESIGNATED TO REMAIN THROUGHOUT THE CONSTRUCTION PERIOD. DO NOT RELY UPON DRAWINGS FOR COMPLETE UTILITY INFORMATION. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE UTILITY COMPANIES, AND ALSO COORDINATE THE WORK OF ALL TRADES, PROVIDING ACCESS AS REQUIRED.
4. CONTRACTOR SHALL COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL CONTRACTORS AND ANY SPECIALTY CONTRACTORS NECESSARY TO COMPLETE THE WORK REQUIRED BY THE THE CONTRACT DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS AND/OR DISCREPANCIES.
5. CONTRACTOR SHALL PROVIDE ALL REQUIRED CONCRETE EMBEDS, ANCHORAGE, AND DEVICES TO BE CAST-IN-PLACE IN THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACCURACY OF THE PLACEMENT OF EMBEDS, ANCHORAGE, AND DEVICES, PRIOR TO THE PLACEMENT OF POURED CONCRETE SLABS, WALLS, COLUMNS, ETC. THE CONTRACTOR SHALL INSPECT AND ACCEPT THE PLACEMENT OF ALL CAST-IN-PLACE ELEMENTS.

WORKMANSHIP

1. ALL WORK TO BE DONE IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, INDUSTRY STANDARDS AND BEST PRACTICES. ALL WORK SHALL BE OF FIRST CLASS WORKMANSHIP IN ACCORDANCE WITH TRADE STANDARDS.
2. UNLESS ACCEPTED BY ARCHITECT, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISHED SPACES.
3. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION AND ACCEPTANCE, OR AS REQUIRED WARRANTIED PER SPECIFICATION. THE CONTRACTOR SHALL REPAIR OR REPLACE AT THEIR OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME.
4. ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE OR SLOPE INDICATED.
5. ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
6. ALL CORNERS AND EDGES SHALL BE FINISHED CLEAN, STRAIGHT AND TRUE WITHOUT DENTS, WAVES, BULGES OR OTHER BLEMISHES.
7. ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.

DEMOLITION

1. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK. GENERAL CONTRACTOR TO FOLLOW BEST PRACTICES AND/OR INDUSTRY STANDARDS.
2. THE CONTRACTOR SHALL USE ADEQUATE PRECAUTIONS FOR SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO EXISTING CONDITIONS TO REMAIN.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION AND AS NECESSARY TO FULFILL THE PURPOSE AND INTENT OF THE FINISHED WORK, WHETHER OR NOT IT IS SPECIFICALLY SHOWN OR NOTED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL FIELD INSPECT ALL DEMOLITION WORK PRIOR TO ITS REMOVAL, TO INSURE SUCH REMOVAL DOES NOT IMPAIR THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. IF THE INSPECTION INDICATES THAT THE STRUCTURAL INTEGRITY MAY BE IMPAIRED, NOTIFY THE ARCHITECT IMMEDIATELY.
5. THE CONTRACTOR SHALL VERIFY IN FIELD THE EXISTING CONDITIONS AND RELATED DIMENSIONS INDICATED IN THE DESIGN DOCUMENTS PRIOR TO IMPLEMENTING THE WORK, INCLUDING ORDERING MATERIALS. ANY DISCREPANCIES THAT DIFFER FROM THAT INDICATED IN THE DESIGN DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO IMPLEMENTING THE WORK.
6. ALL WORK DEEMED DISRUPTIVE BECAUSE OF NOISE, DUST, ODORS OR GENERALLY AFFECTS EXISTING OPERATIONS WILL UPON REQUEST OF THE OWNER IMMEDIATELY CEASE AND BE PERFORMED AT NIGHT. THE HOURS FOR NIGHT WORK WILL BE DETERMINED ON A CASE BY CASE BASIS AND BE APPROVED BY THE OWNER. NO ADDITIONAL COMPENSATION WILL BE PAID OR CONSIDERED IF WORK IS STOPPED FOR ANY OF THE ABOVE REASONS.
7. UNLESS NOTED OTHERWISE ALL DEMOLITION AND EXCAVATED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTORS AND IS TO BE REMOVED FROM THE PROPERTY, IN A LEGAL MANNER. NO STOCKPILING OF THESE MATERIALS WILL BE ALLOWED ON THE PROPERTY OR WITHIN THE PROJECT AREA. THE OWNER RESERVES THE RIGHT AND SHALL BE GIVEN THE OPPORTUNITY TO CLAIM ITEMS, WHETHER OR NOT THOSE ITEMS WERE SPECIFICALLY NOTED IN THE DRAWINGS.
8. IN THE EVENT THAT UNEXPECTED REGULATED SUBSTANCES ARE ENCOUNTERED DURING THE WORK, THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONSLAWS.
9. WHEN ITEM(S)/SYSTEM(S) ARE INDICATED TO BE REMOVED/DEMOLISHED ALL COMPONENTS OF THE ITEM(S)/SYSTEM(S) (INCLUDED BUT NOT LIMITED TO ANCHORS, CLIPS, HANGERS, SUPPORT) ARE TO BE REMOVED/DEMOLISHED. CAP AS NECESSARY.
10. MATERIAL THAT CAN BE RECYCLED, SHALL BE RECYCLED ACCORDING TO ALL LOCAL, STATE, AND NATIONAL CODES, BEST MANAGEMENT PRACTICES, AND INDUSTRY STANDARDS AS REQUIRED TO FULFILL LEED MATERIALS AND RESOURCES CREDIT 2.2 - CONSTRUCTION WASTE MANAGEMENT
11. GENERAL CONTRACTOR SHALL DISPOSE OF ALL REMOVED ITEMS LEGALLY OFF-SITE, ACCORDING TO LOCAL, STATES AND NATIONAL CODES AND GUIDELINES.
12. FIELD DIMENSIONS MAY NOT MATCH DIMENSIONS AS SHOWN ON PLANS. GENERAL CONTRACTOR SHALL NOT RELY UPON DIMENSIONS SCALED FROM PLANS. GENERAL CONTRACTOR TO CONFIRM ANY AND ALL DIMENSIONS IN REGARDS TO ALL WORK. DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.
13. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING THEIR BID TO DETERMINE ACTUAL FIELD CONDITIONS PRESENTLY EXISTING AND IDENTIFY SUCH CONDITIONS WHICH MAY EFFECT THEIR BID.
14. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCOVERED ENVIRONMENTALLY HAZARDOUS CONDITIONS BEFORE PROCEEDING

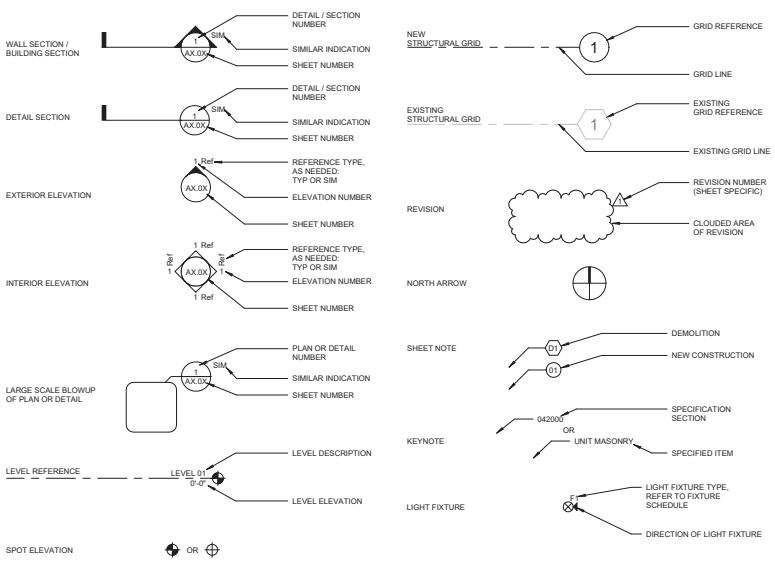
ABBREVIATIONS

"	Inch or Inches
'	Foot or Feet
=	Equal
@	At
ADJ	Adjacent
ALT	Alternate
ANG	Angle
APPD	Approved
APPROX	Approximate
ARCH	Architect, Architecture, Architectural
AUTO	Automatic
AVG	Average
AX	Access
B/	Bottom of
BD	Board
BLDG	Building
BLKG	Blocking
BOT	Bottom
C	Course
C/C	Center to Center
CL	Center Line
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continued, Continuous
COOR	Coordinate
CTR	Center
CU	Cubic
DEMO	Demolish/Demolition
DEPT	Department
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DWG(S)	Drawing(s)
EA	Each
EL	Elevation
ELEC	Electrical
ENCL	Enclose/Enclosure
ENG	Engineer
EOS	Edge of Slab
EQ	Equal
EQMT	Equipment
EXIST	Existing
EXT	Exterior
FDN	Foundation
FIXT	Fixture
FT	Foot/Feet
FTG	Footing
FURN	Furniture
GC	General Contractor
HDWR	Hardware
HM	Hollow Metal
HORZ	Horizontal
HT	Height
IN	Inch
INST	Install(ed)
INT	Interior

ABBREVIATIONS

LGT	Length
LTG	Lighting
MAS	Masonry
MATL	Material
MAX	Maximum
MGR	Manager
MIN	Minimum
MISC	Miscellaneous
MTL	Metal
N/A	Not Applicable
NIC	Not in Contract
NO	Number
NOM	Nominal
NTS	Not to Scale
OC	On Center
OPP	Opposite
PERF	Perforate(d)
PSF	Pounds per Square Foot
PSI	Pound per Square Inch
PT	Painted
PVMT	Pavement
QTY	Quantity
RAD	Radius
REF	Reference
REINF	Reinforce(d)(ing)(ment)
REQD	Required
REV	Revise, Revision
SCHED	Schedule(d)
SECT	Section
SHT	Sheet
SIM	Similar
SPEC	Specification
ST	Stone
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural/Structure
T/	Top of
TBD	To Be Determined
TEMP	Temporary
THK	Thick, Thickness
THRU	Through
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
VIF	Verify in Field
W	Wide/Width
W/	With
W/O	Without
WT	Weight
YD	Yard
±	Plus or Minus (tolerance)
°	Degree
Ø	Diameter
∠	Angle
≈	Approximate

REFERENCE SYMBOLS (ALL DISCIPLINES)



AUTHORITIES HAVING JURISDICTION:

1. THE VILLAGE OF MOUNT PROSPECT
   Matt Lawrie, P.E. | Village Engineer
   847-870-5640

APPLICABLE CODES, STANDARDS, AND ORDINANCES:

2021 INTERNATIONAL BUILDING CODE (WITH AMENDMENTS)
2021 INTERNATIONAL RESIDENTIAL CODE (WITH AMENDMENTS)
2021 IL ENERGY CONSERVATION CODE (WITH AMENDMENTS)
2021 MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
2021 ILLINOIS STATE PLUMBING CODE

VILLAGE KEYSTONE SYMBOL

Mount Prospect
MP

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

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www.farrside.com

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PHONE: (312) 750-1701

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TERRA ENGINEERING
225 W OHIO 4TH FLOR
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PHONE: (312) 467-0123

All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

STAMP
DO NOT SCALE DRAWINGS

Rev.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	00/00/0000

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
GENERAL NOTES, SYMBOLS & ABBREVIATIONS

G0.01

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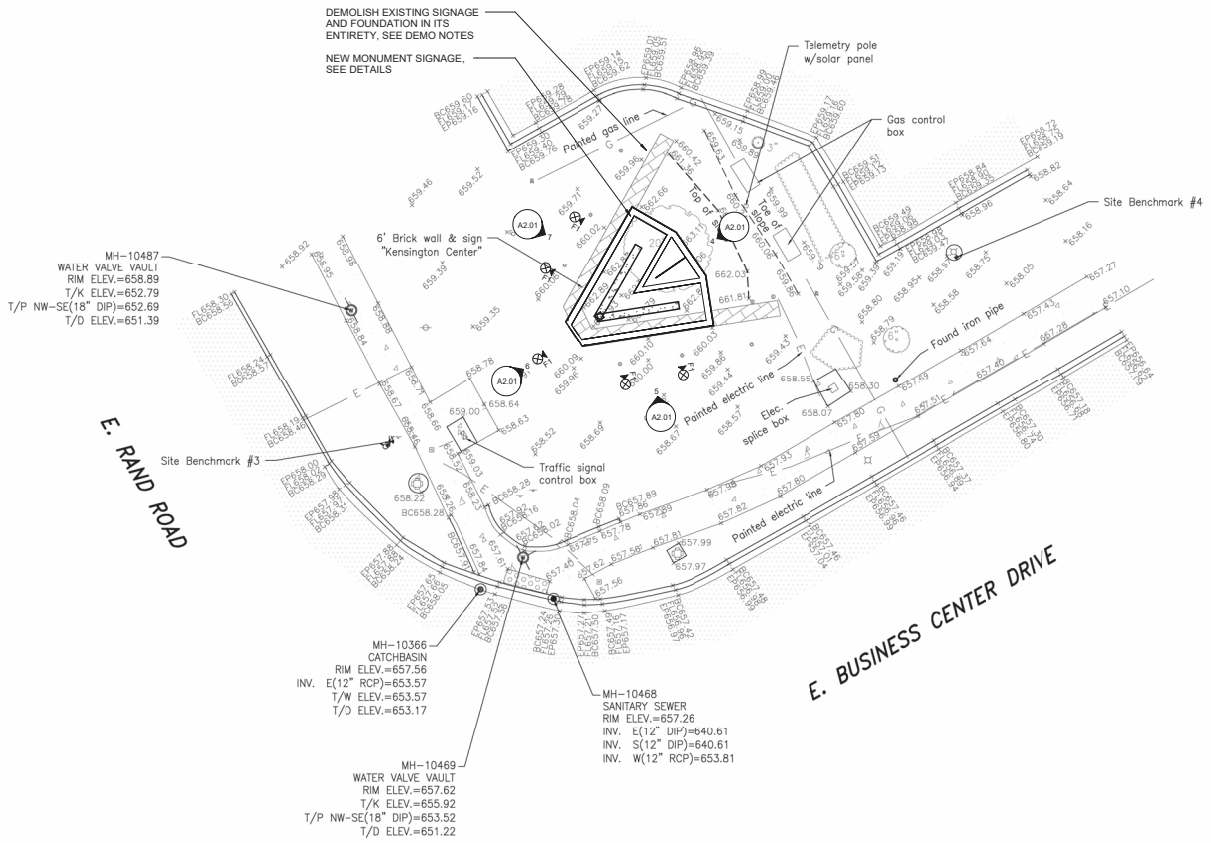
LIGHT FIXTURE SCHEDULE				
NAME	DESCRIPTION	MANUFACTURER	MODEL	FINISH
F1	FLOOD LIGHT	B-K LIGHTING	DENALI	SATIN BLACK, 45° CAP
F1	UPRIGHT LIGHT	B-K LIGHTING	DENALI	SATIN BLACK, 90° CAP



1 E RAND ROAD MONUMENT SIGN
1/8" = 1'-0"

FARR ASSOCIATES

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ISSUED FOR: CONSTRUCTION

SHEET NAME
SITE PLAN - RAND ROAD

G1.01

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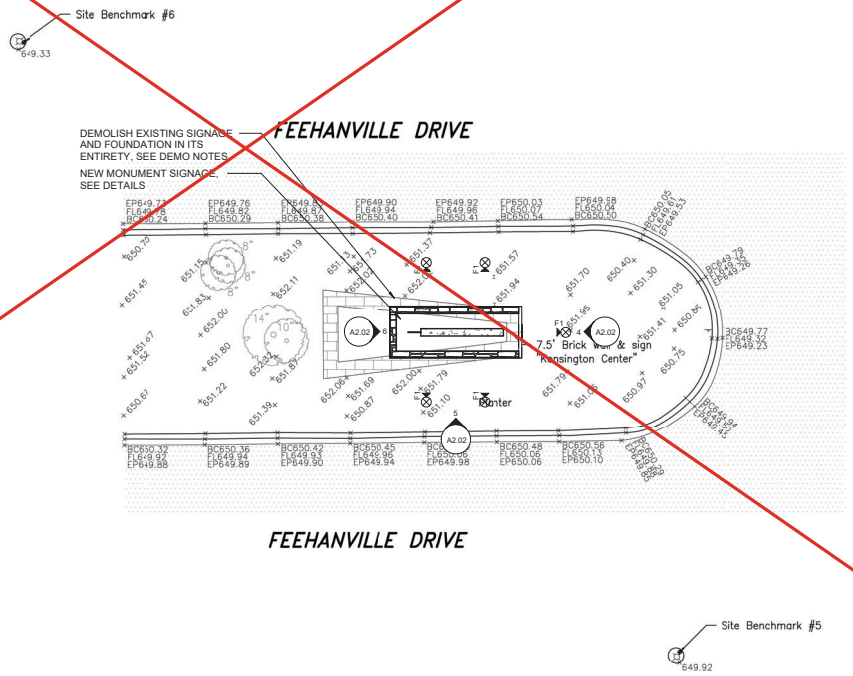
LIGHT FIXTURE SCHEDULE				
NAME	DESCRIPTION	MANUFACTURER	MODEL	FINISH
F1	FLOOD LIGHT	B-K LIGHTING	DENALI	SATIN BLACK, 45° CAP
F1	UPRIGHT LIGHT	B-K LIGHTING	DENALI	SATIN BLACK, 90° CAP

WOLF ROAD MONUMENT SIGN IS NOT INCLUDED IN THIS CONTRACT.



1 N WOLF ROAD MONUMENT SIGN
1/8" = 1'-0"

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

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STAMP
DO NOT SCALE DRAWINGS

Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
SITE PLAN - WOLF ROAD

G1.02

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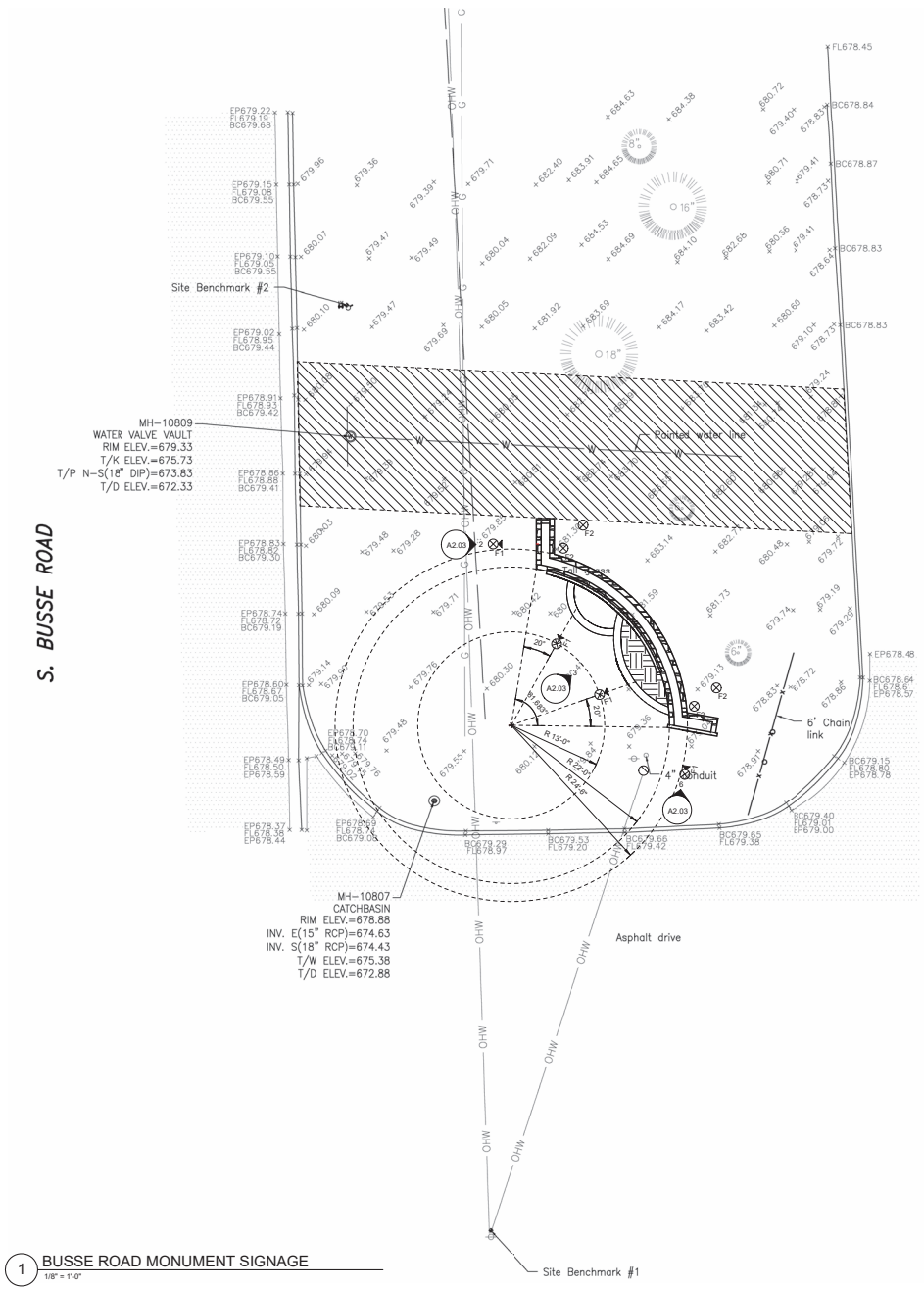
LIGHT FIXTURE SCHEDULE				
NAME	DESCRIPTION	MANUFACTURER	MODEL	FINISH
F1	FLOOD LIGHT	B-K LIGHTING	DENALI	SATIN BLACK, 45° CAP
F1	UPRIGHT LIGHT	B-K LIGHTING	DENALI	SATIN BLACK, 90° CAP



1 BUSSE ROAD MONUMENT SIGNAGE
1/8" = 1'-0"

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

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STAMP
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Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
SITE PLAN - BUSSE ROAD

G1.03

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SURVEY NOTES:

1. SURVEY PROVIDED BY TERRA ENGINEERING, LTD.
   FOR: FARR ASSOCIATES
   ORDER NUMBER: 24-280
   DATE: 10/16/2024

2. BENCHMARKS: DATUM: NAVD88

SITE BENCHMARK #1
NAIL IN NORTHERLY FACE OF POWER POLE AT THE SOUTHEAST CORNER OF S. BUSSE ROAD AND ASPHALT DRIVE FOR #3401

ELEVATION = 680.11'

SITE BENCHMARK #2
CROSS CUT ON NORTHWESTERLY BOLT OF FIRE HYDRANT AT THE NORTHEAST CORNER OF S. BUSSE ROAD AND ASPHALT DRIVE FOR #3401

ELEVATION = 681.78'

SITE BENCHMARK #3
CROSS CUT ON EASTERLY BOLT OF FIRE HYDRANT AT THE NORTHEASTERLY CORNER OF E. BUSINESS DRIVE AND E. RAND ROAD

ELEVATION = 659.63'

SITE BENCHMARK #4
CUT SQUARE ON THE EASTERLY SIDE OF CONCRETE LIGHT POLE BASE ON THE NORTHERLY SIDE OF E. BUSINESS CENTER DRIVE

ELEVATION = 659.68'

SITE BENCHMARK #5
CUT SQUARE ON THE NORTHERLY SIDE OF CONCRETE LIGHT POLE BASE AT THE SOUTHWESTERLY CORNER OF N. WOLF ROAD AND FEEHANVILLE DRIVE

ELEVATION = 650.33'

SITE BENCHMARK #6
CUT SQUARE ON THE NORTHERLY SIDE OF CONCRETE LIGHT POLE BASE AT THE NORTHWESTERLY CORNER OF N. WOLF ROAD AND FEEHANVILLE DRIVE

ELEVATION = 649.72'

3. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH ACTUAL CONDITIONS AT THE JOB SITE, PRIOR TO BEGINNING WORK. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLAN, THEY MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITIES. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAIL, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
2. CALL JULIE (800) 892-0123 PRIOR TO DIGGING FOR ANY UTILITY CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES DAMAGED DURING CONSTRUCTION.
4. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM TERRA ENGINEERING, LTD.
5. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREIN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND ALL SUPPLEMENTAL PROVISIONS AND ADDENDA, LATEST EDITION.
   C. ILLINOIS URBAN MANUAL, BY ILLINOIS ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
   D. MANUAL ON URBAN TRAFFIC CONTROL DEVICES, BY FEDERAL HIGHWAY ADMINISTRATION.
9. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.
10. ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) FOR CONSTRUCTION LAYOUT.
12. DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS.
13. ALL DISTURBED AREAS SHALL BE RESTORED BY THE CONTRACTOR TO THE ORIGINAL CONDITION.
14. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES REQUIRED DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING THE REQUISITE FEES FOR CONSTRUCTION. THEY SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.

DEMOLITION NOTES:

1. THE EXTENT OF DEMOLITION WORK IS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN AND INCLUDES, BUT IS NOT LIMITED TO THE REMOVAL OF ALL UTILITIES, OVERHEAD LINES AND POLES, PAVING, VEGETATION AND OTHER SITE FEATURES WHICH CONFLICT WITH THE CONSTRUCTION OF THE NEW FACILITIES, OR ARE DESIGNATED TO BE REMOVED.
2. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO ENSURE MINIMAL INTERFERENCE WITH FACILITY OPERATIONS.
3. NOTIFY OWNER 48 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
4. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
5. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/ARCHITECT ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
6. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
7. KEEP ALL PUBLIC STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
8. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, OR TO NEAREST SIDEWALK JOINTS.
9. THE CONTRACTOR WILL PROTECT ALL UTILITIES DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, ALLEYWAYS, STREETS OR ADJACENT PROPERTIES WILL BE REPLACED/REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXISTING SERVICES AND APPURTENANCES TO DEMOLISHED SITE FEATURES AND CAP/TERMINATE AS REQUIRED BY THE UTILITY COMPANY. CONTRACTOR SHOULD CONTACT ARCHITECT/ENGINEER IF ANY QUESTION ARISES REGARDING THE VIABILITY OF A UTILITY STRUCTURE.

DIMENSION NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR POINT OF TANGENCY UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT STRIPING SHALL BE 4" WIDE YELLOW PAINT PER SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS. ALL CROSS HATCH STRIPING SHALL BE 45° AT 2'-0" CENTERS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL BUILDINGS.

STRUCTURE NOTES:

1. ALL INLETS AND CATCH BASINS TO BE INSTALLED IN PAVED AREAS (EXCLUDING ALONG CURB AND GUTTER) SHALL HAVE NEENAH R2504-D FRAME & GRATE OR APPROVED EQUAL.
3. ALL INLETS AND CATCH BASINS TO BE INSTALLED ALONG CURB AND GUTTER (B-6.12) SHALL HAVE CURB INLET FRAME, GRATE CURB BOX AS NOTED:
   3.1. CATCH BASINS 48" AND LARGER: NEENAH R3281-A OR APPROVED EQUAL.
   3.2. INLETS AND CATCH BASINS 24": NEENAH R3170 WITH OPEN TYPE CURB BOX OR APPROVED EQUAL.
4. ALL INLETS AND CATCH BASINS TO BE INSTALLED IN LANDSCAPED AREAS SHALL HAVE NEENAH R2504-D <OR> NEENAH R4340-B FRAME & GRATE OR APPROVED EQUAL.
5. ALL CATCH BASINS TO BE INSTALLED ALONG DEPRESSED CURB AND GUTTER (DEP B-6.12) SHALL HAVE EAST JORDAN IRON WORKS 5120 CATCH BASIN INLET FRAME AND GRATE, OR APPROVED EQUAL.
6. WHERE STRUCTURES ARE SHOWN ALONG THE CURBLINE, UNLESS SPECIFICALLY STATED OTHERWISE, IT IS INTENDED THAT THE FRAME OF THE STRUCTURE IS TO FALL WITHIN THE FLOWLINE OF THE GUTTER OR AT THE PAVEMENT EDGE WHERE NO GUTTER EXISTS.
7. ALL MANHOLES SHALL HAVE NEENAH R1713-B FRAME & CLOSED LID OR APPROVED EQUAL, WITH "STORM" OR "SANITARY" IMPRINTED AS APPROPRIATE.
8. ALL FLARED END SECTIONS 12" AND LARGER SHALL INCLUDE AN IDOT STANDARD GRATE.
9. ALL SANITARY MANHOLES SHALL INCLUDE A CHIMNEY SEAL.

UTILITY NOTES:

1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE OBTAINED FROM ALL UTILITY COMPANIES, PRIVATE UTILITY LOCATE, INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES
2. REFER TO PLUMBING DRAWINGS FOR CONTINUATION OF ALL UTILITIES WITHIN 5 FEET OF BUILDING FACE.
3. THE CONTRACTOR SHALL UNCOVER ALL LINES BEING CONNECTED TO AND AT ALL CROSSINGS TO VERIFY GRADES PRIOR TO CONSTRUCTION.
4. A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SEWER. WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS, THIS VERTICAL SEPARATION SHALL BE MAINTAINED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN. A TEN FOOT HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER PIPES SHALL BE MAINTAINED.
5. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER SEPARATION AS DESCRIBED ABOVE, OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN, CONTRACTOR SHALL CONSTRUCT BOTH THE WATER MAIN AND SEWER OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION.
6. ADJUST ALL UTILITY STRUCTURES TO REMAIN TO MATCH FINISHED GRADE. REINSTALL OR REBUILD STRUCTURE AS NEEDED, POTENTIALLY INCLUDING MODIFYING ADJUSTING RINGS, CONE SECTION, BARREL SECTIONS, OR FLAT SLAB TOP AS NECESSARY.
7. COORDINATE THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
8. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
9. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

GRADING NOTES:

1. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE DONE IN A MANNER WHICH WILL ALLOW FOR POSITIVE DRAINAGE, AND NOT CAUSE PONDING OF STORMWATER ON THE SURFACE OF PROPOSED IMPROVEMENTS.
2. FOR PRIVATE SITES. ACCESSIBLE PARKING SPACES AND LOADING SPACES SHALL BE SLOPED AT MAXIMUM 1.9% IN ANY DIRECTION. MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 1.9%. MAXIMUM LONGITUDINAL SIDEWALK SLOPE SHALL BE 4.9%. CONTACT ENGINEER IF CONFLICTS EXIST.
3. ADJUST ALL UTILITY STRUCTURES TO REMAIN TO MATCH FINISHED GRADE. REMOVE AND INSTALL ADJUSTING RINGS, CONE SECTION, BARREL SECTIONS, OR FLAT SLAB TOP AS NECESSARY.
4. ALL LANDSCAPED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESPREAD WITH 6 INCHES (MIN.) TO 12 INCHES (MAX.) TOPSOIL AND SOD/HYDROSEED UNLESS NOTED OTHERWISE ON THE DRAWINGS.

EROSION CONTROL NOTES:

1. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
2. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENTATION CONTROL OF LOCAL GOVERNMENT AGENCIES, PROCEDURES AND STANDARDS FOR URBAN SOIL AND SEDIMENTATION CONTROL IN ILLINOIS, ILLINOIS URBAN MANUAL, AND IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENGINEER. ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED.
4. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
5. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
6. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED IMMEDIATELY BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
7. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
8. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
9. SLOPES STEEPER THAN 6H:1V SHALL BE STABILIZED WITH SOIL EROSION AND SEDIMENT CONTROL BLANKET, NORTH AMERICAN GREEN DS-75, SC150BN BIONET OR APPROVED EQUAL.
10. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
11. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROPRIATE TREATMENT MEASURE SUCH AS: ANIONIC POLYMER DEWATERING SYSTEM, FILTER BAG, SEDIMENT BASINS, OR SILT TRAPS. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE CONTRACTOR'S QUALIFIED SOIL EROSION AND SEDIMENT CONTROL INSPECTOR, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
12. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
13. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
14. DUST SCREENING SHALL BE PROVIDED ON ALL CONSTRUCTION FENCING.
15. ALL CONCRETE WASHOUT SHALL CONFORM TO THE "TEMPORARY CONCRETE WASHOUT FACILITY" STANDARDS (CODE 954) OF THE ILLINOIS URBAN MANUAL, LATEST EDITION.

AS-BUILT DRAWINGS

A. CONTRACTOR TO SUBMIT AS-BUILT DRAWINGS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL AS FOLLOWS:
   i. WITHIN 48 HOURS OF COMPLETING EARTHWORK ACTIVITIES TO ACHIEVE BOTTOM OF EXCAVATION AT STORMWATER BMP's AS NOTED ON THE DRAWINGS AND PRIOR TO BACKFILLING OPERATIONS.
   ii. WITHIN ONE WEEK OF INSTALLATION OF STORM, SANITARY AND WATER INFRASTRUCTURE AND PRIOR TO ROUGH GRADING ACTIVITIES
   iii. WITHIN TWO WEEKS OF INSTALLATION OF FINAL GRADING/PAVING.

B. AS-BUILT DRAWINGS MUST INCLUDE THE FOLLOWING INFORMATION:
   i. SURVEYED LOCATION OF GREEN ROOF, INCLUDING SQUARE FOOTAGE INSTALLED.
   ii. CONFIRMATION THE STORMWATER RESTRICTOR(S) IS(ARE) INSTALLED VIA A PHOTOGRAPH.
   iii. LOCATION OF STORM, SANITARY, AND WATER STRUCTURES, VAULTS, MANHOLES, ETC.
   iv. STRUCTURE RIM AND PIPE INVERT ELEVATIONS, INCLUDING INVERTS AT CAPPED (BURIED) ENDS.
   v. ORIFICE INVERT ELEVATIONS AND SIZES WITHIN BLUE ROOF STORAGE SYSTEM.
   vi. TOP/BOTTOM OF WATER PIPE ELEVATIONS AT SEWER/STORM CROSSINGS AND AT STRUCTURES.
   vii. LOCATION, SIZE, LENGTH AND MATERIAL OF SANITARY, STORM AND WATER PIPING, INCLUDING LOCATION OF BENDS.
   viii. GRADING DETAIL AT THE LEVEL OF DETAIL AND AT THE SCALE(S) SHOWN IN THE CIVIL PLANS, INCLUDING DETAIL ENLARGEMENTS AT 1:5 SCALE.
   ix. SPOT ELEVATIONS AND CONTOURS.
   x. BOTTOM OF EXCAVATION AT STORMWATER BMPS.

C. AS-BUILT DRAWINGS MUST BE:
   i. GENERATED BY A SURVEYOR LICENSED IN THE STATE THE PROJECT IS LOCATED.
   ii. MANUFACTURED AS A MARK-UP OF CIVIL ENGINEERING PLANS. IF SURVEY DEVIATES FROM DESIGN, A LINE SHALL BE STRUCK THROUGH THE DESIGN TEXT AND AS-BUILT INFORMATION WRITTEN NEXT TO IT. IF SURVEY MATCHES DESIGN, THE DESIGN TEXT SHALL BE CIRCLED INDICATING FULL COMPLIANCE.

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP SAFE HARMLESS THE MUNICIPALITY, OWNER AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK [IL REV. STAT. CH 48, PAR. 60 AT SEQ.] AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS [IL REV. STAT. CH. 17-1/2 PAR. 51 ET. SEQ.]. IN THE EVENT OF ANY SUCH INJURY [INCLUDING DEATH] OR LOSS OR DAMAGE, OF CLAIMS THEREFORE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

ACCESSIBILITY CERTIFICATE

I HEREBY CERTIFY THAT THE ACCESSIBILITY PLANS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN HAVE BEEN PREPARED UNDER MY DIRECTION OR SUPERVISION AND ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLETE AND CORRECT AND ARE IN COMPLIANCE WITH THE ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

LICENSED ENGINEER _____

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

ARCHITECT OF RECORD:
FARR ASSOCIATES
53 W Jackson, Suite 650
Chicago, IL 60604
Phone: (312) 408-1661
www.farrside.com

STRUCTURAL ENGINEER:
CEA & A
175 N FRANKLIN SUITE 410
CHICAGO, IL 60606
PHONE: (312) 750-1701

LANDSCAPE ARCHITECT:
TERRA ENGINEERING
225 W OHIO 4TH FLOR
CHICAGO, IL 60654
PHONE: (312) 467-0123

All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

STAMP
DO NOT SCALE DRAWINGS

Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
GENERAL NOTES

C0.01

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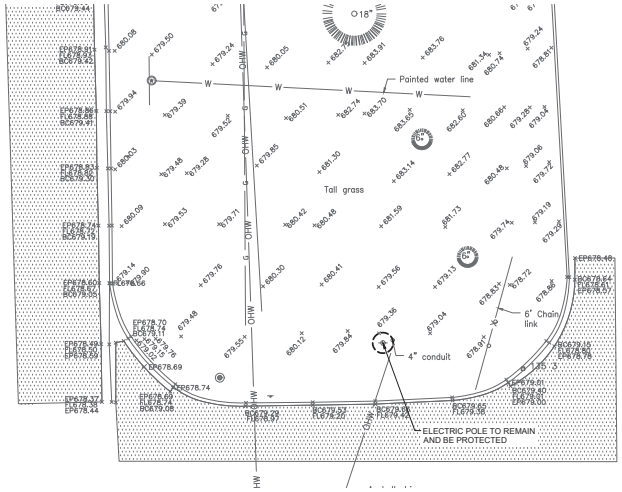
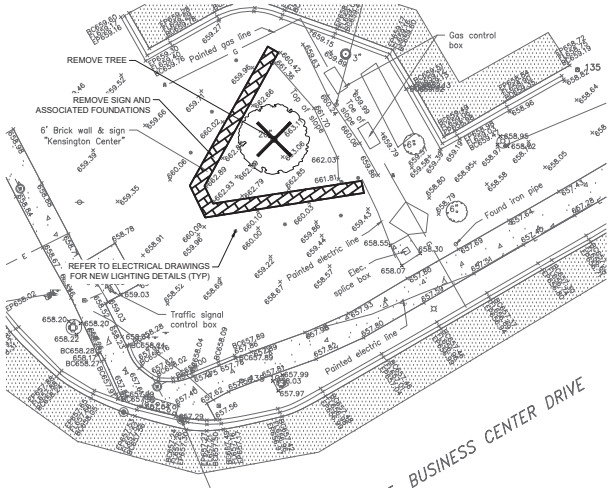


1 BUSSE ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'



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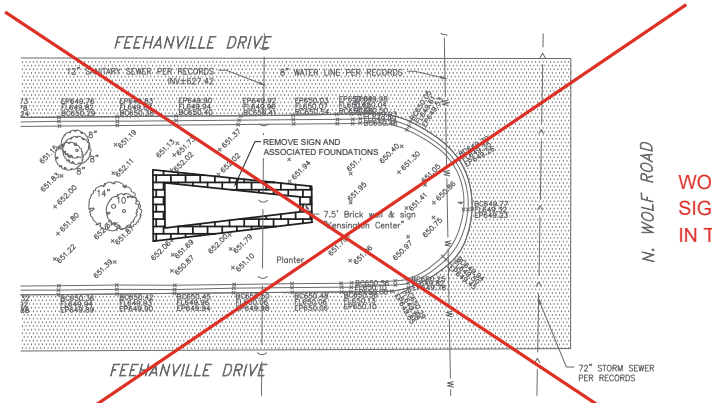
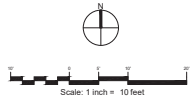
SCALE: 1" = 10'



3 N WOLF ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'

WOLF ROAD MONUMENT SIGN IS NOT INCLUDED IN THIS CONTRACT.



LEGEND:

- REMOVE SIGN AND ASSOCIATED FOUNDATIONS
- EXISTING TREE TO BE REMOVED
- ITEM TO REMAIN AND BE PROTECTED

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

ARCHITECT OF RECORD:
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LANDSCAPE ARCHITECT:
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225 W OHIO 4TH FLOR
CHICAGO, IL 60654
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STAMP
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Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
SITE DEMOLITION PLAN

C1.00

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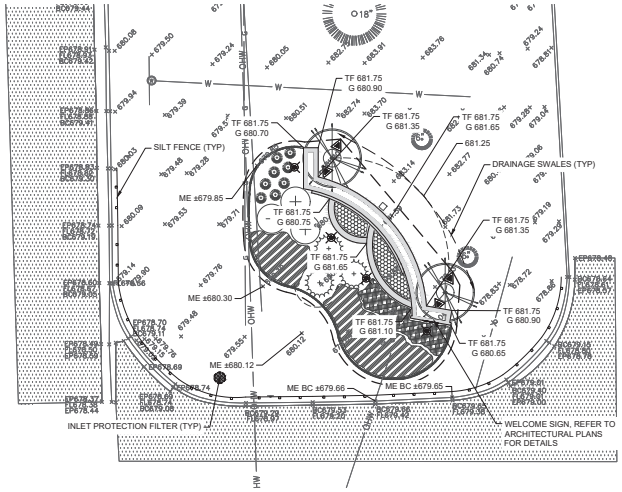
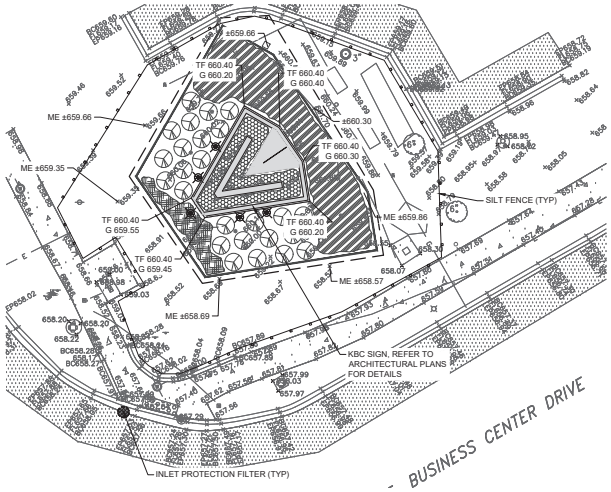


1 BUSSE ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'



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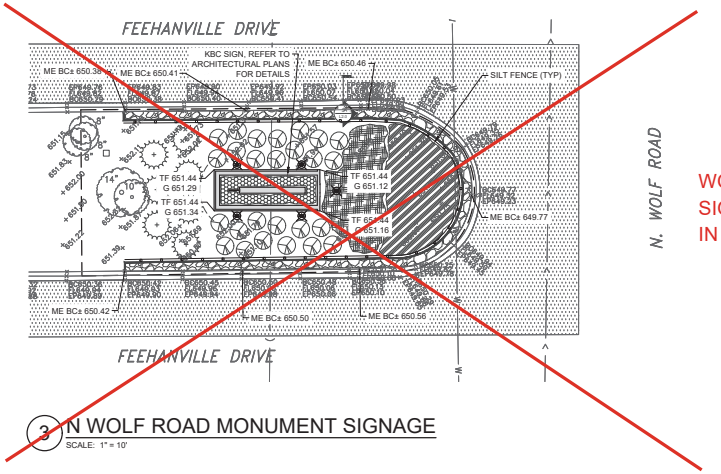

3 N WOLF ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'

WOLF ROAD MONUMENT SIGN IS NOT INCLUDED IN THIS CONTRACT.

Scale: 1 inch = 10 feet

LEGEND:

18.89	SPOT ELEVATION
ME±	MATCH EXISTING
BC	BACK OF CURB
TF	TOP OF FOUNDATION
G	GROUND
	SWALE CENTERLINE
	SILT FENCE
	FURNISH AND INSTALL INLET/CATCH BASIN FILTER

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
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PRINT DATE: 8/29/2025
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SHEET NAME
SITE DIMENSION AND GRADING PLAN

C2.00

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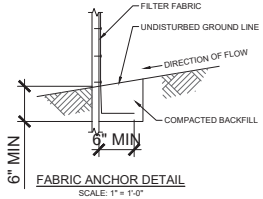
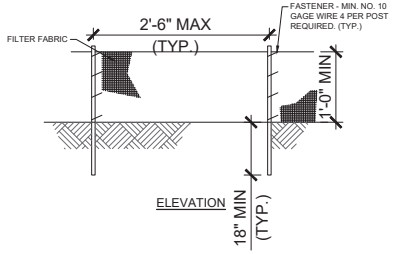
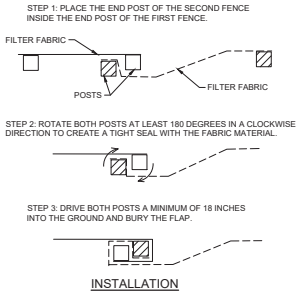


FABRIC ANCHOR DETAIL
SCALE: 1" = 1'-0"



ELEVATION

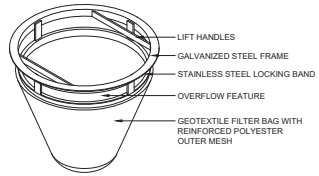


INSTALLATION

NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

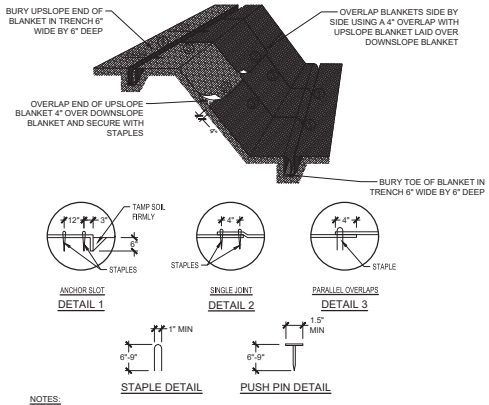
1 SILT FENCE
SCALE: NTS



NOTES:

1. TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL CATCH BASINS AND STORM INLETS.
2. CLEAN FILTER AS NEEDED.

2 INLET FILTER BASKET
SCALE: NTS



NOTES:

1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER S.Y. FOR STICHED BLANKETS. NON-STICHED SHALL USE 4 STAPLES PER S.Y. OF MATERIAL. THIS EQUATES TO 200 STAPLES WITH STICHED BLANKET AND 400 STAPELS WITH NON-STICHED BLANKET PER 100 S.Y. OF MATERIAL.
2. STAPLE OR PUSH PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS. (MINIMUM STAPLE LENGTH IS 6")
3. EROSION CONTROL MATERIAL SHALL BE PLACED IN CONTACT WITH THE SOIL OVER A PREPARED SEEDBED.
4. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

3 EROSION CONTROL BLANKET
SCALE: NTS

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

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MOUNT PROSPECT, IL 60056

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Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
SITE EROSION AND SEDIMENT CONTROL DETAILS

C3.10

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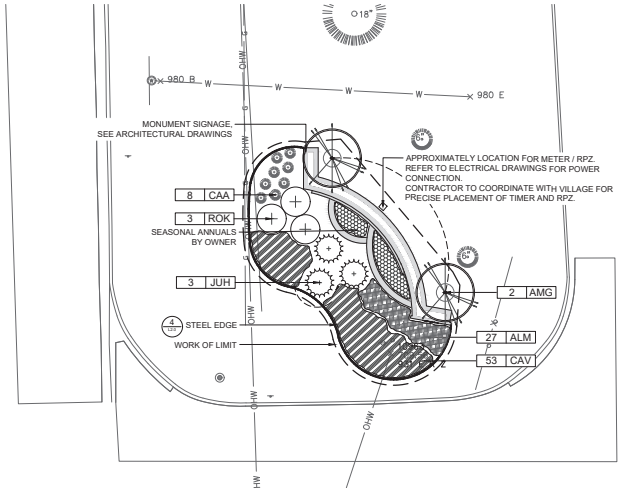
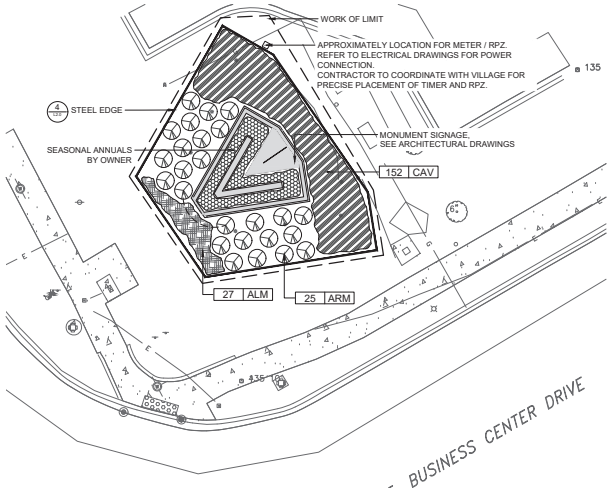


1 BUSSE ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'



2 E. RAND ROAD MONUMENT SIGNAGE
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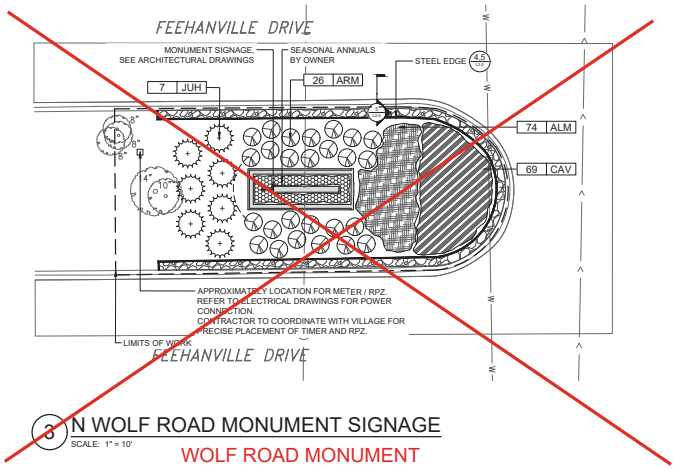


3 N WOLF ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'

WOLF ROAD MONUMENT
SIGN IS NOT INCLUDED
IN THIS CONTRACT.

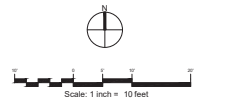
N. WOLF ROAD

Plant Schedule

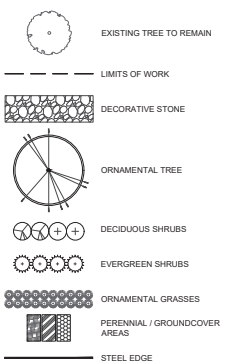
Mt. Prospect Gateway Signage

Qty.	Key	Botanical name	Common name	Size	Notes
		ORNAMENTAL TREES			
2	AMG	Amelanchier x grandiflora	Serviceberry	8' B&B	Multi-stem
		DECIDUOUS SHRUBS			
51	ARM	Aronia melanocarpa 'UCONNAM012'	Ground Hug Chokeberry	#3 Cont.	2' o.c.
3	ROK	Rosa 'Knock Out'	Knock Out Rose	#5 Cont.	3.5' o.c.
		EVERGREEN SHRUBS			
10	JUH	Juniperus horizontalis 'Hughes'	Hughes Juniper	#5 Cont.	5' o.c.
		PERENNIALS			
128	ALM	Allium 'Millenium'	Millenium Allium	#1 Cont.	18" o.c.
		ORNAMENTAL GRASSES			
274	CAV	Carex vulpinoidea	Fox Sedge	#1 Cont.	18" o.c.
8	CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	24" o.c.

NOTE:
PLANT SCHEDULE INCLUDES PLANTINGS FOR THE WOLF ROAD MONUMNET SIGN THAT IS NOT INCLUDED IN THIS CONTRACT. DO NOT INCLUDE WOLF ROAD MONUTMENT SIGN PLANTINGS IN BID.



LEGEND:



NOTES:
CONTRACTOR SHALL REPLACE ALL DAMAGED LAWN AREAS IN-KIND WITH NEW SOD. DAMAGED AREAS MUST BE CUT OUT, LEVELED/GRADED AND NEW TOPOSIL HAULED IN. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

CONTRACTOR SHALL PROVIDE A POP UP MIST HEAD IRRIGATION SYSTEM WITHIN THE LIMITS SHOWN ON THE DRAWINGS. THE VILLAGE OF MOUNT PROSPECT WILL PROVIDE AND INSTALL THE FOLLOWING: MAIN TAP, METER AND VAULT AND STUB UP TO THE POINT OF CONNECTION FOR THE RPZ. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE VILLAGE FOR THE PRECISE PLACEMENT OF THE RPZ. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:

A. 1" RPZ, ZURN OR EQUIVALENT, WITH APPROPRIATE BALL-VALVE SHUT-OFFS ON EITHER SIDE TO SERVICE SYSTEM. SYSTEM SERVICE SIDE SHALL INCLUDE THREADED SILLCOCK TYPE VALVE TO ALLOW THE SYSTEM TO BE BLOWN-OUT AT THE END OF THE SEASON.

B. LOCKABLE ENCLOSURE TO SECURE RPZ. THIS SHALL BE PLACED IN A DISCREET LOCATION COORDINATED WITH THE VILLAGE. ENCLOSURE SHOULD BE LARGE ENOUGH TO ACCOMMODATE THE RPZ AND TIMER. TIMER SHALL BE POST MOUNTED WITHIN THE ENCLOSURE.

C. TIMER WITH CAPACITY UP TO (8) ZONES, 3 INDEPENDENT PROGRAMS AND RAIN SENSOR. POWER TO TIMER WILL BE PROVIDED VIA THE ELECTRICAL SCOPE. REFER TO ELECTRICAL DRAWINGS. RAINBIRD MODELS ARE REQUIRED.

D. 100% MIST IRRIGATION COVERAGE WITHIN THE LIMITS SHOWN ON THE DRAWINGS.

E. (1) SHUT-OFF AND (1) TURN ON SHALL BE INCLUDED. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO BE PRESENT WHEN THE WORK IS COMPLETED TO UNDERSTAND THE PROCEDURES.

F. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT DATA INDICATING THE FOLLOWING:
1) PRODUCT DATA
1. RPZ AND ENCLOSURE
2. TIMER
3. ELECTRONIC VALVES, VALVE BOXES AND WIRE
4. ALL PIPING AND FITTINGS
5. MIST LINES
6. VALVE
2) SHOP DRAWINGS
1. INCLUDE LAYOUT LOCATIONS OF TIMER, RPZ, VALVES AND MIST LINES.
2. DRAWING SHALL BE AT AN APPROPRIATE SCALE AND FULLY DIMENSIONED.
3) CLOSE-OUT
1. SUBMIT (1) YEAR WARRANTY ON ALL PARTS AND LABOR FROM THE DATE OF FINAL ACCEPTANCE.
2. SUBMIT MAINTENANCE INFORMATION AND INSTRUCTIONS.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT ASSOCIATED IRRIGATION SYSTEM INSTALLATION.

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

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All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

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Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
LANDSCAPE PLAN

L1.00

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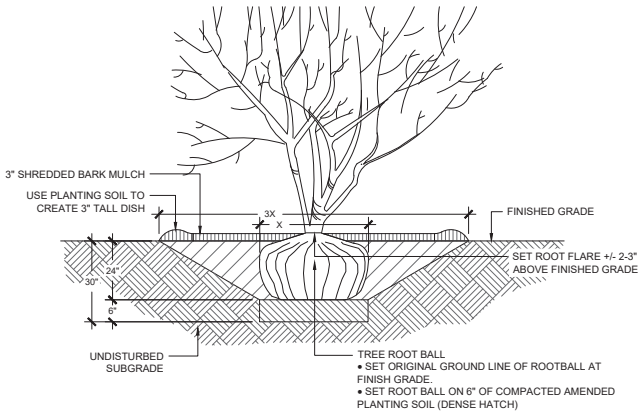

1 SHADE/ORNAMENTAL TREE PLANTING DETAIL
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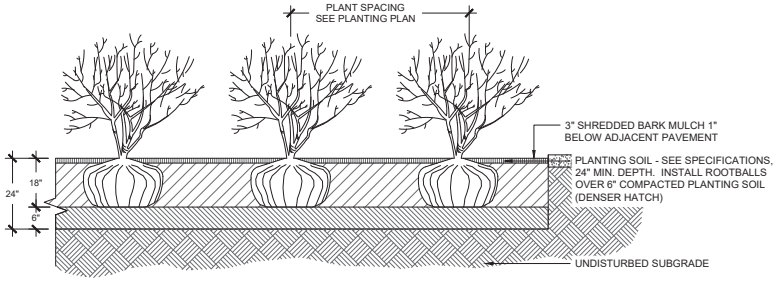

2 SHRUB PLANTING DETAIL
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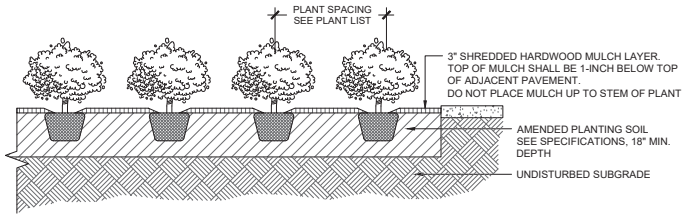
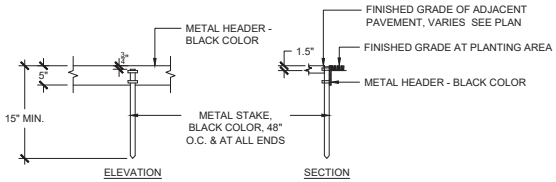
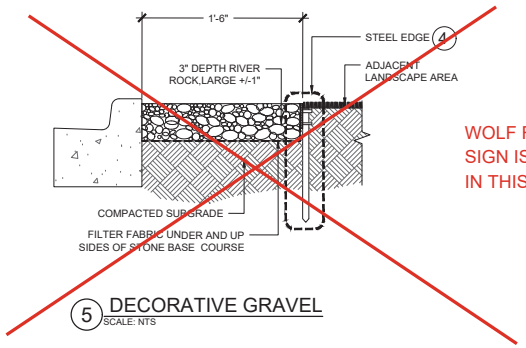


3 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS



4 STEEL EDGING
SCALE: NTS



WOLF ROAD MONUMNET SIGN IS NOT INCLUDED IN THIS CONTRACT.

5 DECORATIVE GRAVEL
SCALE: NTS

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

ARCHITECT OF RECORD:
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GENERAL

GE.01 BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, THE CONTRACTOR SHALL VISIT THE PREMISES AND AQUAINT HIMSELF FULLY WITH THE EXISTING CONDITIONS, TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPES OF EQUIPMENT REQUIRED, ETC. HIS BID SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK WITHIN THE EXISTING CONDITIONS. DISRUPTION OF NORMAL ACTIVITIES IN THE WORK AREA MUST BE KEPT TO A MINIMUM.

GE.02 THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION, DIMENSIONS, MEMBER SIZES, AND ELEVATIONS FOR CONFORMANCE WITH THE DRAWINGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

GE.03 UNLESS NOTED OTHERWISE, DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR CONDITIONS.

GE.04 DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED AGAINST THE DRAWINGS OF OTHER DISCIPLINES, AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

GE.05 COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR LINTELS, METAL WALL FRAMING, SHELF ANGLES, SIZE AND LOCATION OF SLOPES, DEPRESSED AREAS, FINISH FILLS, CHAMFERS, GROOVES, SLEEVES, INSERTS, ETC.

GE.06 COORDINATE WITH MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS FOR DUCTWORK, PIPE SLEEVES, FLOOR DRAINS, INSERTS, HANGERS, TRENCHES, PITS, PADS, WALL AND SLAB OPENINGS, CONDUIT RUNS IN WALLS AND SLABS, SIZE AND LOCATION OF MACHINE OR EQUIPMENT SUPPORTS, BASES, ANCHOR BOLTS, ETC.

GE.07 ELEVATIONS SHOWN REFER TO TOP OF FINISHED GROUND FLOOR SLAB WHICH IS AT EL. 0'-0".

GE.08 SHOP DRAWINGS PREPARED BY THE CONTRACTOR AND/OR HIS SUPPLIERS SHALL BE REVIEWED BY THE ARCHITECT ONLY FOR CONFORMANCE WITH THE DESIGN INTENT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.

GE.09 SHOP DRAWINGS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ARCHITECT.

GE.10 DESIGN LOADS, ALLOWABLE STRESSES AND STRUCTURAL CAPACITIES ARE BASED ON THE 2015 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS. SEE DESIGN LOADS NOTE ON THIS SHEET.

CONCRETE AND FORMWORK

CO.01 ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING AMERICAN CONCRETE INSTITUTE PUBLICATIONS:

ACI 301 ACI 304 ACI 311
ACI 315 ACI 318 ACI 347

CO.02 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, EMBEDDED PLATES, MASONRY ANCHORS, REGLETS, SLEEVES, DUCT WORK, PADS, AND ANCHOR BOLTS. THE INSERTS, EMBEDDED PLATES, ETC. SHALL NOT INTERFERE WITH CONCRETE REINFORCEMENT LOCATIONS. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH WALLS WITH SHOP DRAWINGS, SHOWING OPENINGS IN THE SLABS INCLUDING, BUT NOT LIMITED TO, SLEEVE SIZES AND LOCATIONS, DUCT SIZES AND LOCATIONS, ETC.

CO.03 SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL ARCHITECTURAL FINISHES, FLOOR FINISHES, FLOOR DEPRESSIONS, AND CURBS AND FOR ALL WATERPROOFING AND/OR DAMPPROOFING DETAILS. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL WALL AND/OR SLAB OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

CO.04 THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS, CURBS AND SLAB DEPRESSIONS, IF ANY, AND DESCRIBE THE CONCRETE PLACEMENT SEQUENCE. ALL CURBS SHALL BE REINFORCED WITH AT LEAST 1–#4 CONTINUOUS AND #3 AT 18" C/C DOWELS TO THE STRUCTURE BELOW, UNLESS NOTED OTHERWISE.

CO.05 CONCRETE SHALL DEVELOP MINIMUM 28-DAY STRENGTH AS FOLLOWS:

FOOTINGS AND FOUNDATIONS.....NWWT (145 PCF).....f'c = 4,000 PSI
SLABS ON GRADE.....NWWT (145 PCF).....f'c = 4,000 PSI

CO.06 ALL CONCRETE EXPOSED TO THE EXTERIOR SHALL BE AIR–ENTRAINED TO GIVE THE CONCRETE AN AIR CONTENT OF 6±1½% BY VOLUME. WATER REDUCING PLASTICIZING ADMIXTURES MAY BE USED, PENDING APPROVAL OF THE ARCHITECT.

CO.07 NO CALCIUM CHLORIDE OR CHLORIDE–ION PRODUCING ADMIXTURE SHALL BE USED IN ANY CONCRETE.

CO.08 FORMWORK FOR ALL CONCRETE WHICH WILL BE EXPOSED IN THE COMPLETED BUILDING SHALL BE CONSTRUCTED FROM A SUITABLE PLASTIC SURFACED PLYWOOD WHICH WILL PRODUCE AN ACCEPTABLY SMOOTH SURFACE. ALSO SEE THE SPECIFICATIONS.

CO.09 VERTICAL WALL CONSTRUCTION JOINTS SHALL BE FORMED WITH VERTICAL BULKHEADS AND KEYWAYS. WALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH THE JOINT OR SHALL BE DOWELED WITH AN EQUIVALENT AREA OF REINFORCEMENT.

CO.10 ALL CONSTRUCTION JOINTS SHALL BE WIRE–BRUSHED AND CLEANED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. ALLOW 24 HOURS MINIMUM TO ELAPSE BETWEEN PLACEMENTS.

CO.11 PROVIDE CONTINUOUS WATERSTOPS IN VERTICAL CONSTRUCTION JOINTS, IN ELEVATOR PIT WALLS, AND IN ALL OTHER WALLS ADJACENT TO OR BELOW GRADE SLABS.

CO.12 EXPOSED EXTERNAL CONCRETE CORNERS SHALL BE CHAMFERED ¾", UNLESS NOTED OTHERWISE.

CO.13 INTERIOR SLABS ON GRADE THICKNESSES AND REINFORCEMENT SHALL BE AS SHOWN AND NOTED ON THE PLANS, THICKENED OR DEPRESSED AS REQUIRED PER THE DETAILS. DEPRESSED SLABS SHALL MAINTAIN FULL THICKNESS UNLESS NOTED OTHERWISE. SEE THE REINFORCING STEEL NOTES FOR THE PLACEMENT OF WELDED WIRE FABRIC. A VAPOR RETARDER SHALL BE PROVIDED UNDER ALL INTERIOR SLABS ON GRADE PER THE PROJECT SPECIFICATIONS.

CO.14 SLABS ON GRADE SHALL BE PLACED IN ALTERNATE STRIPS WITH A MAXIMUM WIDTH OF 15'–0" OR AS SHOWN ON PLAN. CONTROL JOINTS SHALL BE CUT WITHIN 8–12 HOURS AFTER THE CONCRETE HAS SET. CONTROL JOINTS SHALL NOT EXCEED 15'–0" INTERVALS IN EACH DIRECTION, AND SHALL BE LOCATED TO CONFORM WITH BAY SPACING WHEREVER POSSIBLE (I.E. AT COLUMN CENTERLINES, HALF–BAYS, THIRD–BAYS).

CO.15 SLOPE CONCRETE SLABS, WHERE REQUIRED, TO FLOOR DRAINS SHOWN ON THE ARCHITECTURAL AND PLUMBING DRAWINGS. MAINTAIN MINIMUM SLAB THICKNESSES AS SHOWN ON THE STRUCTURAL DRAWINGS.

CO.16 NO SLAB SHALL HAVE COLD JOINTS IN A HORIZONTAL PLANE. CONSTRUCTION JOINTS IN ELEVATED CONCRETE ON METAL DECK SHALL BE MADE AT THE THIRD POINT OF THE SPAN.

CO.17 FOR ELEVATED CONCRETE ON METAL DECK, PROVIDE ADDITIONAL CONCRETE AS NECESSARY TO ACHIEVE FLOOR FLATNESS AND FLOOR LEVELNESS NUMBERS SPECIFIED.

CO.18 NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

A / S1.01 GENERAL NOTES
SCALE: 1/8" = 1'–0"

SHORING AND BRACING

SB.01 INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE. PROVIDE TEMPORARY SHORING, GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LOAD CARRYING MEMBERS AND LATERAL STABILITY IS COMPLETED.

SB.02 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, ITS PARTS, AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILINGS AND DEVICES DURING THE ENTIRE PERIOD OF CONSTRUCTION.

SB.03 CONTRACTOR IS FULLY RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING OF EXISTING ELEMENTS DURING CONSTRUCTION. ALL SHORING SHALL BE ADEQUATE TO SUPPORT ALL LOADINGS DURING MODIFICATION OF THE EXISTING BUILDING AND ERECTION OF THE NEW STRUCTURAL SUPPORT SYSTEM. TEMPORARY SHORING MUST REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL MEMBERS SUPPORTING SHORED ELEMENTS ARE IN PLACE AND ALL NEW CONNECTIONS COMPLETED.

EXCAVATION AND BACKFILL

EB.01 BEFORE ANY OTHER BUILDING OPERATIONS ARE STARTED, REMOVE ALL BITUMINOUS PAVEMENT, LOOSE GRAVEL, ABANDONED FOUNDATIONS, BLACK LOAM, ORGANIC MATERIAL, AND FILL ENCOUNTERED WITHIN THE AREA TO BE OCCUPIED BY NEW CONSTRUCTION. NONE OF THIS MATERIAL OR OTHER EXCAVATED ON–SITE SOILS, WHICH ARE FOUND TO BE UNSUITABLE, SHALL BE USED FOR FILL WITHIN OR ADJACENT TO THE BUILDING. STORE GRAVEL ON SITE FOR POTENTIAL REUSE.

EB.02 GENERAL MACHINE EXCAVATION FOR FOOTINGS SHALL STOP NOT LESS THAN 6" ABOVE SCHEDULED ELEVATIONS OF BOTTOMS OF FOOTINGS. FINAL EXCAVATION TO UNDISTURBED SOIL AT REQUIRED FOOTING ELEVATION SHALL BE DONE BY HAND NOT MORE THAN 48 HOURS BEFORE THE FOOTING OR ENGINEERED FILL IS PLACED.

EB.03 ALL NECESSARY CHANGES IN ELEVATION OF WALL FOOTINGS SHALL BE MADE IN STEPS OF NOT MORE THAN 2'–0" HIGH AND A MINIMUM OF 4'–0" APART, EXCEPT AS OTHERWISE DETAILED.

EB.04 AFTER EXCAVATING FOR ALL EARTH–SUPPORTED SLABS AND PRIOR TO PLACING FILL, THE EXPOSED NATURAL SOIL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACING FILL.

EB.05 ALL FOUNDATION BACKFILL AND FILL REQUIRED TO ESTABLISH FINAL SUB–GRADES SHALL CONSIST OF MOISTURE CONDITIONED APPROVED ENGINEERED FILL COMPACTED PER THE GEOTECHNICAL RECOMMENDATIONS IN LAYERS 6" TO 8" THICK. ALL EARTH–SUPPORTED SLABS SHALL HAVE AT LEAST 6" OF THOROUGHLY COMPACTED CA–7 DIRECTLY BELOW THE VAPOR BARRIER & SLAB. INSTALL CA–7 IN 6" TO 12" LOOSE LIFTS AND COMPACT TO THE MAXIMUM EXTENT PRACTICAL.

EB.06 ALL SOIL SUPPORTED FOUNDATIONS SHALL BE FOUNDED UPON UNDISTURBED, NATURAL SUBGRADE WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF, AS FIELD VERIFIED AND APPROVED BY THE OWNER'S SOIL TESTING LABORATORY. THE FOOTING ELEVATIONS AND SOIL BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED FROM THE SOIL BORING DATA. FINAL, EXACT ELEVATIONS AND SOIL BEARING CAPACITIES SHALL BE FIELD DETERMINED AND VERIFIED BY THE OWNER'S SOIL TESTING LABORATORY AND REVIEWED BY THE ARCHITECT/ENGINEER PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN THE EVENT THAT THE SOIL CONDITIONS ENCOUNTERED VARY FROM THOSE ASSUMED IN THE DESIGN.

EB.07 BACKFILL AGAINST SIDES OF FOUNDATION WALLS SHALL BE PLACED SIMULTANEOUSLY ON BOTH SIDES TO THE TOP OF THE WALL.

EB.08 NO MUD SLABS, FOOTINGS, OR SLABS SHALL BE PLACED ONTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.

EB.09 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACEMENT OF CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

EB.10 THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.

EB.11 ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'–6" BELOW FINISHED GRADE.

REINFORCEMENT STEEL

RS.01 ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS, AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITIONS OF THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318) AND THE "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315). AT EPOXY COATED BARS, USE DIELECTRIC MATERIAL FOR BAR SUPPORTS AND NYLON COATED TIE WIRE.

RS.02 CHECKED SHOP DRAWINGS SHOWING REINFORCEMENT DETAILS, INCLUDING STEEL SIZES, SPACING, AND PLACEMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

RS.03 ALL REINFORCEMENT STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO THE LATEST EDITION OF ASTM A 615, GRADE 60.

RS.04 ALL WELDED WIRE FABRIC SHALL CONFORM TO THE LATEST EDITION OF ASTM A 185.

RS.05 THE FOLLOWING CLEAR COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST–IN–PLACE CONCRETE, UNLESS NOTED OTHERWISE:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"

EXPOSED TO EARTH OR WEATHER:
#6 THROUGH #18 BARS.....2"
#5 BARS, 5/8"ø WIRE, AND SMALLER.....1½"

RS.06 PROVIDE ADEQUATE BOLSTERS, HIGH CHAIRS, SUPPORT BARS, ETC. TO MAINTAIN SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCEMENT BARS. PROVIDE CONTINUOUS #4 SPACER BARS IN WALLS AND SLABS TO SUPPORT DOWELS, AS REQUIRED. WELDED WIRE FABRIC SHALL BE SUPPORTED IN PROPER POSITION ON CHAIRS AND CARRIER BARS.

RS.07 ALL EMBEDMENT LENGTHS SHALL CONFORM TO THE LATEST EDITION OF ACI 318.

RS.08 ALL REINFORCEMENT SPLICES SHALL BE LAP SPLICED AND WIRED TOGETHER IN CONTACT. SPLICE LENGTHS SHALL CONFORM TO THE LATEST ACI CRITERIA FOR SIZE AND TYPE OF REINFORCEMENT STEEL AND CONCRETE COMPRESSIVE STRENGTHS SPECIFIED.

RS.09 ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AT SIDE AND END LAPS AND TIED SECURELY. PROVIDE ADDITIONAL REINFORCEMENT WHERE SHOWN ON THE DRAWINGS. PLACE MESH 1" FROM THE TOP OF SLABS. NO ELECTRICAL CONDUIT SHALL BE PLACED ABOVE WELDED WIRE FABRIC IN SLABS.

RS.10 NO REINFORCEMENT STEEL SHALL BE WELDED IN ANY WAY UNLESS PRIOR WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT.

RS.11 CORNER BARS SHALL BE PROVIDED AT WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.

RS.12 ALL CONCRETE FORMED SLAB OR WALL OPENINGS SHALL BE REINFORCED WITH 2–#5 BARS PLACED ONE IN EACH FACE AT 45 DEGREES TO OPENING CORNERS.

RS.13 UNLESS NOTED OTHERWISE, ALL CONCRETE WORK SHALL CONTAIN AT LEAST MINIMUM REINFORCEMENT AS REQUIRED BY ACI 318.

STRUCTURAL STEEL

SS.01 ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LATEST EDITIONS.

SS.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIAL (ESPECIALLY WITH RESPECT TO STRUCTURAL STEEL FRAMING INTO CONCRETE WALLS, BEAMS, OR COLUMNS) AND TEMPORARY STRUCTURAL STABILITY.

SS.03 ERECT AND MAINTAIN TEMPORARY BRACING TO INSURE THE ALIGNMENT AND STABILITY OF THE STRUCTURE DURING ERECTION UNTIL PERMANENT CONNECTIONS HAVE BEEN COMPLETED.

SS.04 REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL STRUCTURAL AND MISCELLANEOUS STEEL REQUIREMENTS. ALL EXTERIOR EDGE ANGLES, LINTELS, AND SHELF ANGLES SHALL BE GALVANIZED AFTER FABRICATION.

SS.05 THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR INFORMATION ONLY, CONNECTION CALCULATIONS AND, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS, AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL.

SS.06 THE OWNER'S STEEL TESTING LABORATORY SHALL PERFORM ALL TESTING OF WELDED AND BOLTED CONNECTIONS IN ACCORDANCE WITH ALL AISC AND AWS REQUIREMENTS AND THE BUILDING CODE. WRITTEN REPORTS, SIGNED AND SEALED BY THE INSPECTING DESIGN PROFESSIONAL AND INCLUDING THE LICENSE EXPIRATION DATE, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. SEE ALSO THE PROJECT SPECIFICATIONS.

SS.07 ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

OTHER SHAPES & PLATES...ASTM A 36 (Fy = 36 KSI)

SS.08 STEEL SHALL BE CLEAN OF RUST, LOOSE MILL SCALE, AND OTHER FOREIGN MATERIALS FOR PROPER FABRICATION, FIT–UP, AND WELDING.

SS.09 ALL BOLTED CONNECTIONS SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A 325 OR ASTM A 490 BOLTS."

SS.10 ALL BOLTS SHALL CONFORM TO THE LATEST EDITION OF ASTM A 325. BOLTS SHALL BE ⅞" DIAMETER MINIMUM. AT CONNECTIONS WITH LONG–SLOTTED HOLES IN OUTER PLYS, ⅝" PLATE WASHERS SUFFICIENT IN SIZE TO COMPLETELY COVER THE SLOT SHALL BE PROVIDED.

SS.11 ALL NUTS SHALL CONFORM TO THE LATEST EDITION OF ASTM A 563.

SS.12 ALL WASHERS SHALL CONFORM TO THE LATEST EDITION OF ASTM F 436.

SS.13 WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS D1.1 "STRUCTURAL WELDING CODE," LATEST EDITION. ALL WELDING ELECTRODES SHALL BE E70XX.

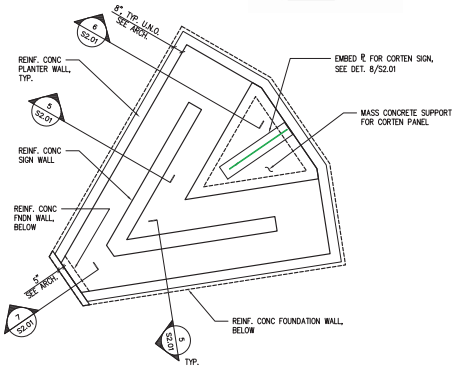
SS.14 FIELD CONNECTIONS, EXCEPT WHERE SHOWN TO BE WELDED, SHALL BE BOLTED. SHOP CONNECTIONS MAY BE WELDED UNLESS NOTED OTHERWISE. MINIMUM WELDS NOT SHOWN ON THE DRAWINGS SHALL BE ¼" FILLET WELDS.

SS.15 ALL STRUCTURAL STEEL EXPOSED TO VIEW SHALL CONFORM TO THE ARCHITECTURAL EXPOSED STRUCTURAL STEEL (AESS) CRITERIA OF THE "AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

SS.16 THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

STATE OF ILLINOIS
CHARLES E. ANDERSON
081.006115
REGISTERED STRUCTURAL ENGINEER

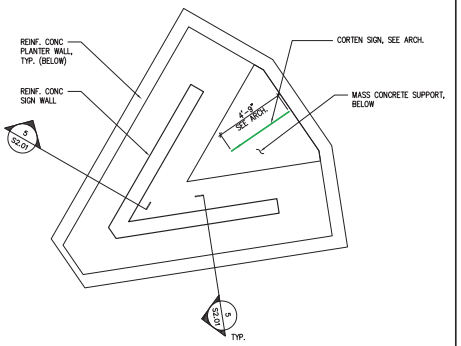
EXPIRATION DATE: 11/30/2026
DATE: 05/21/2025



2 / S1.01 KBC SIGN PLANTER LAYOUT PLAN @ RAND ROAD
SCALE: 1/4" = 1'–0"

0 2' 4' 8'
SCALE: ¼" = 1'–0"

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN FIELD.
2. SEE SHEET S2.01 FOR FOUNDATION DETAILS AND CONCRETE FRAMING DETAILS.
3. ALL CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE REINFORCED WITH EPOXY COATED REBAR.
4. ALL STEEL FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE GALVANIZED, U.N.O. SEE ARCHITECT FOR MORE INFO.



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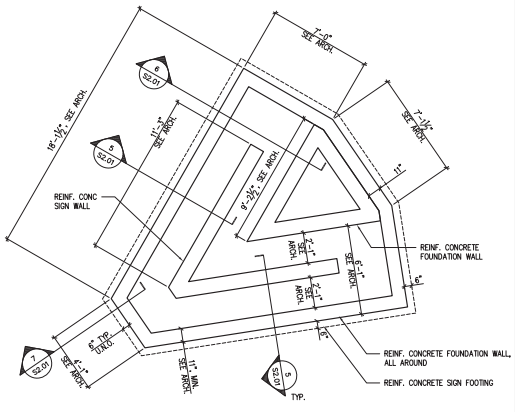

1 / S1.01 KBC SIGN – FOUNDATION PLAN @ RAND ROAD
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0 2' 4' 8'
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FARR ASSOCIATES

CLIENT
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MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
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DO NOT SCALE DRAWINGS

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PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
MONUMENT SIGNAGE PLANS - RAND ROAD

S1.01

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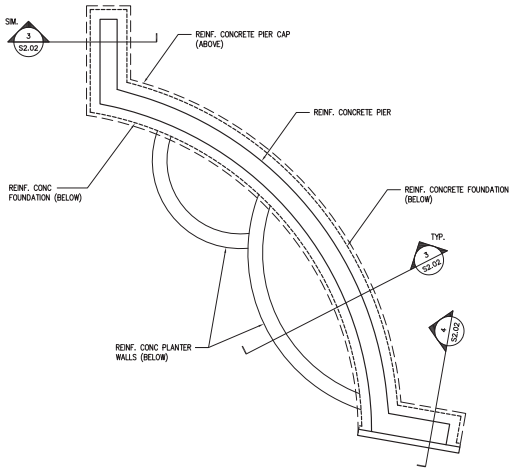


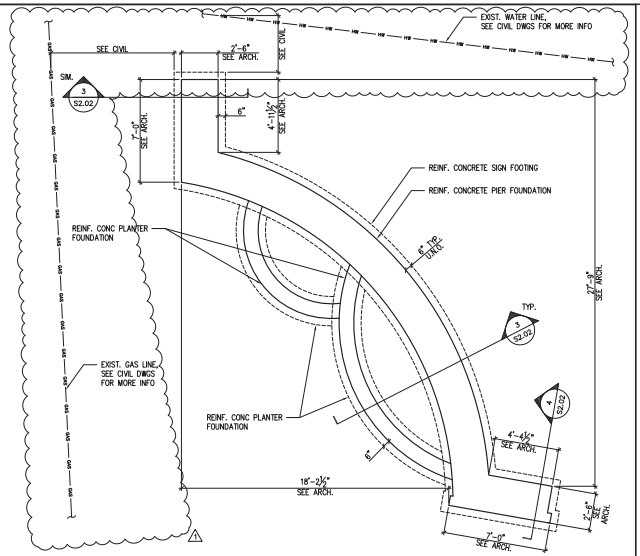
MONUMENT SIGN LAYOUT PLAN @ BUSSE ROAD

5 S1.02 SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN FIELD.
2. SEE SHEET S2.01 FOR FOUNDATION DETAILS AND CONCRETE FRAMING DETAILS.
3. ALL CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE REINFORCED WITH EPOXY COATED REBAR.
4. ALL STEEL FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE GALVANIZED, U.N.O. SEE ARCHITECT FOR MORE INFO.



MONUMENT SIGN FOUNDATION PLAN @ BUSSE ROAD

4 S1.02 SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NOTES:
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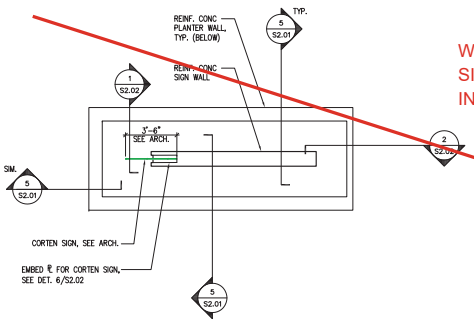
4. ALL STEEL FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE GALVANIZED, U.N.O. SEE ARCHITECT FOR MORE INFO.

WOLF ROAD MONUMNET SIGN IS NOT INCLUDED IN THIS CONTRACT.



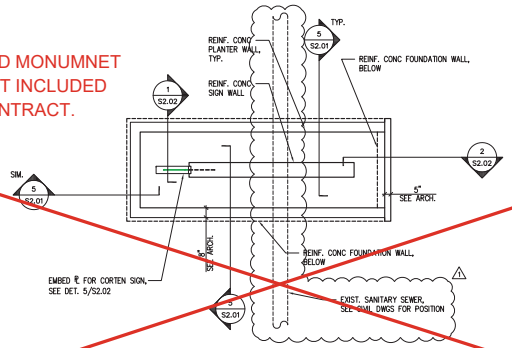
KBC SIGN LAYOUT PLAN @ WOLF ROAD

3 S1.02 SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN FIELD.
2. SEE SHEET S2.01 FOR FOUNDATION DETAILS AND CONCRETE FRAMING DETAILS.
3. ALL CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE REINFORCED WITH EPOXY COATED REBAR.
4. ALL STEEL FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE GALVANIZED, U.N.O. SEE ARCHITECT FOR MORE INFO.



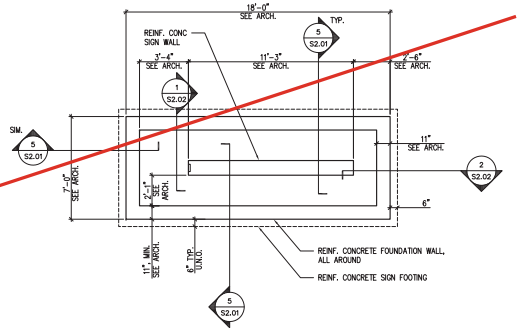
KBC SIGN PLANTER LAYOUT PLAN @ WOLF ROAD

2 S1.02 SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN FIELD.
2. SEE SHEET S2.01 FOR FOUNDATION DETAILS AND CONCRETE FRAMING DETAILS.
3. ALL CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE REINFORCED WITH EPOXY COATED REBAR.
4. ALL STEEL FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE GALVANIZED, U.N.O. SEE ARCHITECT FOR MORE INFO.



KBC SIGN FOUNDATION PLAN @ WOLF ROAD

1 S1.02 SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN FIELD.
2. SEE SHEET S2.01 FOR FOUNDATION DETAILS AND CONCRETE FRAMING DETAILS.
3. ALL CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE REINFORCED WITH EPOXY COATED REBAR.

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
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ARCHITECT OF RECORD:
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Chicago, IL 60604
Phone: (312) 408-1661
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STRUCTURAL ENGINEER:
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CHICAGO, IL 60606
PHONE: (312) 750-1701

LANDSCAPE ARCHITECT:
TERRA ENGINEERING
225 W OHIO 4TH FLOR
CHICAGO, IL 60654
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Rev.	Description	Date

PRINT DATE: 8/29/2025
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SHEET NAME
MONUMENT SIGNAGE PLANS - WOLF ROAD & BUSSE ROAD

S1.02

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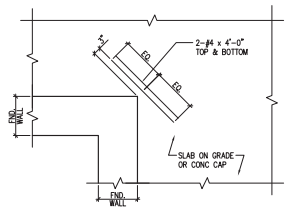
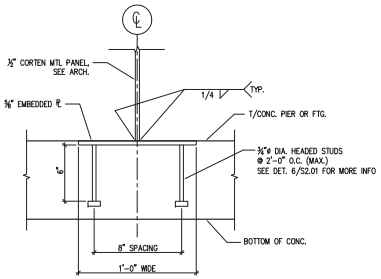
EXPIRATION DATE: 11/30/2026

DATE: 05/21/2025



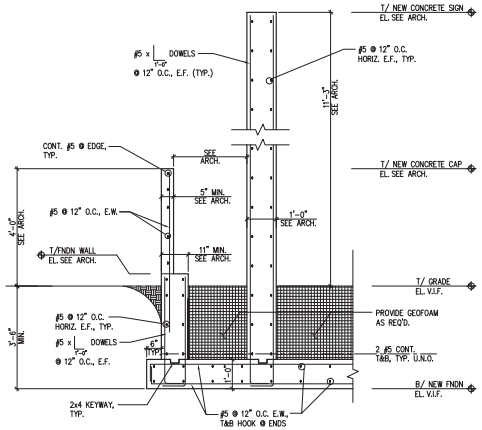
9 S2.01 TYP. RE-ENTRANT CORNER REINF.

SCALE: N.T.S.



8 S2.01 TYP. EMBEDDED PLATE DETAIL

SCALE: N.T.S.



END CONCRETE PANEL DETAIL – KBC SIGN @ RAND ROAD

7 S2.01

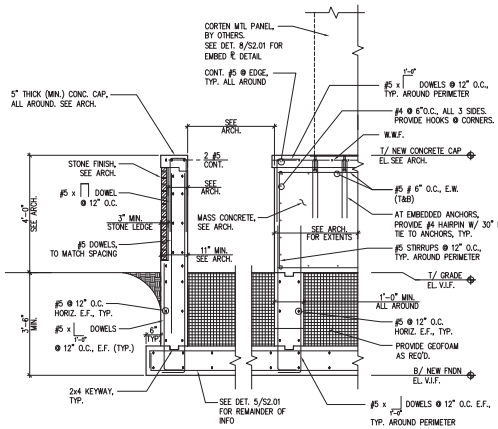
SCALE: 1/2"=1'-0"

0 1' 2' 4'

SCALE: ½" = 1'-0"

NOTES:

CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE EPOXY COATED, TO BE VERIFIED WITH GENERAL CONTRACTOR.



MASS CONCRETE FOUNDATION DETAIL @ KBC SIGN

6 S2.01

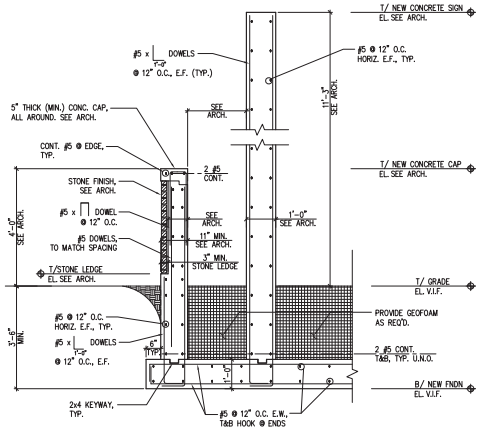
SCALE: 1/2"=1'-0"

0 1' 2' 4'

SCALE: ½" = 1'-0"

NOTES:

CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE EPOXY COATED, TO BE VERIFIED WITH GENERAL CONTRACTOR.



TYP. FOUNDATION DETAIL – KBC SIGN

5 S2.01

SCALE: 1/2"=1'-0"

0 1' 2' 4'

SCALE: ½" = 1'-0"

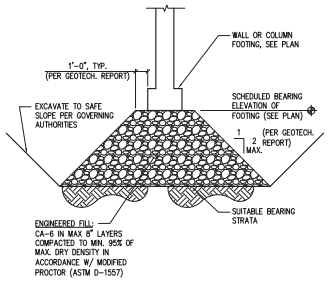
NOTES:

CONCRETE FRAMING EXPOSED TO EXTERIOR CONDITIONS SHALL BE EPOXY COATED, TO BE VERIFIED WITH GENERAL CONTRACTOR.

REINFORCING BARS TENSION LAPS SPLICE AND DEVELOPMENT LENGTH SCHEDULE	BAR SIZE	TENSION LAP SPLICE LENGTHS CLASS B, CAT. 3 (INCHES)		DEVELOPMENT LENGTHS CAT. 3 (INCHES)	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
	#4	24	19	19	15
	#5	30	23	23	18
	#6	40	31	31	24
	#7	54	42	42	32
	#8	71	55	55	42
	#9	90	69	69	53
	#10	114	88	88	68
	#11	140	108	108	83

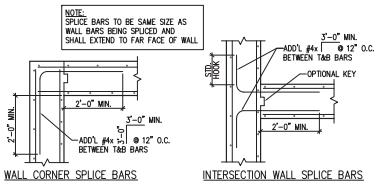
4 S2.01 TYP. BAR LENGTH SCHEDULE

SCALE: N.T.S.



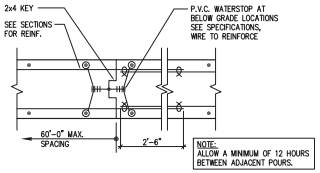
3 S2.01 OVEREXCAVATION DETAIL

SCALE: N.T.S.



2 S2.01 FOUNDATION WALL CORNER BAR DETAIL

SCALE: N.T.S.



1 S2.01 FOUNDATION WALL CONSTRUCTION JOINT

SCALE: N.T.S.

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

ARCHITECT OF RECORD:
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53 W Jackson, Suite 650
Chicago, IL 60604
Phone: (312) 408-1661
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STRUCTURAL ENGINEER:
CEA & A
175 N FRANKLIN SUITE 410
CHICAGO, IL 60606
PHONE: (312) 750-1701

LANDSCAPE ARCHITECT:
TERRA ENGINEERING
225 W OHIO 4TH FLOR
CHICAGO, IL 60654
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SHEET NAME
MONUMENT SIGNAGE TYPICAL SECTIONS & DETAILS

S2.01

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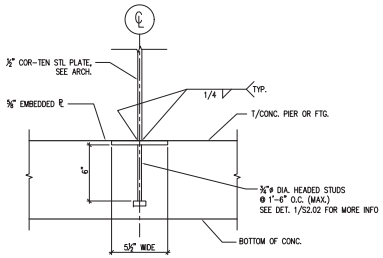
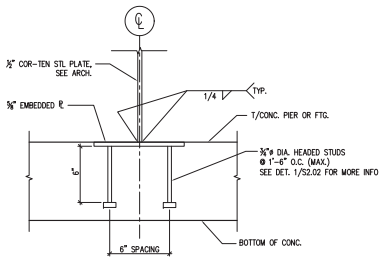
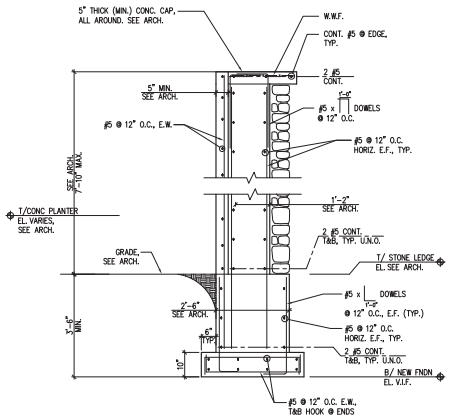


6 S2.02 EMBEDDED PLATE DETAIL
SCALE: N.T.S.



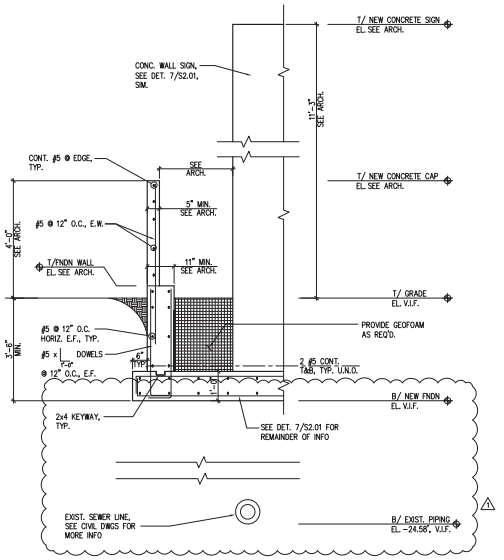
5 S2.02 EMBEDDED PLATE DETAIL @ SIGN FOUNDATION
SCALE: N.T.S.



4 S2.02 END CONCRETE PANEL DETAIL – MON SIGN @ BUSSE ROAD
SCALE: 1/2"=1'-0"

0 1' 2' 4'
SCALE: ½" = 1'-0"

NOTES:
CONCRETE MEMBERS EXPOSED TO EXTERIOR CONDITIONS SHALL BE REINFORCED WITH EPOXY COATED REBAR, TO BE VERIFIED WITH GENERAL CONTRACTOR.



2 S2.02 END CONCRETE PANEL DETAIL – KBC SIGN @ WOLF ROAD
SCALE: 1/2"=1'-0"

0 1' 2' 4'
SCALE: ½" = 1'-0"

NOTES:
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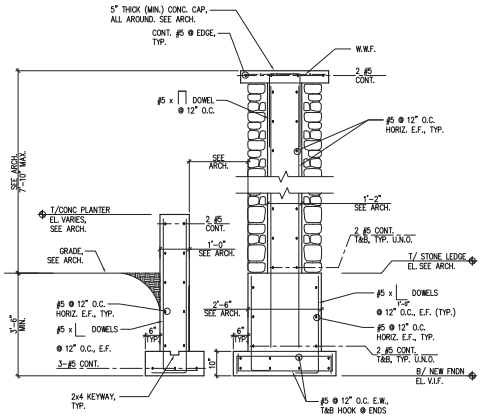

3 S2.02 TYP. FOUNDATION DETAIL MONUMENT SIGN @ BUSSE ROAD
SCALE: 1/2"=1'-0"

0 1' 2' 4'
SCALE: ½" = 1'-0"

NOTES:
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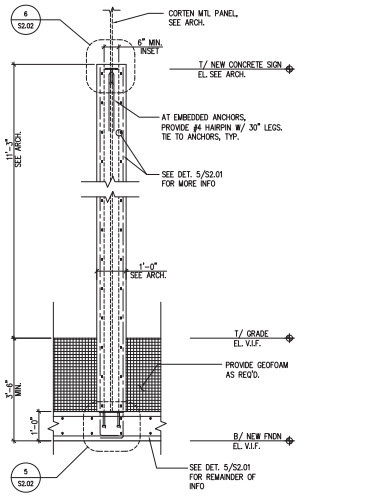

1 S2.02 FOUNDATION DETAIL @ CORTEN PANEL
SCALE: 1/2"=1'-0"

0 1' 2' 4'
SCALE: ½" = 1'-0"

NOTES:
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S2.02

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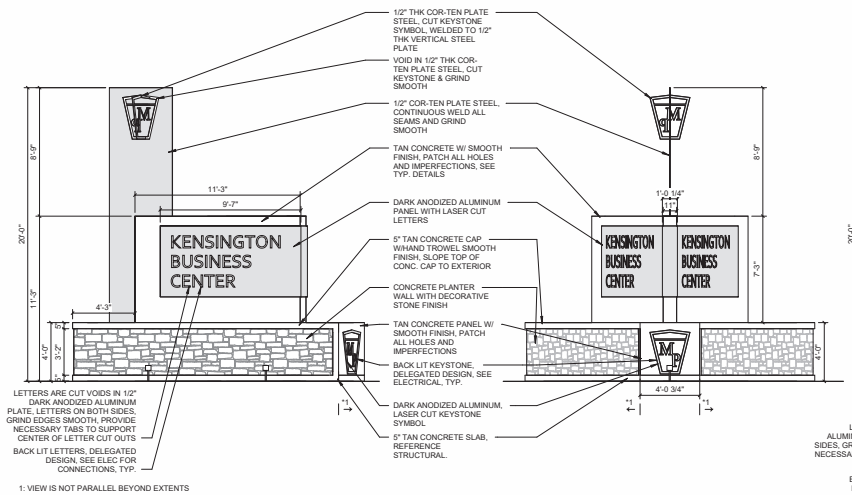
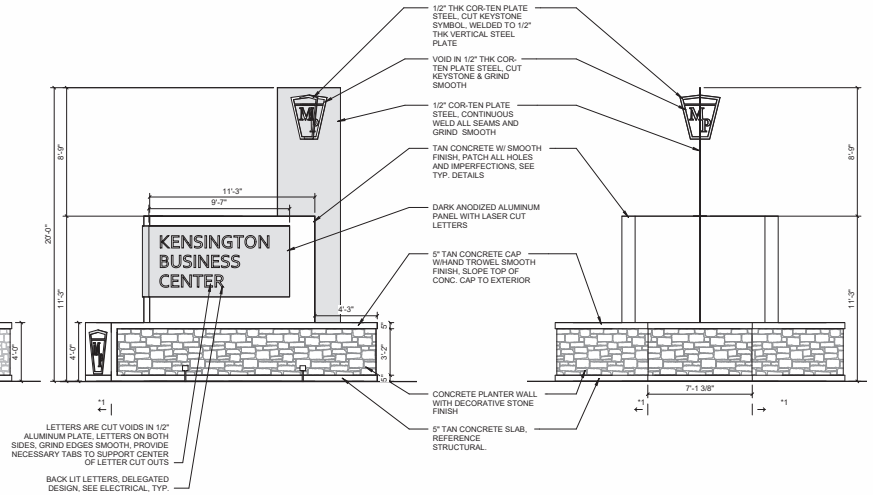


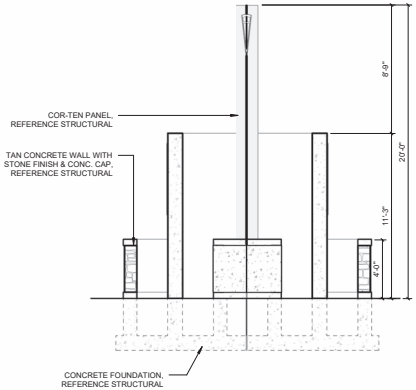
7 KBC SIGN - RAND RD ELEVATION NORTHWEST
1/4" = 1'-0" REF 1 / A2.01

6 KBC SIGN - RAND RD ELEVATION SOUTHWEST
1/4" = 1'-0" REF 1 / A2.01



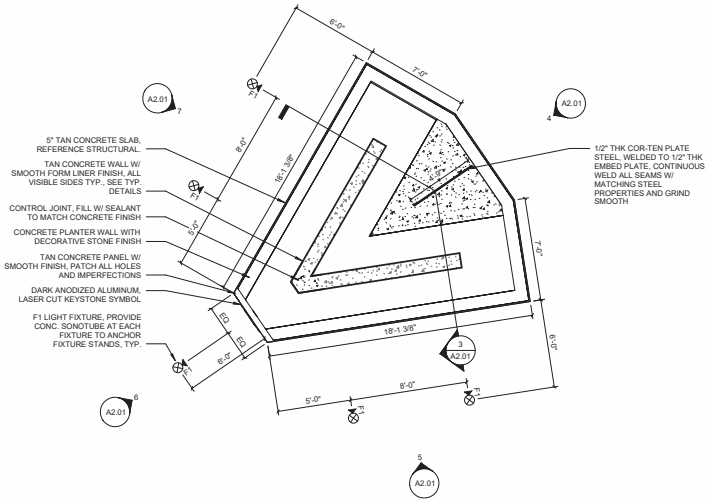
5 KBC SIGN - RAND RD ELEVATION SOUTHEAST
1/4" = 1'-0" REF 1 / A2.01

4 KBC SIGN - RAND RD ELEVATION NORTHEAST
1/4" = 1'-0" REF 1 / A2.01



3 KBC SIGN - RAND RD SECTION
1/4" = 1'-0" REF 1 / A2.01

2 KBC SIGN - RAND RD 3D - FOR REFERENCE ONLY



1 KBC SIGN - RAND RD PLAN
1/4" = 1'-0"

FARR ASSOCIATES

CLIENT
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MOUNT PROSPECT SIGNAGE

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A2.01

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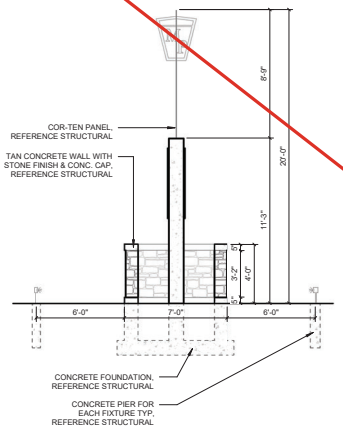
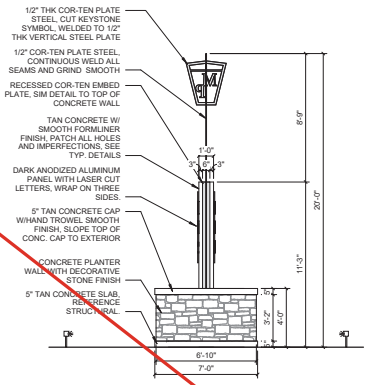
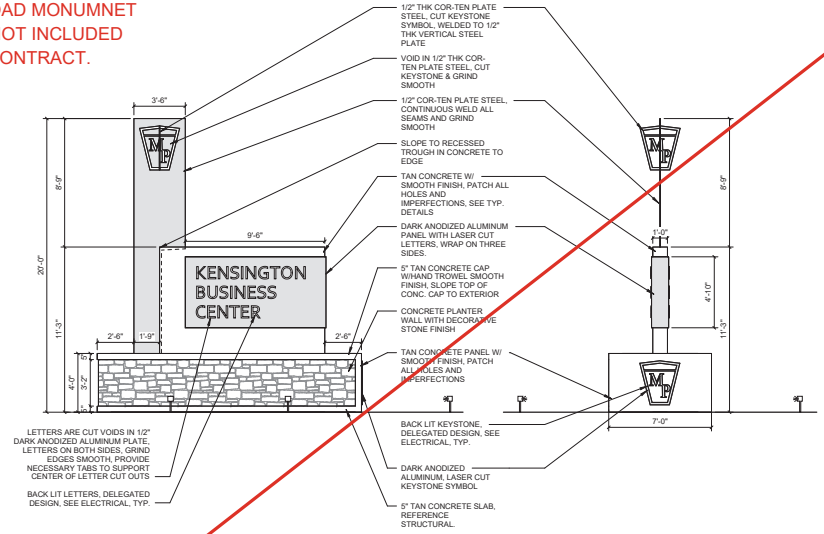
WOLF ROAD MONUMNET SIGN IS NOT INCLUDED IN THIS CONTRACT.



7 KBC SIGN - WOLF RD SECTION
1/4" = 1'-0" REF 1 / A2.02

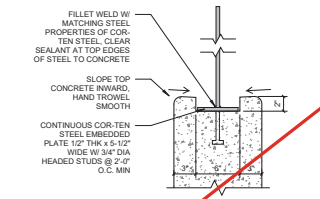


6 KBC SIGN - WOLF RD ELEVATION WEST
1/4" = 1'-0" REF 1 / A2.02

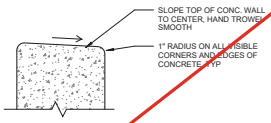


5 KBC SIGN - WOLF RD ELEVATION SOUTH
1/4" = 1'-0" REF 1 / A2.02

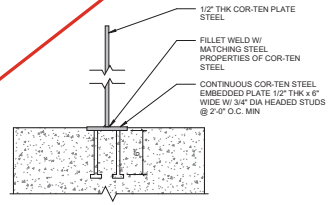
4 KBC SIGN - WOLF RD ELEVATION EAST
1/4" = 1'-0" REF 1 / A2.02



TOP OF CONC. WALL - WOLF RD SIGN

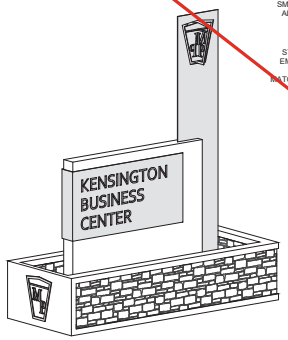


TOP OF CONC. WALL - RAND RD SIGN

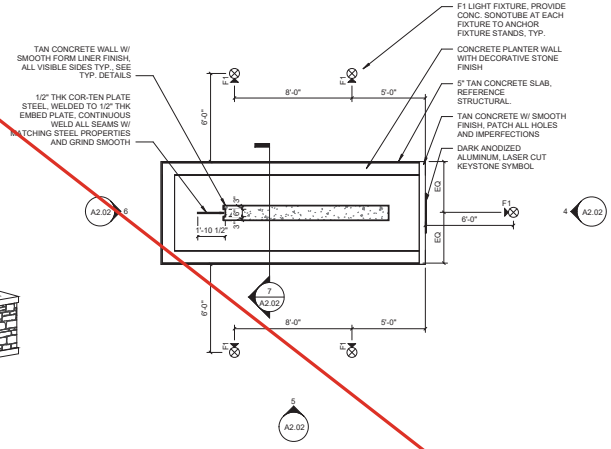


BASE OF COR-TEN PLATE - RAND RD SIGN

3 TYPICAL DETAILS
1 1/2" = 1'-0"



2 KBC SIGN -WOLF RD 3D - FOR REFERENCE ONLY



1 KBC SIGN - WOLF RD PLAN
1/4" = 1'-0"

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

ARCHITECT OF RECORD:
FARR ASSOCIATES
53 W Jackson, Suite 650
Chicago, IL 60604
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LANDSCAPE ARCHITECT:
TERRA ENGINEERING
225 W OHIO 4TH FLOR
CHICAGO, IL 60654
PHONE: (312) 467-0123

All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

STAMP
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Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
MONUMENT SIGNAGE ENLARGED PLANS

A2.02

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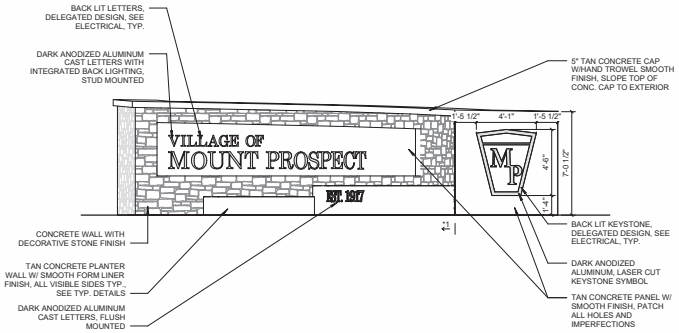
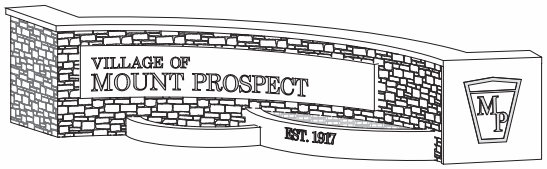


6 MONUMENT SIGN - BUSSE RD ELEVATION SOUTH
1/4" = 1'-0" REF 1 / A2.03



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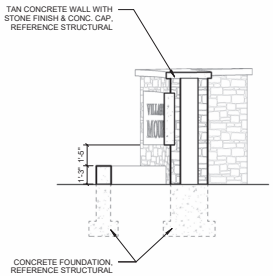
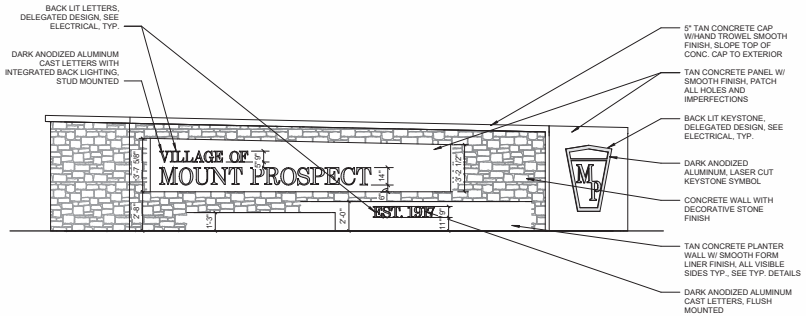
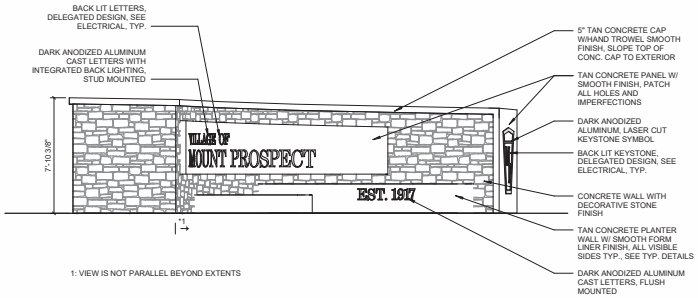


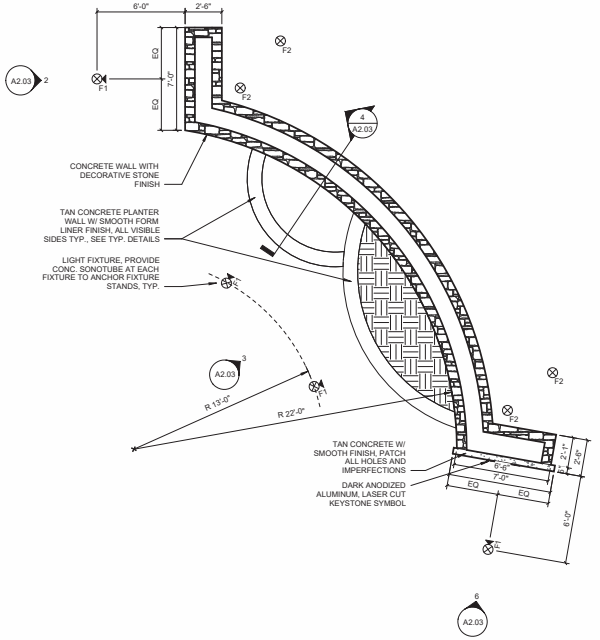
4 MONUMENT SIGN - BUSSE RD SECTION
1/4" = 1'-0" REF 1 / A2.03



3 MONUMENT SIGN - BUSSE RD ELEVATION SOUTHWEST
1/4" = 1'-0" REF 1 / A2.03



2 MONUMENT SIGN - BUSSE RD ELEVATION WEST
1/4" = 1'-0" REF 1 / A2.03



1 MONUMENT SIGN - BUSSE RD PLAN
1/4" = 1'-0"

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ELECTRICAL POWER SYMBOLS

SYMBOL FLOOR	SYMBOL WALL	SYMBOL CEILING	DESCRIPTION
			SIMPLEX CONVENIENCE OUTLET +18" AFF (UNLESS NOTED OTHERWISE)
			DUPLEX CONVENIENCE OUTLET +18" AFF (UNLESS NOTED OTHERWISE)
			LETTER "G" NEXT TO SYMBOL INDICATES GROUND FAULT INTERRUPTER (GFI)
			LETTER "H" NEXT TO SYMBOL DENOTES ABOVE COUNTER MOUNTING REQUIRED, VERIFY MOUNTING HEIGHT WITH ARCH. PLANS
			TWO DUPLEX CONVENIENCE OUTLETS MOUNTED UNDER ONE COVERPLATE
			SINGLE POLE TOGGLE SWITCH AND DUPLEX CONVENIENCE OUTLET UNDER ONE COVERPLATE
			DUPLEX CONVENIENCE OUTLET, WEATHERPROOF
			ISOLATED GROUND TYPE DUPLEX OR QUAD RECEPTACLE (ORANGE)
			1/2 SWITCHED CONVENIENCE OUTLET
			SURGE PROTECTED OUTLET WITH REPLACEABLE DIODE "EAGLE"
WP/G			NEW WEATHERPROOF / GFI QUAD RECEPTACLE IN PEDOC #542-C-HT-B-140 PEDESTAL (BLACK, DIRECT BURY, MATCH EXISTING HEIGHT OF CIRCLE OUTLETS)
			SPECIAL PURPOSE RECEPTACLE
			JUNCTION BOX - SIZE AS REQUIRED - MINIMUM 4" SQUARE
			DISCONNECT SWITCH - HORSEPOWER RATED, FUSED OR UNFUSED, AS REQUIRED OR NOTED. WP DENOTES WEATHERPROOF TYPE
	PB	PB	PULL BOX - SIZE AS REQUIRED
HH			ELECTRICAL HAND HOLE - SIZE AS REQUIRED
			MOTOR OUTLET, HORSEPOWER AS NOTED
			PUSH BUTTON (UP, DOWN, STOP)
			DISCONNECT SWITCH - HORSEPOWER RATED, FUSED OR UNFUSED, AS REQUIRED OR NOTED. WP DENOTES WEATHERPROOF TYPE
			MAGNETIC COMBINATION MOTOR STARTER AND DISCONNECT SWITCH
	T		MANUAL MOTOR STARTER WITH THERMAL OVERLOAD ELEMENT
	ATS		AUTOMATIC TRANSFER SWITCH
	MTS		MANUAL TRANSFER SWITCH
			DISTRIBUTION PANEL: 208V: PROVIDE 36" FRONT CLEARANCE 480V: PROVIDE 42" FRONT CLEARANCE
			NEW PANELBOARD-SURFACE MOUNTED 208V: PROVIDE 36" FRONT CLEARANCE 480V: PROVIDE 42" FRONT CLEARANCE
			NEW PANELBOARD-RECESSED 208V: PROVIDE 36" FRONT CLEARANCE 480V: PROVIDE 42" FRONT CLEARANCE
			EMERGENCY PANEL - EM 208V: PROVIDE 36" FRONT CLEARANCE 480V: PROVIDE 42" FRONT CLEARANCE
			EXISTING PANEL 208V: MAINTAIN 36" FRONT CLEARANCE 480V: MAINTAIN 42" FRONT CLEARANCE
	CP		CONTROL PANEL (PROVIDED BY OTHERS, WIRED BY E.C.)
	TVSS		TRANSIENT VOLTAGE SURGE SUPPRESSOR DEVICE
			CONCEALED CONDUIT AND WIRE. RUN DASH WIRE DENOTES GROUND CONDUCTOR
			EXPOSED CONDUIT RUN. SUBMIT SHOP DWG FOR PROPOSED ROUTING.
			CONDUIT RUN (UNDERFLOOR OR UNDERGROUND)
			WIREMOLD RACEWAY - SURFACE MOUNTED RECEPTACLES DENOTE PLUG MOLD AS NOTED ON PLANS
			FLEXIBLE CONDUIT CONNECTION
			CONDUIT ROUTED UP
			CONDUIT ROUTED DOWN
			GROUND PER CODE
	2 HR		EMERGENCY SHUT DOWN PUSH BUTTON (RED MUSHROOM TYPE)
			POWER/COM POLE
	T		TRANSFORMER

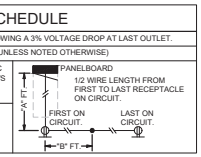
NOTE: THIS IS A COMPOSITE LIST AND ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT.

WIRE SIZING SCHEDULE

TABLES ARE BASED ON EVENLY DISTRIBUTED LOAD ALLOWING A 3% VOLTAGE DROP AT LAST OUTLET.

FOR 120V-20A BRANCH CIRCUITS ONLY (UNLESS NOTED OTHERWISE)

IF DISTANCE (A+B) IN FEET IS: (SEE DIAGRAM AT RIGHT)	USE COPPER WIRE IN METALLIC CONDUIT, AWG SIZE AS FOLLOWS ON ENTIRE CIRCUIT AND SIZE CONDUIT ACCORDINGLY.
0' TO 100'	#12 AWG (MIN.)
100' TO 175'	#10 AWG
175' TO 300'	#8 AWG
300' TO 450'	#6 AWG (MAX.)



ELECTRICAL NOTES AND SPECIFICATIONS

1. WORK INCLUDED
1.1. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED TO COMPLETE THE ELECTRICAL WORK WHICH IS CALLED FOR DIAGRAMMATIC ALLY IN THE DRAWINGS AND SPECIFIED. IN GENERAL, THE WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:
1.1.1. VISIT THE SITE AND VERIFY EXISTING CONDITIONS.
1.1.2. ELECTRICAL SERVICE: UTILIZE THE EXISTING SYSTEM WHERE APPLICABLE. MODIFY AND EXTEND, AS REQUIRED.
1.1.3. DEMOLITION: REMOVE ALL ABANDONED CONDUIT AND ELECTRICAL COMPONENTS IN CONFLICT WITH NEW WORK.
1.1.4. GENERAL PURPOSE AND SPECIAL POWER OUTLETS AND POWER WIRING.
1.1.5. NEW EXTERIOR LIGHTING, MOUNTING ACCESSORIES, CONTROLS AND POWER WIRING. REUSE AND CONNECT TO EXISTING. WHERE INDICATED REWORK CIRCUITRY AS NEEDED. CLEAN AND REPLACE DAMAGED PARTS.
1.1.6. PROVIDE ALL POWER, AND FURTHER TYPE RACEWAY ASSEMBLIES, FLEXIBLE CONDUIT AND POWER WIRING TO SUPPORT NEW SIGN LIGHTING.
1.1.7. PROJECT RECORD DRAWINGS.
1.1.8. ALL PERMITS, TESTING AND INSPECTION FEES.
1.1.9. ONE YEAR GUARANTEE ON LABOR AND MATERIALS.
1.1.10. NO EXTRA COMPENSATION WILL BE CONSIDERED FOR WORK REFERENCED OR IMPLIED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS MAY INCLUDE BUT NOT BE LIMITED TO: MECHANICAL, PLUMBING, ARCHITECTURAL OR STRUCTURAL.
1.1.11. NO EXTRA COMPENSATION WILL BE CONSIDERED FOR WORK REFERRED TO OR IMPLIED ON THE CONTRACT DOCUMENT BUT "NOT INCLUDED" IN THE BID UNLESS ABSOLUTELY NOTED AS SUCH ON THE SUBMITTED BID DOCUMENTS.

2. STANDARDS
2.1. THE FOLLOWING STANDARDS FORM A PART OF THIS SPECIFICATION.
2.1.1. LOCAL JURISDICTION ELECTRICAL CODES
2.1.2. NATIONAL ELECTRICAL CODE: BUILDING & CODE ADMINISTRATION (BOCA).
2.1.3. ALL APPLICABLE LOCAL CODES, AMENDMENTS AND ORDINANCES
2.1.4. UNDERWRITERS LABORATORIES (U.L.).
2.1.5. NFPA, NEMA, ANSI, IES, AND IEEE
2.1.6. NFPA LIFE SAFETY CODE 101

3. SUBMITTALS
3.1. PRIOR TO ROUGHING IN ANY ELECTRICAL WORK AND ORDERING EQUIPMENT, SUBMIT DRAWINGS TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL

4. PROJECT RECORD DRAWINGS
4.1. PREPARE AND MAINTAIN ON SITE IN CURRENT STATUS A COMPLETE SET OF DETAILED RECORD DRAWINGS COMPLETELY COMPLETED WITH ALL BRANCH CIRCUIT LOADS SCHEDULED ON PANEL DIRECTORIES FOR ALL WORK INSTALLED UNDER THIS CONTRACT.
4.2. THE ELECTRICAL CONTRACTOR SHALL NOT USE THE CONTRACT DOCUMENTS FOR "AS-BUILT" DRAWINGS.

5. WARRANTY
5.1. ELECTRICAL WORK SHALL BE WARRANTED FOR BOTH MATERIALS AND LABOR FOR ONE YEAR FROM THE DATE OF EXECUTION OF CERTIFICATE OF SUBSTANTIAL COMPLETION.

6. JOB CONDITIONS
6.1. EXISTING SYSTEMS SHOWN ARE BASED ON CURSORY VISUAL INSPECTION AND EXISTING DRAWINGS FURNISHED BY OTHERS. BUT THEY MAY NOT REFLECT THE ACTUAL CONDITIONS IN EVERY CASE. THE CONTRACTOR SHALL THOROUGHLY INSPECT THE SITE AND DETERMINE THE FULL EXTENT OF WORK BEFORE SUBMITTING HIS PROPOSAL.
6.1.1. NO EXTRA CHARGES SHALL BE ACCEPTED BY THE OWNER FOR WORK THAT HAS TO BE PERFORMED DUE TO THE CONTRACTOR'S NEGLIGENCE TO VERIFY THE EXISTING CONDITIONS.
6.1.2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR SO THAT THIS CONSTRUCTION IS IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES.
6.1.3. THE ELECTRICAL CONTRACTOR'S ACCEPTANCE OF THE CONTRACT SHALL CONFIRM THE ELECTRICAL CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF THE EXISTING CONDITIONS AND ALTERNATIONS REQUIRED AND STATED IN ITEM 11.A.1) AND 2) ABOVE.
6.2. CONTRACTOR SHALL TEMPORARILY REMOVE OR RELOCATE ANY PORTION OF THE EXISTING ELECTRICAL SYSTEMS AND DEVICE(S) WHICH ARE A PART OF HIS TRADE OR WHICH APPLIES TO HIS TRADE IN ORDER TO CONSTRUCT NEW WORK. PROVIDE CODE REQUIRED DISCONNECT SWITCHES FOR RELOCATED AND RECONNECTED EQUIPMENT. THE BUILDING WHERE THE WORK IS TO BE DONE MAY BE IN USE. SCHEDULE SHUTDOWNS, DISCONNECTION AND RECONNECTIONS WITH THE OWNER, SEVENTY-TWO (72) HOURS NOTICE IS REQUIRED. ARRANGE WORK SO AS NOT TO INTERRUPT ANY ELECTRICAL POWER, TELEPHONE, FIRE ALARM, DATA COMMUNICATIONS AND OTHER NECESSARY SYSTEMS DURING NORMAL BUILDING HOURS.
6.2.1. USE TEMPORARY CABLES AND ELECTRICAL APPARATUS AS REQUIRED. RECONNECT AND MAINTAIN SYSTEMS THAT SERVE ADJACENT AREAS OR FLOORS ABOVE OR BELOW THE NEW WORK IF SUCH SYSTEMS ARE DISRUPTED DURING DEMOLITION WORK.
6.2.2. ALL EXISTING CONDUIT THAT IS ABANDONED SHALL HAVE ALL WIRING REMOVED FROM ITS SOURCE TO THE FINAL DEVICES. CONDUIT STUBS SHALL BE PLUGGED BEHIND THE SURFACE OF THE FLOOR OR ABOVE THE CEILING TO ALLOW FINAL FINISH BY OTHERS. REPLACE OBSOLETE OUTLETS, DEVICES AND FIXTURES THAT ARE TO REMAIN.
6.3. CLEAN AND TIGHTEN ALL CABLE AND BUS CONNECTIONS. WHERE NEW BRANCH CIRCUITS ARE ADDED TO EXISTING PANELS REARRANGE CIRCUITS AS REQUIRED TO BALANCE THE PANEL PHASE LOADS. PROVIDE ADDITIONAL BREAKERS AS REQUIRED TO EXISTING PANEL. FILL ALL SPACES OR PROVIDE A SMALLER NEW PANEL SUB FED FROM THE EXISTING SYSTEM. CIRCUIT NUMBERS SHOWN FOR EXISTING PANELS ARE REPRESENTATIVE ONLY AND SHALL BE CONFIRMED.
6.4. EXISTING METERING AND PANELBOARDS SHOWN ON THE DRAWINGS MAY BE MODIFIED AND NEW OVER CURRENT DEVICES AND CONNECTIONS ADDED. CONSULT THE PANEL MANUFACTURER AND CONFIRM AND FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS.
6.5. WHERE EXISTING SYSTEMS, AND FURTHER TYPE ELECTRICAL APPARATUS TO REMAIN BUT ARE AFFECTED BY NEW WORK SUCH AS RECONDITIONING OF WALLS CEILINGS, AND FLOORS, DISCONNECT THESE APPARATUS, ETC. AND PROVIDE ALL NECESSARY MATERIALS AND LABOR AND REWIRE IN ACCORDANCE WITH THE PRESENT CODE REQUIREMENTS.

7. MATERIALS AND EQUIPMENT
7.1. MATERIALS AND EQUIPMENT SHALL BE NEW AND UL LABELED.
7.2. WITH THE APPROVAL OF THE ARCHITECT/ENGINEER AND WITHOUT ADDITIONAL COST TO THE OWNER, MAKE MINOR MODIFICATIONS IN THE WORK AS REQUIRED BY INTERFERENCE'S AND WORK OF OTHER TRADES.
7.3. REFER TO ALL CONTRACT DOCUMENTS FOR DETAILS, SITE CONDITIONS, AND LARGE SCALE DRAWINGS FOR LANDSCAPE / ARCHITECTURAL, STRUCTURAL AND FURTHER TYPE WORK.

8. INSTALLATION OF WORK
8.1. EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS SHALL BE DETERMINED AT THE SITE AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER.
8.2. CHECK DRAWING OF OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. FURNISH OTHER TRADES ADVANCE INFORMATION ON LOCATIONS AND SIZES OF FRAMES, BOXES, SLEEVES AND OPENINGS NEEDED FOR THE WORK.

9. CUTTING AND PATCHING
9.1. PROVIDE DRILLING, CUTTING, FITTING AND PATCHING NECESSARY FOR THE INSTALLATION OF CONDUITS, WIRE WAYS AND OTHER ELECTRICAL EQUIPMENT, AND PROVIDE SUPPORTS FOR BRACING AND ANCHORAGE OF WORK; NO CUTTING OF STRUCTURAL WORK OR OF FIREPROOFING SHALL BE DONE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
9.2. HOLES THROUGH CONCRETE AND MASONRY IN EXISTING STRUCTURES SHALL BE CUT WITH A DIAMOND CORE DRILL OR CONCRETE SAW, HOLES SHALL BE LOCATED SO AS NOT TO AFFECT STRUCTURAL RIBS OR BEAMS.
9.3. SEAL OPENINGS THROUGH FIRE FLOORS AND WALLS WITH 3M FIRE RATING.

10. FLOOR AND WALL PENETRATIONS
10.1. NO CORING, DRILLING OR OTHER PENETRATIONS PAST TENSION SLAB IS ALLOWED UNLESS AUTHORIZED BY THE STRUCTURAL ENGINEER. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND BUILDING ENGINEER.

11. METALLIC CONDUITS AND FITTINGS
11.1. ALL CONDUIT, SHALL BE 3/4 INCH MINIMUM. ALL EMPTY CONDUITS SHALL HAVE NYLON PULLING STRING.
11.2. ELECTRICAL METALLIC TUBING (EMT) "THIN WALL" CONDUIT SHALL BE HOT-DIPPED GALVANIZED 2 INCHES AND SMALLER WHEN USED FOR LIGHTING AND POWER CIRCUITS.
11.3. EMT COUPLING AND CONNECTORS FOR ALL CONDUITS SHALL BE COMPRESSION TYPE FITTINGS WITH INSULATED THROATS.
11.4. FLEXIBLE CONDUIT SHALL BE GALVANIZED STEEL, 3/4 INCH MINIMUM SIZE, EXCEPT FOR LIGHTING FIXTURE WHIPS THAT MAY BE 3/8 INCH MINIMUM SIZE. IN AIR PLENUM AREAS, PROVIDE THE TYPE OF FLEXIBLE CONDUIT IN ACCORDANCE WITH CODE REQUIREMENTS, LENGTH OF FLEXIBLE CONDUIT SHALL BE SIX (6) FEET MAXIMUM.

12. BUSHINGS
12.1. BUSHINGS FOR 1 INCH CONDUIT AND SMALLER SHALL BE SELF-EXTINGUISHING THERMOPLASTIC TYPE.
12.2. FOR 1-1/4 INCH CONDUIT AND LARGER SHALL BE MALLEABLE IRON BODY, WITH INSULATING MATERIAL LOCKED IN PLACE. THE PROJECT AND NAME AND PHONE OF THE CONTRACTOR.

13. OUTLET BOXES
13.1. OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL, KNOCKOUT TYPE, WITH SUITABLE PLASTER RINGS AND COVERS OR PLATES. SIZE IN ACCORDANCE WITH
13.2. UNUSED KNOCKOUT HOLES SHALL REMAIN CLOSED.

14. WIRE AND CABLE 600 VOLTS
14.1. WIRE NO. 10 AND SMALLER (EXCEPT FIXTURE WIRE) SHALL BE SOLID.
14.2. WIRE NO. 8 AND LARGER SHALL BE STRANDED.

15. WIRING DEVICES
15.1. WIRING DEVICES SHALL BE BUILDING STANDARD, 20A MINIMUM, UNLESS NOTED OTHERWISE. COLOR OF DEVICES SHALL BE WHITE OR AS DIRECTED BY ARCHITECT. FOR WIRING DEVICES IN SPECIAL OCCUPANCIES, PROVIDE THE TYPES INDICATED OR REQUIRED BY CODE.
15.2. 20 A MINIMUM UNLESS NOTED OTHERWISE.
15.3. SPECIAL PURPOSE AS NOTED.

16. ACCESS PANELS
16.1. PROVIDE 18" X 18" MINIMUM ACCESS PANELS AS REQUIRED. TYPE SHALL BE TO SUIT APPLICATION.

17. DISCONNECT SWITCHES
17.1. SWITCHES SHALL BE HEAVY DUTY TYPE FUSIBLE OR NON-FUSIBLE OF AMPERAGE VOLTAGE RATING, NUMBER OF POLES AND NEMA ENCLOSURES AS REQUIRED FOR LOCATIONS. IN PLENUM SPACES, DISCONNECT SWITCHES SHALL BE NEMA 12.
17.2. ENCLOSURE SHALL BE CODE GAUGE STEEL PHOSPHATE COATED, PRIMED AND FINISHED WITH HIGH GRADE LACQUER, ANSI 60 GRAY COLOR. PROVIDE EQUIPMENT DISCONNECT SWITCHES IN STRICT COMPLIANCE WITH CODE REQUIREMENTS. MANUFACTURERS: SQUARE D, WESTINGHOUSE, TIE.

18. LIGHT FIXTURES
18.1. REFER TO LIGHTING FIXTURES SCHEDULE FOR FIXTURE TYPE AND BALLAST REQUIREMENTS.
18.2. FIXTURES INSTALLED IN PLENUM AREAS SHALL BE THE PLENUM APPROVED TYPE. IF EXISTING FIXTURES AND MATERIALS ARE CALLED FOR ON THE DRAWING TO BE REUSED,

19. MOUNTING HEIGHTS
19.1. MOUNTING HEIGHTS AND ORIENTATION OF ALL DEVICES, EQUIPMENT, OUTLETS. JUNCTION BOXES AND LIGHTING FIXTURES SHALL BE AS PER THE BUILDING STANDARDS AND ARCHITECT'S DIRECTION.

20. IDENTIFICATION OF ELECTRICAL ITEMS
20.1. PROVIDE PERMANENT IDENTIFICATION MARKINGS AND NAMEPLATES FOR WIRING AND EACH ITEM OF ELECTRICAL APPARATUS AND ASSOCIATED CONTROLLED EQUIPMENT, WITH THE SAME INSCRIPTIONS AS SHOWN ON THE DRAWINGS, OR AS DIRECTED. CLEARLY AND NEATLY APPLIED ENGRAVED PLASTIC LAMINATE, WHITE WITH BLACK CORE, 1-1/4" X 3" MINIMUM.
20.2. PROVIDE A TYPEWRITTEN DIRECTORY OF CIRCUITS IN EXISTING LIGHTING AND POWER PANELS AND PROVIDE PANEL IDENTIFICATION IN BLACK ALKYD PAINT STENCILED INSCRIPTIONS ON THE INSIDE OF THE DOOR. INCLUDE THE ROOM NAMES AND ITEMS SERVED ON THE CARDS.

21. TESTING
21.1. POLARITY:
21.1.1. A VERIFICATION OF POLARITY SHALL BE MADE, AND IT SHALL BE ENSURED THAT ALL FUSES, CIRCUIT BREAKERS, AND CONTROL DEVICES ARE CONNECTED IN THE LINE SIDE (HOT) CONDUCTORS ONLY.
21.2. GROUND CONTINUITY TEST:
21.2.1. A GROUND CONTINUITY TEST SHALL BE MADE BETWEEN MAIN GROUND SYSTEM AND EQUIPMENT FRAME, AND SYSTEM NEUTRAL A MINIMUM OF TEN AMPS D.C. SHALL BE USED BETWEEN GROUND REFERENCES AND EACH GROUND POINT TESTED. RESISTANCE SHALL BE CALCULATED AND SHALL NOT EXCEED 25 OHMS.
21.3. INSULATION:
21.3.1. PERFORM INSULATION RESISTANCE TEST OF EACH CABLE WITH RESPECT TO GROUND AND ADJACENT CABLE
21.4. PHASE BALANCING:
21.4.1. ALL FEEDERS AND BRANCH CIRCUITS SHALL BE CONNECTED TO PANELBOARDS, SO THAT LOADS ARE DISTRIBUTED EQUALLY ON ALL PHASES.
21.4.2. CONTRACTOR SHALL TAKE ACTUAL READINGS AT THE OWNER'S REQUEST TO DEMONSTRATE THE PROPER LOAD BALANCE. IN THE EVENT THAT, IN THE OPINION OF THE ARCHITECT, LOADS ARE NOT PROPERLY BALANCED, THE CONTRACTOR SHALL ADJUST CIRCUITS AT HIS EXPENSE.
21.5. DOCUMENTATION:
21.5.1. SUBMIT CERTIFIED RECORDS OF ALL TESTS, INCLUDING LOAD BALANCING, IN TABULATED PERMANENT, REPRODUCIBLE FORM, COMPLETELY INDEXED AND EXPLAINED, INDICATING THE SPECIFIC TEST PERFORMED, ENVIRONMENTAL CONDITIONS AND RESULTS OBTAINED.

22. GENERAL REQUIREMENTS
22.1. NOTIFY THE LANDSCAPING / ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE NEW WORK. LACK OF NOTIFICATIONS SHALL INDICATE THAT NO DISCREPANCIES OR CONFLICTS EXIST.
22.2. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES AND AVOID CONFLICTS AND DELAYS.
22.3. CONTRACTOR SHALL OBTAIN ALL PERMITS TO PERFORM HIS WORK. PREPARE AND SUBMIT TO THE AUTHORITIES ANY AND ALL DATA, DRAWINGS AND DETAILS REQUIRED FOR APPROVAL BEFORE COMMENCING THE INSTALLATION.
22.4. REFER TO LANDSCAPE / ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES AND DIMENSIONED AND LOCATIONS OF ALL RECEPTACLES AND WALL OUTLETS.

23. SAFETY
23.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS INCLUDING ALL SAFETY REQUIREMENTS ON THE PROJECT SITE AND SHALL COORDINATE ALL WORK ACTIVITIES WITH THE GENERAL CONTRACTOR.

24. QUALITY ASSURANCE
24.1. WHERE REGULATIONS OF ELECTRIC UTILITY AND TELEPHONE COMPANIES APPLY, CONFORMANCE WITH THEIR REGULATIONS IS MANDATORY AND ANY COSTS INVOLVED SHALL BE INCLUDED IN THE CONTRACT.
24.2. RANGE FOR AND PAY ALL APPLICABLE FEES FOR TEST AND INSPECTIONS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

25. MISCELLANEOUS
25.1. FOR RENOVATION WORK, THE ENGINEER DOES NOT WARRANTY OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THESE INSTRUMENTS OF SERVICE BEYOND REASONABLE DILIGENCE INVOLVING LIMITED OBSERVATION AND ACCESS. IF THE CONTRACTOR BELIEVES THERE ARE ANY MISTAKES OR OMISSIONS IN THESE DOCUMENTS THE ENGINEER SHALL BE PROMPTLY NOTIFIED IN WRITING SO THAT THE ENGINEER SHALL HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THE ISSUES.
25.2. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM RESPONSIBILITY FOR ANY CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE OR CONSENT OF THE ENGINEER OR IN CONTRADICTION TO RECOMMENDATIONS OR DELIVERABLES SHALL BE THE SOLE RESPONSIBILITY OF THE PARTIES TAKING SUCH ACTIONS.
25.3. IF THE CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT, ELECTRONIC CAD FILES OF THE ENGINEERS WORK MAY BE PURCHASED AT A COST OF $200 PER DRAWING. THE CONTRACTOR MAY REQUEST ELECTRONIC CAD FILES VIA EMAIL. MAKE CHECK OR MONEY ORDER PAYABLE TO: TERRA ENGINEERING INC. AND UPON RECEIPT OF PAYMENT THE DRAWING FILES WILL BE TRANSMITTED TO REQUESTING CONTRACTOR VIA EMAIL OR DROPBOX.

26. ENGINEER'S STANDARD OF CARE
26.1. TERRA ENGINEERING, LTD. HAS PREPARED THESE DOCUMENTS TO A PROFESSIONAL STANDARD OF CARE. ERRORS, OMISSIONS, OR DISCREPANCIES FOUND WITHIN THESE DELIVERABLES, BETWEEN TERRA ENGINEERING'S DELIVERABLES AND EXISTING CONDITIONS, OR BETWEEN TERRA ENGINEERING, LTD. AND OTHER CONSULTANTS' DELIVERABLES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF TERRA ENGINEERING, LTD. SO THAT TERRA ENGINEERING, LTD. HAS AN OPPORTUNITY TO ADDRESS AND RESOLVE SUCH ERRORS, OMISSIONS, OR DISCREPANCIES.
26.2. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF TERRA ENGINEERING, LTD. OR IN CONTRADICTION TO TERRA ENGINEERING'S DELIVERABLES OR RECOMMENDATIONS SHALL BE AT THE RISK OF THE PARTY (OWNER, CONTRACTOR, OR OTHER) TAKING SUCH ACTION.

NOTE:

UNLESS SPECIFIED DIFFERENTLY IN THE CONTRACT DOCUMENTS:

FOR PROJECTS WITH AN ARCHITECT AND/OR A GENERAL CONTRACTOR, THIS CONTRACTOR SHALL SUBMIT ALL QUESTIONS IN WRITING TO THE ATTENTION OF THE GENERAL CONTRACTOR WHO SHALL FORWARD IT TO THE ARCHITECT. OR CONCURRENT COPIES SHALL BE TRANSMITTED TO ALL PARTIES. QUESTIONS TRANSMITTED DIRECTLY TO TERRA ENGINEERING MAY BE RETURNED UNANSWERED.

FOR THOSE PROJECTS WHERE TERRA ENGINEERING IS THE PRIME CONSULTANT ALL QUESTIONS OR REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED IN WRITING DIRECTLY TO TERRA ENGINEERING.

PLEASE INCLUDE: 1) DATE; 2) THE PROJECT NAME; 3) FIRM NAME; 4) YOUR NAME - 5) DRAWING NUMBER, DATE AND REVISION NUMBER &/OR SPECIFICATION SECTION REFERENCE AND 6) ADEQUATE SPACE FOR REPLY.

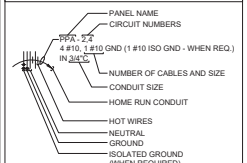
UNDOCUMENTED PHONE CALLS SHALL NOT BE USED AS A BASIS FOR ANY FUTURE CONTRACTOR CLAIMS.

ELECTRICAL IDENTIFICATIONS

EX	ADJACENT TO DEVICE OR EQUIPMENT, DENOTES EXISTING TO REMAIN
X	ADJACENT TO DEVICE OR EQUIPMENT, DENOTES EXISTING TO BE REMOVED COMPLETELY, INCLUDING ALL CONDUIT AND WIRE. WHERE BOX REMAINS IN EXISTING WALL PROVIDE SUITABLE BLANK COVER.
ER	ADJACENT TO DEVICE OR EQUIPMENT, DENOTES EXISTING TO BE RELOCATED. EXTEND OR ADD WIRING AS SHOWN ON PLAN OR AS REQUIRED.
REL	ADJACENT TO DEVICE OR EQUIPMENT, DENOTES RELOCATED DEVICE OR EQUIPMENT.
N	ADJACENT TO DEVICE OR EQUIPMENT, DENOTES NEW, WIRE SAME AS SHOWN ON PLAN.

ELECTRICAL SITE PLAN LEGEND LINETYPES

E	EXISTING TO REMAIN, ELECTRIC CABLE AND CONDUIT FEEDER.
E	NEW ELECTRIC CABLE AND IN EMT OR RIGID CONDUIT, SEE LABEL AND LEGEND ON SHEET.
UGE	EXISTING TO REMAIN, UNDERGROUND ELECTRIC CABLE AND CONDUIT FEEDER
UGE	NEW UNDERGROUND ELECTRIC CABLE IN SCHEDULE 80 PVC CONDUIT FEEDER.
UGCOM	NEW UNDERGROUND COMMUNICATIONS CABLE IN SCHEDULE 80 PVC CONDUIT.



NOTE: THIS IS A COMPOSITE SYMBOL LIST AND ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT.

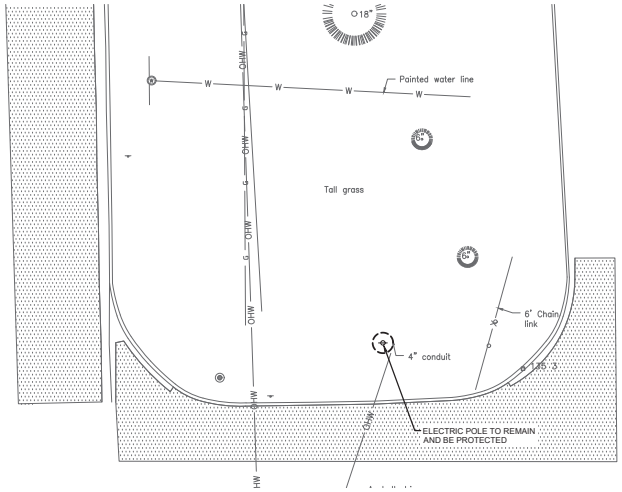
ELECTRICAL REMOVAL NOTES

EXAMINATION OF EXISTING CONDITIONS:

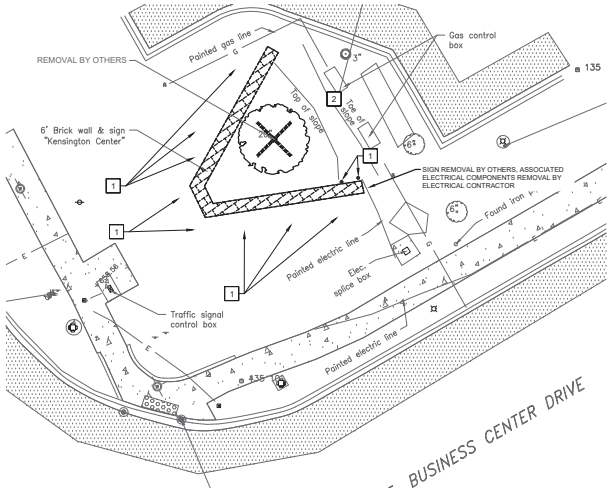
CONTRACTOR TO VISIT THE SITE AND CAREFULLY EXAMINE THE BUILDING ELECTRICAL SYSTEMS SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THE WORK, BEFORE SUBMITTING PROPOSALS. SUBMISSION OF A PROPOSAL WILL BE EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS BECAUSE OF DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED.

REMOVAL NOTES:

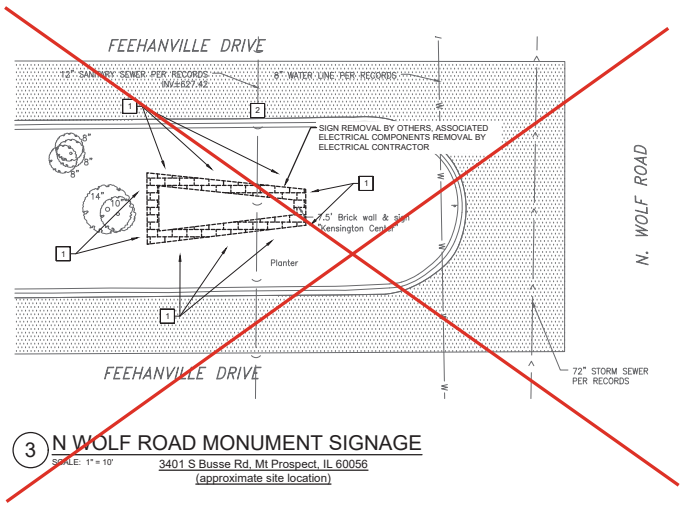
1. CAREFULLY REVIEW THE LANDSCAPE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ITEMS AND DEVICES WITH ELECTRICAL CONNECTIONS TO BE REMOVED AND/OR RELOCATED. INCLUDE ALL COSTS IN BASE BID FOR REMOVAL, DISCONNECTING, OR RELOCATION OF EQUIPMENT AFFECTED BY DEMOLITION OF OTHER TRADES.
2. EXISTING ELECTRICAL EQUIPMENT NOT SHOWN ON THIS DRAWING, BUT REQUIRED TO BE REMOVED AND/OR RELOCATED BY DEMOLITION, SHALL BE INCLUDED IN SCOPE OF THE WORK.
3. COORDINATE WITH OWNER'S REPRESENTATIVE, AT TIME OF BIDDING, THE LOCATION FOR STORING SALVAGEABLE EQUIPMENT SHOULD THIS BE REQUIRED.
4. PROVIDE TEMPORARY LIGHTING/POWER, AS REQUIRED TO SUPPORT A COMPLETE INSTALLATION
5. SHUTDOWN OF ANY SERVICE TO EQUIPMENT REMAINING SHALL ONLY BE FOR THE TIME AGREED UPON BY OWNER'S REPRESENTATIVE. SUCH SHUTDOWN SHALL BE IN WRITING WITH COPY TO ARCHITECT.
6. ELECTRICALLY DISCONNECT ALL ELECTRICALLY POWERED EQUIPMENT BEING REMOVED. REMOVE AND DISPOSE OF EQUIPMENT, UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ALL CONDUIT AND WIRE FROM ELECTRICAL EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED COMPLETELY BACK TO SOURCE, AND WHERE REQUIRED BRANCH OVER-CURRENT PROTECTION DEVICES PROPERLY LABELED "SPARE," UNLESS OTHERWISE NOTED.
8. ALL VERTICAL FEEDERS AND FURTHER TYPE EQUIPMENT SHOWN TO BE REMOVED SHALL REMAIN UNTIL OWNERS REPRESENTATIVE HAS DETERMINED METHOD OF RELOCATION OR REMOVAL. ALL ASSOCIATED TRANSLOCATION COSTS SHALL BE INCLUDED IN BID PROPOSAL.
9. ALL CONDUIT AND WIRE FOR EQUIPMENT LOCATED OUTSIDE AREA OF DEMOLITION SHALL REMAIN IN SERVICE. THE EXACT METHOD OF RE-ROUTING NEW CONDUIT AND WIRE TO EQUIPMENT REMAINING SHALL BE COORDINATED WITH WORK OF OTHER TRADES, PRIOR TO ANY INSTALLATION.
10. ALL EXISTING CONDUIT AND WIRE INTERFERING WITH THE NEW WORK SHALL BE RE-ROUTED CONCEALED IN THE NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
11. ALL NEW FEEDERS SHALL BE INSTALLED AND CONNECTED, BEFORE ANY EXISTING FEEDERS ARE DISCONNECTED AND REMOVED, UNLESS NOTED OTHERWISE.
12. REMOVE EXISTING CEILING TILES AND LIGHTS, WHERE SO REQUIRED, TO PROPERLY INSTALL NEW ELECTRICAL WORK IN CONCEALED CEILING SPACES. REINSTALL TILES AND LIGHTS TO MATCH EXISTING FINISHES UPON COMPLETION OF THE WORK.
13. EXISTING LIGHT FIXTURES AND SWITCHES, LOCATED WITHIN THE LIMITS OF DEMOLITION, AND THEIR ASSOCIATED CONDUIT AND WIRING BACK TO THE PANE



1 BUSSE ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'
1698-1688 Feehanville Dr, Mt Prospect, IL 60056
(approximate site location)

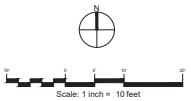


2 E. RAND ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'
33FC+8RJ Mt Prospect, IL 60056
(approximate site location)



3 N WOLF ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'
3401 S Busse Rd, Mt Prospect, IL 60056
(approximate site location)

WOLF ROAD MONUMNET SIGN IS NOT INCLUDED IN THIS CONTRACT.



LEGEND:

- REMOVE SIGN AND ASSOCIATED ELECTRICAL
- EXISTING TREE TO BE REMOVED
- ITEM TO REMAIN AND BE PROTECTED

TAG NOTES	
1	REMOVE ALL ELECTRICAL LIGHT FIXTURES, CONDUIT, WIRING, PANELS, RECEPTACLES, AND ANY OTHER ELECTRICAL ITEMS PRIOR TO DEMOLITION OF BUILDING. COORDINATE WITH OTHER DISCIPLINES FOR TIMING OF ELECTRICAL DEMOLITION.
2	ELECTRICAL CONTRACTOR TO REUSE EXISTING ELECTRICAL WIRING, AND SHALL INTERCEPT EXISTING CONDUIT TO BE REUSED AS MUCH AS REASONABLY ABLE. BEFORE REUSING A CIRCUIT, A LICENSED ELECTRICIAN SHOULD THOROUGHLY EVALUATE ITS CONDITION AND CAPACITY. THE INCLUDES CHECKING FOR DAMAGED WIRES, INSPECTING INSULATION, AND ASSESSING THE EXISTING LOAD TO ENSURE IT CAN HANDLE ANY ADDITIONAL DEMANDS. ALL MODIFICATIONS AND INSTALLATIONS, INCLUDING REUSING CIRCUITS, MUST ADHERE TO LOCAL AND NATIONAL ELECTRICAL CODES, INCLUDING NFPA 70 AND NFPA 72.

GENERAL NOTES:

1. SEE DRAWING E0.01 FOR ADDITIONAL INFORMATION SUCH AS; NOTES, SPECIFICATIONS, SYMBOLS AND MORE.

FARR ASSOCIATES

CLIENT
THE VILLAGE OF MOUNT PROSPECT

MOUNT PROSPECT SIGNAGE

411 E BUSINESS CENTER DR,
MOUNT PROSPECT, IL 60056

Project Number: 2024012
Permit Number: 000000

ARCHITECT OF RECORD:
FARR ASSOCIATES
53 W Jackson, Suite 650
Chicago, IL 60604
Phone: (312) 408-1661
www.farrside.com

STRUCTURAL ENGINEER:
CEA & A
175 N FRANKLIN SUITE 410
CHICAGO, IL 60606
PHONE: (312) 750-1701

LANDSCAPE ARCHITECT:
TERRA ENGINEERING
225 W OHIO 4TH FLOR
CHICAGO, IL 60654
PHONE: (312) 467-0123

All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

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Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
ELECTRICAL SITE REMOVAL PLANS

E1.00

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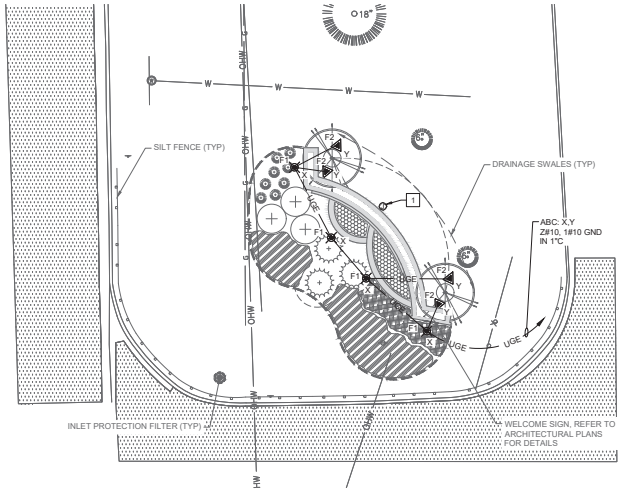
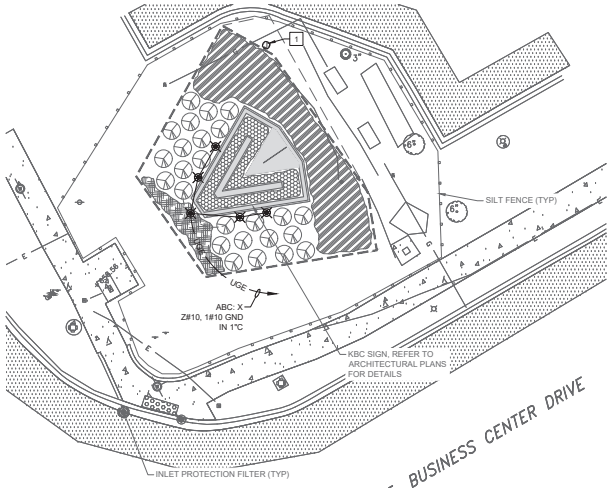
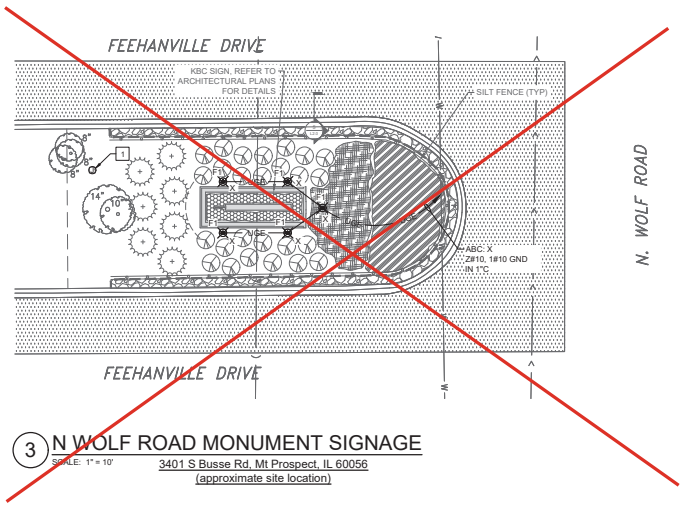


1 BUSSE ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'
1698-1688 Feehanville Dr, Mt Prospect, IL 60056
(approximate site location)



2 E. RAND ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'
33FC+8RJ Mt Prospect, IL 60056
(approximate site location)



3 N WOLF ROAD MONUMENT SIGNAGE
SCALE: 1" = 10'
3401 S Busse Rd, Mt Prospect, IL 60056
(approximate site location)

WOLF ROAD MONUMNET
SIGN IS NOT INCLUDED
IN THIS CONTRACT.

Scale: 1 inch = 10 feet

LEGEND:

F2 Y F1 X UPRIGHT LIGHT / FLOOD LIGHT

TAG NOTES	
1	FUTURE ELECTRICAL PROVISION – IRRIGATION SYSTEM PROVIDE INFRASTRUCTURE FOR A FUTURE 120V AC IRRIGATION SYSTEM. FINAL AMPACITY, CIRCUIT TYPE, AND EQUIPMENT SPECIFICATIONS TO BE DETERMINED. COORDINATE WITH OWNER AND LANDSCAPE CONSULTANT PRIOR TO FINAL DESIGN AND INSTALLATION.

FARR ASSOCIATES

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MOUNT PROSPECT SIGNAGE

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LANDSCAPE ARCHITECT:
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CHICAGO, IL 60654
PHONE: (312) 467-0123

All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

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Rev.	Description	Date

PRINT DATE: 8/29/2025
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SHEET NAME
ELECTRICAL SITE PROPOSED PLANS

E2.00

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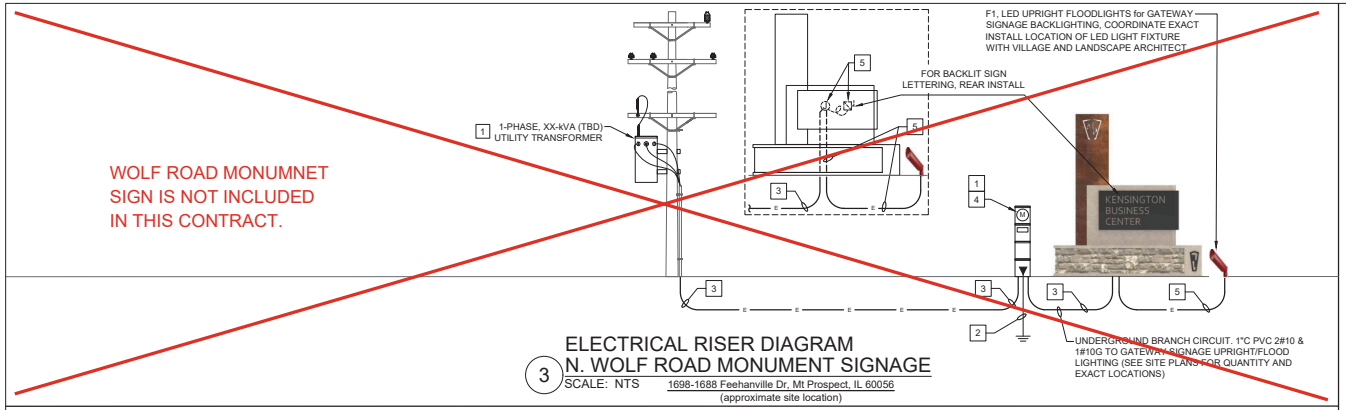
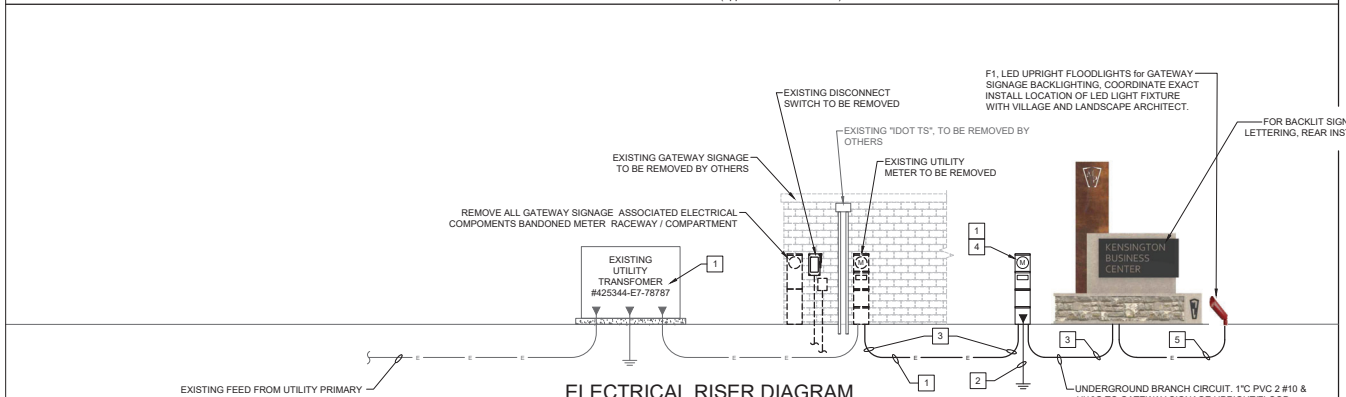


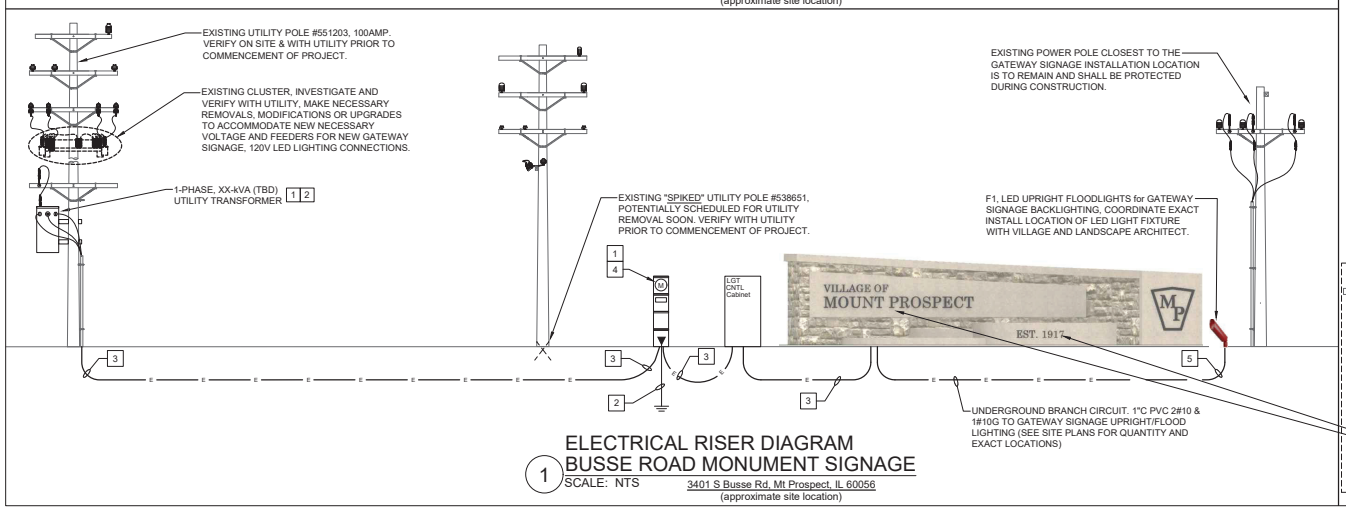
3 ELECTRICAL RISER DIAGRAM N. WOLF ROAD MONUMENT SIGNAGE

SCALE: NTS 1698-1688 Feehanville Dr, Mt Prospect, IL 60056 (approximate site location)



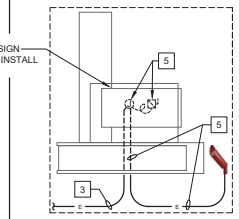
2 ELECTRICAL RISER DIAGRAM E. RAND ROAD MONUMENT SIGNAGE

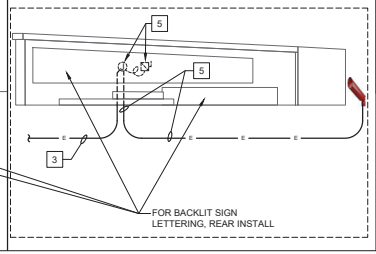
SCALE: NTS 33FC+8RJ Mt Prospect, IL 60056 (approximate site location)



1 ELECTRICAL RISER DIAGRAM BUSSE ROAD MONUMENT SIGNAGE

SCALE: NTS 3401 S Busse Rd, Mt Prospect, IL 60056 (approximate site location)





TAG NOTES

1	COORDINATE UTILITY SERVICE REQUIREMENTS WITH THE UTILITY COMPANY. TRANSFORMER FURNISHED AND INSTALLED BY THE ELECTRIC UTILITY COMPANY. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL UTILITY COST IN THE BID. VERIFY ALL COST WITH THE ELECTRIC UTILITY COMPANY.
2	PROVIDE NEW GROUND PER THE ELECTRIC UTILITY COMPANY REQUIREMENTS. COORDINATE REQUIRED ROAD WORK WITH APPROPRIATE UTILITIES.
3	PROVIDE 1-1" RIGID ELBOW AS NECESSARY FOR UTILITY SECONDARIES, METER STUB AND LIGHTING FIXTURE CONNECTIONS.
4	ALL METERING EQUIPMENT SHALL MEET THE UTILITY COMPANY REQUIREMENTS. COORDINATE METER LOCATION WITH VILLAGE AND LANDSCAPE ARCHITECT.
5	E.C. TO FURNISH AND INSTALL A WEATHERPROOF JUNCTION BOX AND TOGGLE TYPE DISCONNECT SWITCH FOR BACKLIT SIGNAGE LETTERING. CONNECT TO SAME CIRCUIT AS NEW UPLIGHT, SPLICE AND DAISY CHAIN AS REQUIRED. PROVIDE 2 #10, 1 #10G IN 1"C PVC UNDERGROUND / RIGID AT EXTERIOR OF SIGN.

GENERAL NOTES:

1. SEE DRAWING E0.01 FOR ADDITIONAL INFORMATION SUCH AS; NOTES, SPECIFICATIONS, SYMBOLS AND MORE.

FARR ASSOCIATES

CLIENT
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MOUNT PROSPECT SIGNAGE

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Rev.	Description	Date

PRINT DATE: 8/29/2025
ISSUED FOR: CONSTRUCTION

SHEET NAME
ELECTRICAL (3) SITES RISER DIAGRAMS

E3.00

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SPECIFICATIONS

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033000 CAST-IN-PLACE CONCRETE

DIVISION 03 - CONCRETE
044313 ADHERED MASONRY

DIVISION 05 - METALS
057000 DECORATIVE METAL

DIVISION 10 - SPECIALTIES
101423 PANEL SIGNAGE

DIVISION 31 - EARTHWORK
311000 SITE CLEARING
312000 EARTH MOVING

DIVISION 32 – EXTERIOR IMPROVEMENTS
329300 PLANTS

IRRIGATION

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SECTION 01 50 13
TREE AND LANDSCAPE PROTECTION

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Protection and trimming of trees that interfere with, or are affected by, execution of the Work.
B. Protection plants and gardens from construction damage.

1.2 ADMINISTRATIVE REQUIREMENTS
A. Preinstallation Meeting: Conduct a preinstallation meeting at least one week prior to the start of the work of this section.
   1. Ensure required submittals have been provided with sufficient time for review prior to scheduling the Preinstallation Meeting.
   2. Review the detailed requirements for the work of this section and to review the drawings and specifications for this work
      a. Maintenance procedures for surrounding streets, walks, paving and site amenities.
      b. Procedures for work on public property.
      c. Plant locations and procedures for adjustment.
   3. Require attendance by all affected installers including but not limited to
      a. Contractor's Superintendent
      b. Installer
      c. Manufacturer/Fabricator Representative
      d. Other affected Subcontractors
      e. Architect/Engineer of Record
      f. Owner’s Representative
   4. Record minutes and distribute copies within 5 days after meeting to participants as well as Architect/Engineer of Record, Owner and those affected by decisions made.

1.3 REFERENCE STANDARDS
A. ANSI A300 Part 1 - American National Standard for Tree Care Operations - Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning); 2017.
B. ANSI Z133.1 - American National Standard for Arboricultural Operations - Safety Requirements; 2017.
C. ASTM D448 - Standard Classification for Sizes of Aggregate for Road and Bridge Construction; 2012 (Reapproved 2017).
D. ASTM D5268 - Standard Specification for Topsoil Used for Landscaping and Construction Purposes; 2023.

1.4 SUBMITTALS
A. See Division 1 specifications for submittal procedures.
B. Product Data: For each type of product indicated.
C. Certification: From a qualified arborist that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.
D. Maintenance Recommendations: From a Certified Arborist for care and protection of trees affected by construction during and after completing the Work.

1.5 QUALITY ASSURANCE
A. Tree Service Qualifications: An experienced tree service firm that has successfully completed tree protection and trimming work similar to that required for this Project and that will assign an experienced, Certified Arborist to Project site on a full-time basis during execution of the Work.
B. Arborist Qualifications: An arborist certified by the International Society of Arboriculture or licensed in the jurisdiction where Project is located.

C. Tree Pruning Standards: Comply with ANSI A300 Part 1 unless more stringent requirements are indicated.

PART 2 – PRODUCTS

2.1 MATERIALS

A. Drainage Fill: Selected crushed stone, or crushed or uncrushed gravel, washed, ASTM D448, Size 24, with 90 to 100 percent passing a 2-1/2-inch sieve and not more than 10 percent passing a 3/4-inch sieve.

B. Topsoil: Fertile, friable, surface soil, containing natural loam and complying with ASTM D5268. Provide topsoil that is free of stones larger than 1 inch in any dimension and free of other extraneous or toxic matter harmful to plant growth. Obtain topsoil only from well-drained sites where soil occurs in depth of 4 inches or more; do not obtain from bogs or marshes.

C. Filter Fabric: Manufacturer's standard, nonwoven, pervious, geotextile fabric of polypropylene, nylon, or polyester fibers.

D. Protection-Zone Fencing: Plastic construction fencing constructed of high-density extruded and stretched polyethylene fabric with 2-inch maximum opening in pattern and weighing a minimum of 0.4 lb/ft.; remaining flexible from minus 60 to plus 200 deg F; inert to most chemicals and acids; minimum tensile yield strength of 2000 psi and ultimate tensile strength of 2680 psi.
   1. Fencing fixed in position and meeting the following requirements. secured with plastic bands or galvanized-steel or stainless-steel wire ties; and supported by tubular or T-shape galvanized-steel posts spaced not more than 8 feet apart
   2. Height: 4 feet
   3. Color: High-visibility orange, nonfading
   4. Gates: swing access gates matching material and appearance of fencing, to allow for maintenance activities within protection zones; leaf width 36 inches.

PART 3 – EXECUTION

3.1 EXAMINATION

A. The Contractor is responsible for ensuring the ongoing protection of all landscaped areas within the scope of work, including adjacent areas that may be impacted including access and egress routes. Existing landscaping including trees, shrubs, lawns, planting beds, etc. shall be adequately protected by the Contractor to avoid destruction and/or damage because of operations by the Contractor.

B. Before beginning work, the contractor will be required to meet with the Certified Arborist at the site to review all work procedures, access routes, storage areas, and tree and landscape protection measures.

C. Any proposed changes to agreed-upon work procedures, access routes, storage areas, and/or tree and landscape protection measures must be reviewed and approved by a Certified Arborist prior to implementation of any proposed changes.

3.2 PREPARATION

A. Tree and Landscape Protection Zones
   1. The location, limits and extent of tree and/or landscape protection zones are to be determined in the field by a Certified Arborist prior to any work being performed.
   2. Driving, parking, dumping, stockpiling and/or storage of vehicles, equipment, supplies, materials, debris, spoils, waste or washout water within tree and/or landscape protection zones is strictly prohibited.
   3. All underground utilities, drain and/or irrigation lines are to be routed OUTSIDE the landscape protection zone. If underground lines must traverse the protection area, they shall be tunneled or bored below the root zones.
   4. Tree and Landscape Protection Zones can be identified as follows:

a. Measure the diameter (width) of the trunk at chest height, to the nearest inch. To do this, either wrap a tape measure around the trunk and divide that number by 3 or hold a yard stick up to the trunk and approximate the distance.
b. Multiply that number by 1.5 for mature or stressed trees or by 1.0 for young, healthy trees. Express the result in feet.
c. Measure that distance from the trunk of the tree. The area within this radius is the Tree and Landscape Protection Zone.

B. Temporary Fencing: Install temporary fencing at the perimeter of Tree and Landscape Protection Zones as indicated by the Certified Arborist
1. Fencing is to completely enclose all protected zones.
2. All temporary fencing to be outside the drip line of trees.
3. All tree and landscape protection fencing must be in place prior to any work being performed on site, including delivery of materials or supplies, vehicular traffic, installation of security fencing, etc.
4. Tree and landscape protection fencing is to be maintained intact, by the Contractor, throughout the duration of the work and until all site work has been completed. Removal or relocation of protection fencing must be approved by a Certified Arborist. Fences may NOT be relocated or removed without the written permission of the Certified Arborist.

C. Protect tree root systems from damage due to noxious materials caused by runoff or spillage while mixing, placing, or storing construction materials. Protect root systems from flooding, eroding, or excessive wetting caused by dewatering operations.

D. Do not allow the following within the Tree and Landscape Protection Zones
1. Storage of construction materials, debris, or excavated material.
2. Activities that would result in soil compaction over root systems.
3. Vehicular traffic.
a. Where temporary haul or access routes must pass over the root area of trees to be retained, a 6-inch thick “access route” of an approved cushioning material shall be put in place to protect the root zones.
b. The location and route of the temporary “access route” must be approved by the Certified Arborist prior to any work being performed.
c. The “access route” material shall be replenished as necessary to maintain a uniform 6-inch depth.
d. Vehicular traffic must be confined to the defined “access route.”

E. The activities listed below all negatively impact tree roots. To protect your trees, define the Tree and Landscape Protection Zone (TPZ), and keep these activities away from this area, at a minimum.
1. Storing Materials and Moving Equipment: Soil compaction is one of the main killers of urban trees. Stockpiling building materials, using heavy machinery, and excessive foot traffic all compact the soil. To minimize damage, install orange polypropylene or chain link fencing and post "Off Limits" signs around the TPZ of the trees you plan to save. Check the fence often to be sure that it is still intact and serving as a barrier.
2. Changing the Grade: Adding or removing as little as 2 inches of soil in the TPZ can kill a tree. To minimize damage, consult an arborist about methods to protect the roots if fill needs to be added or soil needs to be removed within the TPZ.
3. Excavating: If utility or irrigation lines cannot be relocated outside the tree's TPZ, reduce root damage by requiring tunneling under the tree's root system (instead of trenching through it). Specialized equipment that blows soil away from the roots using compressed air allows utilities to be placed with very little root damage. Otherwise soil tunneling equipment can be used, reducing root damage by up to 25 percent compared with trenching. For all digging operations, insist that exposed roots be cut cleanly to promote quick wound closure and regeneration. Vibratory plows, chain trenchers, stump grinders, and hand tools do a better job at this than bulldozers and backhoes. Avoid excavating during hot, dry weather; keep the plants well

watered before and after digging; and cover exposed roots with soil, mulch, or damp burlap as soon as possible.

4. Paving: To minimize damage, keep walkways at least 3 feet from the anticipated mature trunk.

3.3 EXCAVATION

A. Install shoring or other protective support systems to minimize sloping or benching of excavations.
B. Do not excavate within drip line of trees, unless otherwise indicated.
C. Where excavation for new construction is required within drip line of trees, hand clear and excavate to minimize damage to root systems. Use narrow-tine spading forks and comb soil to expose roots.
   1. Relocate roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and relocate them without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical, cut roots approximately 3 inches back from new construction.
   2. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.
D. Where utility trenches are required within drip line of trees, tunnel under or around roots by drilling, auger boring, pipe jacking, or digging by hand.
   1. Root Pruning: Do not cut main lateral roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots with sharp pruning instruments; do not break or chop.

3.4 REGRADING

A. Grade Lowering: Where new finish grade is indicated below existing grade around trees, slope grade beyond drip line of trees. Maintain existing grades within drip line of trees, unless otherwise recommended by Certified Arborist.
   1. Root Pruning: Prune tree roots exposed during grade lowering. Do not cut main lateral roots or taproots; cut only smaller roots. Cut roots with sharp pruning instruments; do not break or chop.
B. Minor Fill: Where existing grade is 6 inches or less below elevation of finish grade, fill with topsoil. Place topsoil in a single un-compacted layer and hand grade to required finish elevations.
C. Moderate Fill: Where existing grade is more than 6 inches, but less than 12 inches, below elevation of finish grade, place drainage fill, filter fabric, and topsoil on existing grade as follows:
   2. Carefully place drainage fill against tree trunk approximately 2 inches above elevation of finish grade and extend not less than 18 inches from tree trunk on all sides. For balance of area within drip-line perimeter, place drainage fill up to 6 inches below elevation of grade.
   3. Place filter fabric with edges overlapping 6 inches minimum.
   4. Place fill layer of topsoil to finish grade. Do not compact drainage fill or topsoil. Hand grade to required finish elevations.

3.5 TREE PRUNING

A. All pruning shall be performed by a Certified Arborist.
B. Prune remaining trees affected by temporary and new construction and as indicated.
C. Prune remaining trees to compensate for root loss caused by damaging or cutting root system.
D. Prune trees according to ANSI A300 Part 1 and ANSI Z133.1.
E. Cut branches with sharp pruning instruments; do not break or chop.
F. Chip branches removed from trees. Spread chips where indicated or as directed by Architect/Engineer of Record.

3.6 TREE REMOVAL

A. All trees to be removed from within the project area shall be removed by a Certified Arborist.
B. Trees shall be cut near ground level and the stump ground out to a clear depth of eighteen inches below grade, or as otherwise specified.
C. Trees to be removed from project areas not within tree protection zones must be felled and removed in such a way as to avoid damage to trees and landscaping to remain.

3.7 TREE REPAIR AND REPLACEMENT

A. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to written instructions of the Certified Arborist.
   1. Damage or injury to trees includes, but is not be limited to: breakage, gouging, stripping, skinning, inappropriate pruning or cutting to bark, limbs, branches, trunks and/or roots, and/or compaction, dumping or flooding of roots or root zones.
B. Remove and replace dead and damaged trees that the Certified Arborist determines to be incapable of restoring to a normal growth pattern.
   1. Provide new trees of the same size and species as those being replaced.
   2. If tree required to be replaced is more than 6 inches in caliper size, measured 12 inches above grade, provide new tree of 6-inch caliper size and of a species selected by Architect/Engineer of Record.
C. Aerate surface soil, compacted during construction, 10 feet beyond drip line and no closer than 36 inches to tree trunk. Drill 2-inch- diameter holes a minimum of 12 inches deep at 24 inches o.c. Backfill holes with an equal mix of augured soil and sand.

3.8 CLEANING

A. Remove excess excavated material, displaced trees, and excess chips from site.
B. Burning is not permitted.
C. Remove all temporary fencing.
D. Remove all cushioning material installed for “access routes”. Material must be removed either by hand or with small bobcat-type machines. All of the material must be completely removed. Where small machinery is used to remove the bulk of the material, removal of material in contact with the soil surface must be done by hand, and in such a way as to minimize disturbance of the soil surface and prevent damage to surface or feeder roots.
E. Upon completion of work, the Contractor is responsible for ensuring that all landscaped areas within the scope of work, including adjacent areas that may have been impacted, are clean and free of trash or debris.
F. All existing landscaped areas are to be restored to their previous condition.

Tree and Landscape Protection is consideral incidental to the Contract. No additional compensation will be paid to the Contractor.

END OF SECTION

SECTION 033000
CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Concrete formwork.

B. Concrete reinforcement.

C. Joint devices associated with concrete work.

D. Miscellaneous concrete elements, including Monumental Signs, Foundations, and decorative elements.

E. Concrete curing.

1.02 RELATED REQUIREMENTS

A. Concrete and Reinforcing Materials are indicated on the structural drawings

1.03 PRICE AND PAYMENT PROCEDURES

A. See Additional Village Provisions for payment information.

1.04 REFERENCE STANDARDS

A. ACI CODE-318 - Building Code Requirements for Structural Concrete and Commentary; 2019 (Reapproved 2022).

B. ACI PRC-211.1 - Selecting Proportions for Normal-Density and High Density-Concrete - Guide; 2022.

C. ACI PRC-304 - Guide for Measuring, Mixing, Transporting, and Placing Concrete; 2000 (Reapproved 2009).

D. ACI PRC-305 - Guide to Hot Weather Concreting; 2020.

E. ACI PRC-306 - Guide to Cold Weather Concreting; 2016.

F. ACI PRC-308 - Guide to External Curing of Concrete; 2016.

G. ACI SPEC-301 - Specifications for Concrete Construction; 2020.

H. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement; 2024.

I. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2024a.

J. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2024.

K. ASTM C150/C150M - Standard Specification for Portland Cement; 2024.

L. ASTM C685/C685M - Standard Specification for Concrete Made by Volumetric Batching and Continuous Mixing; 2024.

M. ASTM C881/C881M - Standard Specification for Epoxy-Resin-Base Bonding Systems for Concrete; 2020a.

N. ASTM C979/C979M - Standard Specification for Pigments for Integrally Colored Concrete; 2024.

O. ASTM C1602/C1602M - Standard Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete; 2022.

1.05 SUBMITTALS

A. Coordinate submittals with the Village.

B. Product Data: Submit manufacturers' data on manufactured products showing compliance with specified requirements and installation instructions.

C. Mix Design: Submit proposed concrete mix design.

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1. Indicate proposed mix design complies with requirements of ACI SPEC-301, Section 4 - Concrete Mixtures.
2. Indicate proposed mix design complies with requirements of ACI CODE-318, Chapter 5 - Concrete Quality, Mixing and Placing.

D. Samples for Pigment Color Selection: Submit manufacturer's complete sample chip set, including pigment number and required dosage rate for each color.

E. Samples for Decorative "faux" stone.

F. Verification Samples: Submit sample chips of specified colors indicating pigment numbers and required dosage rates, for subsequent comparison to installed concrete.

G. Test Reports: Submit report for each test or series of tests specified.

1.06 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI SPEC-301 and ACI CODE-318.

B. Follow recommendations of ACI PRC-305 when concreting during hot weather.

C. Follow recommendations of ACI PRC-306 when concreting during cold weather.

D. See Structural Sheets for additional concrete requirements.

1.07 MOCK-UPS

A. Construct and erect mock-up panel for architectural concrete surfaces indicated to receive special treatment or finish as result of formwork.

B. Accepted mock-up panel is considered basis of quality for the finished work. Keep mock-up exposed to view for duration of concrete work.

C. Mock-up may remain as part of the Work.

1.08 WARRANTY

A. Provide 2-year manufacturer warranty for defects in materials, fabrication, finishes, and installation.

PART 2 PRODUCTS

2.01 FORMWORK

A. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.
   1. Form Coating: Release agent that will not adversely affect concrete or interfere with application of coatings.
   2. Form Ties: Cone snap type that will leave no metal within 1-1/2 inches (38 mm) of concrete surface.

2.02 REINFORCEMENT MATERIALS

A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi) (420 MPa).
   1. Type: Deformed billet-steel bars as indicated on the structural drawings
   2. Finish: Unfinished, unless otherwise indicated.

B. Reinforcement Accessories:
   1. As indicated on the structural drawings

2.03 CONCRETE MATERIALS

A. Cement: ASTM C150/C150M, Type I - Normal Portland type.
   1. Acquire cement for entire project from same source.

B. Fine and Coarse Aggregates: ASTM C33/C33M.

C. Color Additives: Pure, concentrated mineral pigments specifically intended for mixing into concrete and complying with ASTM C979/C979M.
   1. Concentration: Base dosage rates on weight of Portland cement, fly ash, silica fume, and other cementitious materials but not aggregate or sand.

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2. Color(s): As selected by Architect from manufacturer's full range.

D. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete.

2.04 ADMIXTURES

A. As indicated on the structural drawings.

B. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.

2.05 ACCESSORY MATERIALS

A. Decorative formwork. Submit style and color to Village for selection.

2.06 BONDING AND JOINTING PRODUCTS

A. Epoxy Bonding System:
1. Complying with ASTM C881/C881M and of Type required for specific application.

B. Dowel Sleeves: Plastic sleeve for smooth, round, steel load-transfer dowels.

2.07 CURING MATERIALS

A. Evaporation Reducer: Liquid thin-film-forming compound that reduces rapid moisture loss caused by high temperature, low humidity, and high winds; intended for application immediately after concrete placement.

2.08 CONCRETE MIX DESIGN

A. Proportioning Normal Weight Concrete: Comply with ACI PRC-211.1 recommendations.

B. Provide concrete that has a Global Warming Potential (GWP) that is 40% less than the NRMCA Great Lake Midwest Regional Average for the specific compressive strength
1. NMRCA averages can be found here: https://www.nrmca.org/wp-content/uploads/2020/10/NRMCA_REGIONAL_BENCHMARK_April2020.pdf

C. Admixtures: Add acceptable admixtures as recommended in ACI PRC-211.1 and at rates recommended or required by manufacturer.

D. Normal Weight Concrete:
1. Compressive Strength, when tested in accordance with ASTM C39/C39M at 28 days: 3,000 pounds per square inch (20.7 MPa) and as indicated on the structural drawings.
2. Water-Cement Ratio: Maximum 40 percent by weight.
3. Maximum Aggregate Size: 5/8 inch (16 mm).

2.09 MIXING

A. On Project Site: Mix in drum type batch mixer, complying with ASTM C685/C685M. Mix each batch not less than 1-1/2 minutes and not more than 5 minutes.
1. Colored Concrete: Add pigments in strict accordance with manufacturer's instructions to achieve consistent color from batch to batch.

B. Adding Water: If concrete arrives on-site with slump less than suitable for placement, do not add water that exceeds the maximum water-cement ratio or exceeds the maximum permissible slump.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section.

3.02 PREPARATION

A. Formwork: Comply with requirements of ACI SPEC-301. Design and fabricate forms to support all applied loads until concrete is cured and for easy removal without damage to concrete.

B. Verify that forms are clean and free of rust before applying release agent.

C. Coordinate placement of embedded items with erection of concrete formwork and placement of form accessories.

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D. Where new concrete is to be bonded to previously placed concrete, prepare existing surface by cleaning and applying bonding agent in according to bonding agent manufacturer's instructions.
   1. Use epoxy bonding system for bonding to damp surfaces, for structural load-bearing applications, and where curing under humid conditions is required.

3.03 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS

A. Comply with requirements of ACI SPEC-301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection.

3.04 PLACING CONCRETE

A. Place concrete in accordance with ACI PRC-304.

3.05 CONCRETE FINISHING

A. Repair surface defects, including tie holes, immediately after removing formwork.

B. Unexposed Form Finish: Rub down or chip off fins or other raised areas 1/4 inch (6 mm) or more in height.

C. Exposed Form Finish: Rub down or chip off and smooth fins or other raised areas 1/4 inch (6 mm) or more in height. Provide finish as follows:
   1. Grout Cleaned Finish: Wet areas to be cleaned and apply grout mixture by brush or spray; scrub immediately to remove excess grout. After drying, rub vigorously with clean burlap, and keep moist for 36 hours.

D. Decorative "faux" stone Finish:
   1. Follow manufacturers instructions.

E. Smooth Coping Finish:
   1. Smooth Rubbed Finish: Wet concrete and rub with carborundum brick or other abrasive, not more than 24 hours after form removal.

3.06 CURING AND PROTECTION

A. Comply with requirements of ACI PRC-308. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

3.07 FIELD QUALITY CONTROL

A. An independent testing agency will perform field quality control tests, as specified in Section 014000 - Quality Requirements.

B. Provide free access to concrete operations at project site and cooperate with appointed firm.

C. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.

3.08 DEFECTIVE CONCRETE

A. Test Results: The testing agency shall report test results in writing to Architect and Contractor within 24 hours of test.

B. Defective Concrete: Concrete not complying with required lines, details, dimensions, tolerances or specified requirements.

C. Repair or replacement of defective concrete will be determined by the Architect. The cost of additional testing shall be borne by Contractor when defective concrete is identified.

D. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Architect for each individual area.

END OF SECTION

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SECTION 044313
STONE MASONRY VENEER

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Adhered cut stone veneer at exterior walls.

B. Accessories for anchored veneer.

C. Accessories for adhered veneer.

D. Setting mortar.

1.02 RELATED REQUIREMENTS

A. Section 033000 - Cast in Place Concrete

1.03 PRICE AND PAYMENT PROCEDURES

A. See Additional Village Provisions for payment information.

1.04 REFERENCE STANDARDS

A. ASTM C847- Standard Specification for Surface Applied Bonding Compounds for Exterior Plastering

B. ANSI A118.4 - American National Standard Specifications for Modified Dry-Set Cement Mortar; 2023.

C. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2025a.

D. ASTM C568/C568M - Standard Specification for Limestone Dimension Stone; 2022.

E. ASTM C616/C616M - Standard Specification for Quartz-Based Dimension Stone; 2022.

F. ASTM C932 - Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering; 2006 (Reapproved 2024).

G. ASTM C1242 - Standard Guide for Selection, Design, and Installation of Dimension Stone Attachment Systems; 2022a.

H. ASTM C1515 - Standard Guide for Cleaning of Exterior Dimension Stone, Vertical And Horizontal Surfaces, New or Existing; 2020.

I. ASTM C1528/C1528M - Standard Guide for Selection of Dimension Stone; 2020.

J. ASTM C1714/C1714M - Standard Specification for Preblended Dry Mortar Mix for Unit Masonry; 2019a.

K. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

L. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2022, with Errata (2024).

1.05 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene one week before starting work of this section.

1.06 SUBMITTALS

A. Product Data: Provide data on stone units, _____ , mortar, and reinforcement.

B. Samples: Submit two stone samples illustrating minimum and maximum stone sizes, _____ , color range, texture, and markings.

C. Samples: Submit mortar color samples.

1.07 MOCK-UP

A. Construct stone wall mock-up, 10 feet (3 m) long by 10 feet (3 m) wide; include stone anchor accessories, corner condition, and typical control joint in mock-up.

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B. Mock-up may remain as part of the Work.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Protect stone from discoloration during storage on site.

B. Provide ventilation to prevent condensation from forming on stone.

1.09 FIELD CONDITIONS

A. Cold Weather Requirements: Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.

PART 2 PRODUCTS

2.01 STONE

A. Stone, General: See recommendations in ASTM C1528/C1528M.

B. Dolomitic Limestone: _____ variety; complying with ASTM C568/C568M Classification II - Medium Density.
   1. Color: Buff.
   2. Grain Direction: Vertical.
   3. Acceptable Producers:
      a. Eden Valders Stone; Eden Machine Cut Veneer Tumbled: www.evstone.net/#sle.
      b. Kasota Stone Fabricators, Inc; Verona Premium: www.kasotasf.com/#sle.
      c. Vetter Stone Co; Prarie Blend, Randon Ashlar Split: www.vetterstone.com/#sle.

2.02 MORTAR APPLICATIONS

A. At Contractor's option, mortar may be field-mixed from packaged dry materials, made from factory premixed dry materials with addition of water only, or ready-mixed.

B. Mortar Color: Natural gray unless otherwise indicated.

C. Dash Bond Coat: One part Portland cement, with maximum two parts sand.

D. Scratch Coat Mortars: Scratch coat mortars for application directly to metal lath.
   1. Site-Mixed: ASTM C270, Type N or Type S, using the Proportion Method as specified in Section 040511.
   2. Prepackaged/Preblended: ASTM C1714/C1714M, Type N or Type S.

E. Setting Bed Mortars: Setting bed used to adhere stone veneer units to scratch coat mortar or to bondable concrete or concrete masonry.
   1. Site-Mixed: ASTM C270, Type S, using the Proportion Method as specified in Section 040511.
   2. Prepackaged/Preblended: ASTM C1714/C1714M, Type S.

F. Setting Bed Mortars: Setting bed used to adhere stone veneer units to cement board.
   1. Prepackaged/Preblended Latex Modified: ANSI A118.4 or ANSI A118.15.

G. Pointing Mortars: Pointing or grouting mortars used to fill the joints between individual stone veneer units once the setting bed mortar has sufficiently cured.
   1. Site-Mixed: ASTM C270, Type N or Type S, using the Proportion Method as specified in Section 040511.
   2. Prepackaged/Preblended: ASTM C1714/C1714M, Type N or Type S.

2.03 MORTAR MIXES

A. Packaged Dry Material for Mortar for Unit Masonry: Premixed Portland cement, hydrated lime, and sand; complying with ASTM C1714/C1714M and capable of producing mortar of the specified strength in accordance with ASTM C270 with the addition of water only.
   1. Type: Type S.
   2. Color: Standard gray.
   3. Manufacturers:
      a. Amerimix, an Oldcastle brand; ____: www.amerimix.com/#sle.
      b. The QUIKRETE Companies; ____: www.quikrete.com/#sle.

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B. Packaged Dry Material for Mortar for Unit Masonry: Premixed masonry cement and mason's sand; complying with ASTM C1714/C1714M and capable of producing mortar of the specified strength in accordance with ASTM C270 with the addition of water only.
   1. Type: Type S.
   2. Color: Standard gray.
   3. Manufacturers:
      a. Amerimix, an Oldcastle brand; ____: www.amerimix.com/#sle.

C. Latex-Portland Cement Mortar Bond Coat: ANSI A118.4.
   1. Application(s): Use this type of bond coat where indicated.
   2. Manufacturers:
      a. ARDEX Engineered Cements; ARDEX X 5: www.ardexamericas.com/#sle.
      b. Custom Building Products; _____: www.custombuildingproducts.com/#sle.
      c. LATICRETE International, Inc; LATICRETE MVIS Veneer Mortar: www.laticrete.com/#sle.

D. Mixing: Use mechanical batch mixer and comply with referenced standards.

2.04 ACCESSORIES - ADHERED VENEER

A. Lath: 2.5 lb/yd2 (1.4 kg/m2) (or heavier) self-furring metal lath meeting ASTM C847.

B. Bonding Compound: Provide type recommended for bonding scratch coat to solid surfaces, complying with ASTM C932.

C. Cleaning Solution: Type that will not harm stone, joint materials, or adjacent surfaces.

2.05 STONE FABRICATION - ADHERED VENEER

A. Comply with ASTM C1242 requirements for adhered stone system without mechanical anchors for maximum stone weight and maximum individual stone panel size.

B. Comply with TMS 402/602 size requirements for adhered stone veneer units for maximum thickness, maximum face dimension, maximum face area and maximum weight per square foot.

C. Nominal Thickness: 3/4 inch to 1-1/4 inches (19 mm to 32 mm).

D. Height: 2 inches to 8 inches (51 mm to 203 mm).

E. Length: 6 inches to 14 inches (152 mm to 356 mm).

F. Style: As selected by Architect from manufacturer's standard styles.

G. Style: Random ashlar.

H. Fabricate for 3/8 inch (10 mm) beds and joints.

I. Backs: Sawn.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that support work and site conditions are ready to receive work of this section.

B. Verify that substrates to receive mortar scratch coat or setting bed comply with stone veneer manufacturer's instructions.
   1. Concrete: Verify surfaces are flat, honeycomb is filled flush, and surface is ready to receive mortar setting bed. Verify no bituminous, water repellent, or form release agents exist on concrete surface that are detrimental to mortar setting bed.
   2. Metal Lath and Accessories: Verify lath is flat, secured to substrate, and joint and surface perimeter accessories are in place.

C. Verify that items built-in under other sections are properly located and sized.

3.02 INSTALLATION - ADHERED VENEER

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A. Install thin stone veneer with a cementitious mortar setting bed to a scratch coat backing surface, in accordance with stone fabricator's instructions and applicable sections of the ICC (IBC), TMS 402/602 and ASTM C1242 that apply to adhered masonry veneer.

B. Mortar Joints: Concave.
   1. Style: Tight fit joints.

C. Pattern Bond:
   1. Lay out work in advance and distribute color range of stone uniformly over total work area.
   2. Lay stone with face exposed.
   3. Take care to avoid concentration of any one color to any one wall surface.
   4. Maintain approximate 3/8 inch (10 mm) joint, as stone allows.
   5. Do not use stacked vertical joints.

3.03 TOLERANCES

A. Install masonry within the site tolerances found in TMS 402/602.

B. Maximum Variation From Unit to Adjacent Unit: 1/16 inch (1.6 mm).

C. Maximum Variation from Plane of Wall: 1/4 inch in 10 feet (6 mm in 3 m) and 1/2 inch in 20 feet (13 mm in 6 m) or more.

D. Maximum Variation from Plumb: 1/4 inch (6 mm) per story non-cumulative; 1/2 inch (13 mm) in two stories or more.

E. Maximum Variation from Level Coursing: 1/8 inch in 3 feet (3 mm in 1 m) and 1/4 inch in 10 feet (6 mm in 3 m); 1/2 inch in 30 feet (13 mm in 9 m).

F. Maximum Variation of Joint Thickness: 1/8 inch in 3 feet (3 mm in 1 m).

3.04 CLEANING

A. Remove excess mortar as work progresses, and upon completion of work.

B. Replace defective mortar. Match adjacent work.

C. Clean soiled surfaces with cleaning solution.

D. Clean exterior stone per ASTM C1515.

E. Use non-metallic tools in cleaning operations.

3.05 PROTECTION

A. During temporary storage on site, at the end of working day, and during rainy weather, cover stone work exposed to weather with non-staining waterproof coverings, securely anchored.

END OF SECTION

SECTION 057000
DECORATIVE METAL

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Decorative metal units.

1.02 REFERENCE STANDARDS

A. AAMA 611 - Specification for Anodized Architectural Aluminum; 2024.

B. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2019.

C. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.

D. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.

E. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2021.

F. ASTM F3125/F3125M - Standard Specification for High Strength Structural Bolts and Assemblies, Steel and Alloy Steel, Heat Treated, Inch Dimensions 120 ksi and 150 ksi Minimum Tensile Strength, and Metric Dimensions 830 MPa and 1040 MPa Minimum Tensile Strength; 2023.

1.03 PRICE AND PAYMENT PROCEDURES

A. See Additional Village Provisions for payment information.

1.04 SUBMITTALS

A. Shop Drawings: Indicate elevations and sections, details of profile, dimensions, sizes, connection attachments, anchorage, size and type of fasteners, and accessories. Indicate anchor and joint locations, brazed connections, transitions, and terminations.

B. Finishes. provide physical samples min 6 in by 6 in.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with not less than three years of documented experience.

1.06 MOCK-UPS

A. Provide mock-up of assembly, 4 feet (____ m) long by 2 feet (____ m) high, illustrating each type of material, cladding, and finish.

B. Mock-up may remain as part of work.

1.07 WARRANTY

A. Manufacturer Warranty: Provide 2-year manufacturer warranty for defects in materials, fabrication, finishes, and installation. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 DECORATIVE METAL FABRICATIONS

A. Signage and Pylons
   1. Decorative Mouldings: Cornice Trim, Cove Trim, and Medallions.
   2. Base Metal: Aluminum and Steel
   3. Profile: As indicated on drawings.
   4. Edges: Square.
   5. Finish: as indicated on the drawings

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2.02 MATERIALS

A. General: Provide sheet metal without pitting, seam marks, roller marks, stains, discolorations, or other imperfections exposed to view on finished units.

B. Aluminum Components: ASTM B221 or ASTM B221M.

C. Steel Components:
   1. Sections, Shapes, Plate and Bar: ASTM A36/A36M.
   2. Cor-Ten steel or Similar ASTM A588, A242, A606-4, A847, A871-65, or A709-50W.

2.03 FABRICATION

A. Fit and shop assemble items in largest practical sections for delivery to site.

B. Fabricate items with joints tightly fitted and secured.

C. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.

D. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

2.04 FABRICATION TOLERANCES

A. Squareness: 1/8 inch (3 mm) maximum difference in diagonal measurements.

B. Maximum Offset Between Faces: 1/16 inch (1.5 mm).

C. Maximum Misalignment of Adjacent Members: 1/16 inch (1.5 mm).

D. Maximum Bow: 1/8 inch (3 mm) in 48 inches (1.2 m).

E. Maximum Deviation from Plane: 1/16 inch (1.5 mm) in 48 inches (1.2 m).

2.05 FINISHES

A. General: Comply with NAAMM AMP 500-06.
   1. Complete mechanical finishes before fabrication. After fabrication, finish joints, bends, abrasions, and surface blemishes to match sheet.
   2. Protect mechanical finishes on exposed surfaces from damage.
   3. Appearance: Limit variations in appearance of adjacent pieces to one-half of range represented in approved samples. Noticeable variations in same piece are not acceptable. Install components within range of approved samples to minimize contrast.

B. Aluminum Finishes:
   1. Class I Clear Anodized Finish: AAMA 611 AA-M12C22A41, clear anodic coating, minimum 0.7 mil, 0.007 inch (0.018 mm) thick.

C. Steel Finishes:
   1. Provide uncoated steel.

2.06 ACCESSORIES

A. Anchors and Fasteners: Provide anchors, fasteners, and other attachment devices required to attach to structure. Ensure attachment devices are of same material as components unless indicated otherwise.
   1. Steel Fasteners: ASTM F3125/F3125M, Type 1, galvanized in accordance with ASTM A153/A153M.
   2. Stainless Steel Fasteners: Type 304.

B. Bituminous Coating: Cold-applied asphalt mastic, noncorrosive compound free of asbestos, sulfur, and other deleterious impurities; 0.015 inch (0.4 mm) dry film thickness per coat.

C. Sealant: Silicone; black.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate and site conditions are acceptable and ready to receive work.

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B. Verify field dimensions of locations and areas to receive work.

C. Notify Architect immediately of conditions that would prevent satisfactory installation.

D. Do not proceed with work until detrimental conditions have been corrected.

3.02 INSTALLATION

A. Comply with manufacturer's drawings and written instructions.

B. Install components plumb and level, accurately fitted, free from distortion or defects, and with tight joints, except where necessary for expansion.

C. Anchor securely to structure.

D. Conceal anchor bolts and screws whenever possible. Where not concealed, use flush countersunk fastenings.

E. Isolate dissimilar materials with bituminous coating, bushings, grommets, or washers to prevent electrolytic corrosion.

END OF SECTION

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SECTION 101423
PANEL SIGNAGE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Panel signage.

B. Illumination system.

1.02 PRICE AND PAYMENT PROCEDURES

A. See Additional Village Provisions for payment information.

1.03 REFERENCE STANDARDS

A. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Shop Drawings:
   1. Include dimensions, locations, elevations, materials, text and graphic layout, attachment details, and schedules.
   2. Show locations of electrical service connections.

C. Verification Samples: Submit samples showing colors, materials, and finishes specified.

D. Manufacturer's qualification statement.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

1.06 WARRANTY

A. Manufacturer Warranty: Provide 2-year manufacturer warranty for defects in materials, fabrication, finishes, and installation. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 PANEL SIGNAGE

A. Panel Signage: keystone backlite sign
   1. Application: exterior signs.
   2. Description: Flat signs with etched metal panel media, nontactile characters.
   3. Sign Size: As indicated on drawings.
   4. Total Thickness: 1/8 inch (3 mm).
   5. Font: Corbel
   6. Material: Aluminum

2.02 ACCESSORIES

A. Standoffs: Aluminum cast with sign.

B. Concealed Screws: Noncorroding metal; stainless steel, galvanized steel, chrome plated, or other.

C. Electrical Components and Devices: Listed and labeled as defined in NFPA 70 by a qualified testing agency.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate surfaces are ready to receive work.

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B. Notify Architect if conditions are not suitable for installation of signs; do not proceed until conditions are satisfactory.

3.02 INSTALLATION

A. Install with horizontal edges level.

B. Protect from damage until mm-dd-yyyy; repair or replace damaged items.

END OF SECTION

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SECTION 31 10 00
SITE CLEARING

PART 1 GENERAL

1.1 SUMMARY

A. This Section includes the following:
   1. Protecting existing trees shrubs plants and grass to remain.
   2. Removing existing trees shrubs plants and grass.
   3. Clearing and grubbing.
   4. Stripping and stockpiling topsoil.
   5. Removing above- and below-grade site improvements.
   6. Disconnecting and capping or sealing site utilities.
   7. Temporary erosion and sedimentation control measures.

1.2 MATERIAL OWNERSHIP

A. Except for stripped topsoil or other materials indicated to remain Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.

1.3 PROJECT CONDITIONS

A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.
   1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction.
   2. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.

B. Utility Locator Service: Notify utility locator service for area where Project is located before site clearing.

C. Do not commence site clearing operations until temporary erosion and sedimentation control measures are in place.

PART 2 PRODUCTS (NOT APPLICABLE)

2.1 SOIL MATERIALS

A. Satisfactory Soil Materials: Requirements for satisfactory soil materials are specified in Division 31 Section "Earth Moving".
   1. Obtain approved borrow soil materials off-site when satisfactory soil materials are not available on-site.

PART 3 EXECUTION

3.1 PREPARATION

A. Protect and maintain benchmarks and survey control points from disturbance during construction.

B. Protect existing site improvements to remain from damage during construction.
   1. Restore damaged improvements to their original condition, as acceptable to Owner.

3.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A. Provide temporary erosion and sedimentation control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways, according to requirements of authorities having jurisdiction and sediment and erosion control Drawings.

B. Inspect, repair, and maintain erosion and sedimentation control measures during construction until permanent vegetation has been established.

C. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.

3.3 UTILITIES

A. Locate, identify, disconnect, and seal or cap off utilities indicated to be removed.
   1. Arrange with utility companies to shut off indicated utilities.

B. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
   1. Notify Architect not less than two days in advance of proposed utility interruptions.
   2. Do not proceed with utility interruptions without Architect's written permission.

C. Removal of underground utilities is included in Division 33 Sections covering site utilities.

3.4 CLEARING AND GRUBBING

A. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.
   1. Place fill material in horizontal layers not exceeding a loose depth of 8 inches, and compact each layer to a density required for the proposed condition and as specified in Division 31 Section "Earth Moving”.

3.5 TOPSOIL STRIPPING

A. Remove sod and grass before stripping topsoil.

B. Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil or other waste materials.

C. Stockpile topsoil materials away from edge of excavations without intermixing with subsoil. Grade and shape stockpiles to drain surface water. Cover to prevent windblown dust.
   1. Limit height of topsoil stockpiles to 72 inches
   2. Dispose of excess topsoil as specified for waste material disposal
   3. Do not stockpile topsoil within drip line of trees to remain.

3.6 SITE IMPROVEMENTS

A. Remove existing above- and below-grade improvements as indicated and as necessary to facilitate new construction.

3.7 DISPOSAL

A. Disposal: Remove surplus soil material, unsuitable topsoil, obstructions, demolished materials, and waste materials including trash and debris, and legally dispose of them off Owner's property.
   1. Separate recyclable materials produced during site clearing from other nonrecyclable materials. Store or stockpile without intermixing with other materials and transport them to recycling facilities.

Site Clearing to be paid under SITE DEMOLITION, PREPARATION & EROSION CONTROL.

END OF SECTION

SECTION 31 20 00
EARTH MOVING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:
   1. Preparing subgrades for lawns and grasses and exterior plants.
   2. Excavating and backfilling for utility trenches.

B. Related Sections include the following:
   1. Divisions 21, 22, 23, 26, 27, and 28 Sections for installing underground mechanical and electrical utilities and buried mechanical and electrical structures.
   2. Division 31 Section "Site Clearing" for temporary erosion and sedimentation control measures, site stripping, grubbing, stripping and stockpiling topsoil, and removal of above- and below-grade improvements and utilities.
   3. Division 32 Section "Sodding" for finish grading, including preparing and placing topsoil and planting soil for lawns.

1.2 DEFINITIONS

A. Excavation: Removal of material encountered above subgrade elevations and to lines and dimensions indicated.
   1. Authorized Additional Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions as directed by Architect. Authorized additional excavation and replacement material will be paid for according to Contract provisions for changes in the Work.
   2. Unauthorized Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions without direction by Architect. Unauthorized excavation, as well as remedial work directed by Architect, shall be without additional compensation.

B. Fill: Soil materials used to raise existing grades.

C. Structures: Modular Block Retaining walls, slabs on-grade tanks, curbs, sewerage, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below the ground surface.

D. Utilities: On-site underground pipes, conduits, ducts, and cables.

1.3 QUALITY ASSURANCE

A. Geotechnical Testing Agency Qualifications: An independent testing agency qualified according to ASTM E 329 to conduct soil materials and rock-definition testing, as documented according to ASTM D 3740 and ASTM E 548.

1. Contractor shall be responsible for contacting the Testing Agency at those times required by the specifications for the appropriate materials and soils testing.
2. Contractor shall coordinate with the Testing Agency as to the Testing Agency's requirements for advance notification, but allow for a minimum 24-hr notification.

1.4 PROJECT CONDITIONS

A. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted in writing by Architect and then only after arranging to provide temporary utility services according to requirements indicated.
   1. Notify Architect not less than two days in advance of proposed utility interruptions.
   2. Do not proceed with utility interruptions without Architect's written permission.
   3. Contact utility-locator service for area where Project is located before excavating.

PART 2 - PRODUCTS

2.1 SOIL MATERIALS

A. General: Provide borrow soil materials when sufficient satisfactory soil materials are not available from excavations.

B. Satisfactory Soils: ASTM D 2487 Soil Classification Groups GW, GP, GM, GC, SC, SW, SP, ML, CL and SM, or a combination of these groups; free of rock or gravel larger than 3 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.

C. Unsatisfactory Soils: Soil Classification Groups MH, CH, OL, OH, and PT according to ASTM D 2487, or a combination of these groups.
   1. Unsatisfactory soils also include satisfactory soils not maintained within 2 percent of optimum moisture content at time of compaction.
   2. Unsatisfactory soils hereunder are Clean Construction or Demolition Debris (CCDD) as defined by the State of Illinois Environmental Protection Agency and is acceptable as fill material at CCDD facilities.

D. Non-special Waste Containing Soils: Either satisfactory or unsatisfactory soils that contain non-special waste that are non-liquid non-hazardous industrial process and pollution control waste and are excluded from special waste meeting all the requirements of Section 3.475 of the Illinois Environmental Protection Act.
   1. Are not CCDD
   2. Are not hazardous
   3. Are not a liquid (as determined by paint-filter test SW-846 Method 9095)
   4. Are not regulated asbestos-containing material as defined in 40 Code of Federal Regulations, Section 61.141
   5. Do not contain polychlorinated biphenyls (PCBs) regulated in accordance with 40 Code of Federal Regulations, Part 761
   6. Are not formerly hazardous waste rendered non-hazardous
   7. Do not result from shredding recyclable metals

E. Non-Hazardous Special Waste Containing Soils: Either satisfactory or unsatisfactory soils that contain special waste as defined by Illinois Environmental Protection Act (Act) Section 809.103 and that has not been determined as hazardous in that Section of the Act.

F. Hazardous Waste Containing Soils: Either satisfactory or unsatisfactory soils that contain hazardous special waste as defined by Section 3.220 of the Illinois Environmental Protection Act and as determined by Section 722.111 of Title 35 of Illinois Administrative Code.

G. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content; less than 3 percent stones ¾-inch or larger in any dimension and roots, plants, sod, clay lumps, and other extraneous materials harmful to plant growth.
   1. Topsoil shall be free of all deleterious material that may adversely affect the use of the planted surface including any metal, wood, plastic, glass or other manmade materials not intended specifically as a soil supplement.
   2. Topsoil shall be free of obnoxious weeds and invasive plants or other undesirable organisms and disease-causing plant pathogens.
   3. Topsoil particle sizes shall fall in the following ranges as percentages by mass both separately and in combination:
      a. Clay: 35 percent to 60 percent
      b. Silt: 35 percent to 60 percent
      c. Sand: less than 60 percent
      d. Silt and Clay in combination: less than 65 percent
   4. Topsoil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
      a. Supplement with imported topsoil from off-site sources when quantities are insufficient. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 6 inches deep; do not obtain from bogs or marshes.

H. Subbase Material: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone; ASTM D 2940; conforming to State of Illinois, Dept of Transportation Gradation **CA-6, CA-7 or CA-10**

I. Base Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone ASTM D 2940; conforming to State of Illinois, Dept of Transportation Gradation CA-6.

J. Engineered Fill: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone; ASTM D 2940; conforming to State of Illinois, Dept of Transportation Gradation CA-6 or CA-7.

K. Unsuitable Soil Undercut Area Fill: Per Geotechnical Engineer's Recommendations.

PART 3 - EXECUTION

3.1 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.

B. Preparation of subgrade for earthwork operations including removal of vegetation, topsoil, debris, obstructions, and deleterious materials from ground surface is specified in Division 31 Section "Site Clearing."

C. Protect and maintain erosion and sedimentation controls during earthwork operations.

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D. Provide protective insulating materials to protect subgrades and foundation soils against freezing temperatures or frost.

3.2 DEWATERING

A. Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.

B. Discharge from dewatering operations must meet with local and State National Pollutant Discharge Elimination System (NPDES) requirements.
   1. Incorporate structural and non-structural Best Management Practices (BMP's) as necessary to meet NPDES and local requirements.
   2. Waste material shall be legally disposed of where mechanical means are used to separate sediments and other pollutants from dewatering discharge water

C. Protect subgrades from softening, undermining, washout, and damage by rain or water accumulation.
   1. Reroute surface water runoff away from excavated areas. Do not allow water to accumulate in excavations. Do not use excavated trenches as temporary drainage ditches.
   2. Install a dewatering system to keep subgrades dry and convey ground water away from excavations. Maintain until dewatering is no longer required.

3.3 EXPLOSIVES

A. Explosives: Do not use explosives.

3.4 EXCAVATION, GENERAL

A. Unclassified Excavation: Excavate to as a minimum to subgrade elevations regardless of the character of surface and subsurface conditions encountered. Where topsoil depth exceeds the proposed subgrade elevation and where within pavement **or synthetic turf** areas, remove all topsoil encountered. Unclassified excavated materials may include rock, soil materials, and obstructions. No changes in the Contract Sum or the Contract Time will be authorized for rock excavation or removal of obstructions.
   1. If excavated materials intended for fill and backfill include unsatisfactory soil materials and rock, replace with satisfactory soil materials.

3.5 EXCAVATION FOR STRUCTURES

A. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 1/2 inch. If applicable, extend excavations a sufficient distance from structures for placing and removing concrete formwork, for installing services and other construction, and for inspections.
   1. Excavation for Signs: Excavate to elevations and dimensions indicated within a tolerance of plus or minus 1 inch. Do not disturb bottom of excavations intended as bearing surfaces.

3.6 SUBGRADE INSPECTION

A. Notify Geotechnical Testing Agency when excavations have reached required subgrade.

B. If Geotechnical Testing Agency determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.

C. Proof-roll subgrade below the signs and pavements with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.
   1. Completely proof-roll subgrade in one direction, repeating proof-rolling in direction perpendicular to first direction. Limit vehicle speed to 3 mph.
   2. Proof-roll with a loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons.
   3. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Architect, and replace with compacted backfill or fill as directed.
   4. Geotechnical Testing Agency may approve subgrade by other approved methods.

D. Authorized additional excavation and replacement material will be paid for according to Contract provisions for changes in the Work.

E. Reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities, as directed by Architect, without additional compensation.

3.7 UNAUTHORIZED EXCAVATION

1. Fill unauthorized excavations under other construction or utility pipe as directed by Owner's Geotechnical Testing Agency.

3.8 STORAGE OF SOIL MATERIALS

A. Stockpile borrow soil materials and excavated satisfactory soil materials without intermixing. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
   1. Stockpile soil materials away from edge of excavations. Do not store within drip line of remaining trees.

3.9 BACKFILL

A. Place and compact backfill in excavations promptly, but not before completing the following:
   1. Surveying locations of underground utilities for Record Documents.
   2. Testing and inspecting underground utilities.
   3. Removing concrete formwork.
   4. Removing trash and debris.
   5. Removing temporary shoring and bracing, and sheeting.
   6. Installing permanent or temporary horizontal bracing on horizontally supported walls.

B. Place backfill on subgrades free of mud, frost, snow, or ice.

3.10 SOIL FILL

A. Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.

B. Place and compact fill material in layers to required elevations as follows:
   1. Under grass and planted areas, use satisfactory soil material.
   2. Under walks and pavements, use satisfactory soil material.
   3. Under signs, use engineered fill.
   4. Under other slabs on grade, use engineered fill.

C. Place soil fill on subgrades free of mud, frost, snow, or ice.

3.11 SOIL MOISTURE CONTROL

A. Uniformly moisten or aerate subgrade and each subsequent fill or backfill soil layer before compaction to within 2 percent of optimum moisture content.
   1. Do not place backfill or fill material on surfaces that are muddy, frozen, or contain frost or ice.
   2. Remove and replace, or scarify and air dry otherwise satisfactory material that exceeds optimum moisture content by 2 percent and is too wet to compact to specified dry unit weight.

3.12 COMPACTION OF BACKFILLS AND FILLS

A. Place backfill and fill materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.
   1. Place backfill for self-compacting CA-7 in layers of 12” maximum for material compacted by heavy compaction equipment or by hand operated tampers.

B. Place backfill and fill materials evenly on all sides of structures to required elevations, and uniformly along the full length of each structure.

C. Compact materials to not less than the following percentages of maximum dry density according to ASTM D 1557
   1. Under signs scarify, and recompact top 12 inches of existing subgrade and each layer of backfill or fill soil material at 95 percent Modified Proctor.
   2. Under pavements, curbs and walks, scarify and recompact top 4 inches of existing subgrade and each layer of backfill or fill soil material at 95 percent Modified Proctor.
   3. Under lawn or unpaved areas compact each layer of backfill or fill soil material at 85 percent Modified Proctor.

3.13 GRADING

A. General: Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
   1. Provide a smooth transition between adjacent existing grades and new grades.
   2. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.

B. Site Grading: Slope grades to direct water away from buildings and to prevent ponding. Finish subgrades to required elevations within the following tolerances:
   1. Lawn or Unpaved Areas: Plus or minus 1 inch.
   2. Walks: Plus or minus 1/2 inch.
   3. Pavements: Plus or minus 1/2 inch.

3.14 FIELD QUALITY CONTROL

A. Geotechnical Testing Agency: Contractor shall engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing.

B. Allow testing agency to inspect and test subgrades and each fill or backfill layer. Proceed with subsequent earthwork only after test results for previously completed work comply with requirements.

C. Testing agency will test compaction of soils in place according to ASTM D 1557and ASTM D6938, as applicable. Tests will be performed at the following locations and frequencies:
   1. Paved **and Sign** Areas: At subgrade and at each compacted fill and backfill layer and no fewer than 2 tests.

D. When testing agency reports that subgrades, fills, or backfills have not achieved degree of compaction specified, scarify and moisten or aerate, or remove and replace soil to depth required; recompact and retest until specified compaction is obtained.

3.15 PROTECTION

A. Protecting Graded Areas: Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.

B. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
   1. Scarify or remove and replace soil material to depth as directed by Architect; reshape and recompact.

C. Where settling occurs before Project correction period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.
   1. Restore appearance, quality, and condition of finished surfacing to match adjacent work, and eliminate evidence of restoration to greatest extent possible.

3.16 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. Disposal: Remove surplus satisfactory soil and waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off Owner's property.

Earth Moving to be paid under EARTHWORK.

END OF SECTION

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SECTION 32 92 23
SODDING

PART 1 GENERAL

1.1 SECTION INCLUDES
A. Fertilizing.
B. Sod installation.
C. Maintenance.

1.2 DEFINITIONS
A. Weeds: Includes Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lambsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Perennial Sorrel, and Brome Grass.

1.3 REFERENCE STANDARDS
A. ASTM C602 - Standard Specification for Agricultural Liming Materials 2020.

1.4 SUBMITTALS
A. See Division 1 specifications for submittal procedures.
B. Certificate: Certify grass species and location of sod source.
C. Samples: Submit samples and certified analyses by approved laboratory for fertilizer, and limestone before delivery to project. Manufacturer's analysis for standard products will be acceptable.
D. Maintenance Data: Include maintenance instructions, cutting method and maximum grass height; types, application frequency, and recommended coverage of fertilizer.

1.5 QUALITY ASSURANCE
A. Comply with State and Federal laws with respect to inspection for plant diseases and insect infestation.
B. Sod installation and maintenance shall be performed by personnel experienced in lawn installation procedures.
C. Provide on-site, full-time qualified foreman representing Contractor during sod installations.
D. Investigate sources of supply and confirm they can supply materials in quantity, variety, and quality noted and specified before submitting bid.
E. Architect/Engineer of Record may inspect sod at source before cutting. Such inspection shall be in addition to inspection at job site.

1.6 DELIVERY, STORAGE, AND HANDLING
A. Protect materials against weather-related damage or other injuries occurring during transit and job storage in such manner that their effectiveness will not be impaired.
B. Deliver fertilizer to site in unopened, original containers, each bearing name and address of manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Do not use fertilizer which becomes caked or otherwise damaged. Do not expose fertilizer to weather prior to delivery on site and after delivery until used. Protect fertilizer and do not store in direct contact with ground.
C. Protect and maintain during transit or storage on-site as necessary to ensure vigorous growth after placement.
D. Inform Architect/Engineer of Record 24 hours in advance of delivery of sod. Each shipment shall be accompanied by an invoice from vendor giving quantity and certifying that sod received meets

requirements as contained in these specifications, together with a copy of the seed tag from which sod was grown. Provide copy of invoice to Architect/Engineer of Record upon delivery of sod.

E. Do not deliver more sod than can be laid within 24 hours.

1.7 PROJECT CONDITIONS

A. Planting Season for Sod Installation: March 15 to June 15 OR August 15 to November 15.
   1. Weather conditions within season shall govern actual planting periods.
   2. Seasons may be extended upon approval by Architect/Engineer of Record, however, sod Warranty shall only apply to areas established within March 15 - June 15 or August 15 - November 15.

1.8 WARRANTY

A. Provide one year manufacturer warranty for Sodding from the date of Final Acceptance.
B. Written warranty agreeing to replace dead sod within the specified warranty period.

PART 2 PRODUCTS

2.1 MATERIALS

A. Sod: Fresh cut, live, nursery grown sod having well matted roots.
   1. Root zone shall be of good, fertile, natural mineral soil free from stones and debris.
   2. Peat sod will not be acceptable.
   3. Kentucky Blue mixture and containing no bent or quack grass or other noxious weed growth.
   4. Sod Sections: Standard in size (18 in. wide by 6 ft in length) not less than 1-1/2 in. thick, strong enough to support its own weight and retain its size and shape when suspended vertically from firm grasp on upper 10% of section.
   5. Mowed at least twice with final mowing not more than 7 days before being cut and lifted.
   6. Obtain sod from nurseries having growing conditions similar to job site.
   7. Schedule sod cutting and delivery so that sod may be placed within 48 hours of cutting.
B. Topsoil: Type indicated and as specified in Section 32 93 00.
C. Fertilizer: Prior To Sodding (6-24-24); recommended for grass, with fifty percent of the elements derived from organic sources; of proportion necessary to eliminate any deficiencies of topsoil, to the following proportions:
   1. Nitrogen: 6 percent.
   2. One-quarter of nitrogen shall be in form of nitrates, one-quarter in form of ammonia salts, and one-half in form of organic nitrogen.
   3. Phosphoric Acid: 24 percent.
   4. Available phosphoric acid shall be derived from super-phosphate having minimum guaranteed analysis of 20% available phosphate or bone meal.
   5. Soluble Potash: 24 percent.
   6. Potash shall be in form of sulphate of potash.
   7. Make up balance of fertilizer of nonharmful materials normally present in such product and free from dust, sticks, sand, stone or other harmful debris.
D. Fertilizer: After Sodding (18-5-9); recommended for grass, with fifty percent of the elements derived from organic sources; of proportion necessary to eliminate any deficiencies of topsoil, to the following proportions:
   1. Nitrogen: 18 percent.
   2. Phosphoric Acid: 5 percent.
   3. Soluble Potash: 9 percent.
E. Limestone: ASTM C602, class T agricultural limestone containing a minimum 80% total carbonates, by weight. Limestone shall be graded within following limits: 99% passing Sieve Size No 8; 75 % passing Sieve Size No 60.

F. Aluminum Sulfate: Commercial grade, unadulterated and delivered in containers with material and manufacturer, names and weight of contents.
G. Water: Clean, fresh and free of substances or matter that could inhibit vigorous growth of grass. Existing water supply from hose bibs at the project building may be used for all planting operations. Provide hose and equipment necessary for proper watering of plant material.

2.2 ACCESSORIES

A. Wood Pegs: Softwood, sufficient size and length to ensure anchorage of sod on slope.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify location of underground utilities with appropriate sources. Contact JULIE at least 48 hours before commencing with construction. Repair damaged utilities.
B. Verify that prepared soil base is ready to receive the work of this section. Do not begin site preparation until boulders, debris, and similar materials have been removed; depressions and ruts filled; and entire area has been shaped, trimmed and finished uniformly to lines, grades, and cross-sections shown on drawings.
C. Proceed only after unsatisfactory conditions have been corrected. Commencement of work in this section will be an indication of the acceptance of sub-grade and the Contractor will be held responsible for the satisfactory execution and results of the finished work.

3.2 PREPARATION

A. Protect existing property and improvements within this site and adjacent property.
B. Place topsoil to a depth of 12 inches beneath lawn areas. Place topsoil in 6 inch lifts. Compact each lift to the extent necessary to prevent settlement.
C. Finish Grading:
    1. Provide smooth continual grades without dips and pockets where water may stand.
    2. Correct surface irregularities produced by preceding operations or by any other cause.
    3. Finish grades and earth mounds shall be approved by Architect/Engineer of Record prior to lawn construction.
D. Tilling:
    1. Prepare areas to depth of approximately 3 in. by disking, harrowing or other approved means.
    2. Areas shown on drawings which are too small to make these operations practicable shall receive special scarification prior to final tilling.
    3. Continue tilling until soil condition is suitable for lawn construction.
    4. After completion of tilling operations, clear surface of stones, stumps, roots, brush, wire, grade stakes, construction materials, and other objects which hinder planting, installation, and maintenance operations.
E. Keep adjacent paved areas clean.

3.3 FERTILIZING

A. Apply fertilizer at a rate of 20 lbs of active ingredients per 1,000 sq. ft..
B. Apply after smooth raking of topsoil and prior to installation of sod.
C. Apply fertilizer with mechanical spreader no more than 48 hours before laying sod. Spread uniformly in two passes at right angles to each other.
D. Mix thoroughly into upper 2 inches of topsoil by disking, harrowing or other methods which produce similar results..
E. Lightly water to aid the dissipation of fertilizer.

3.4 LAYING SOD

A. Moisten prepared surface immediately prior to laying sod.
B. Lay sod by hand immediately after delivery to site to prevent deterioration.
C. Lay sod smooth and tight with no open joints visible, and no overlapping; stagger end joints 12 inches minimum. Do not stretch or overlap sod pieces. Place rows parallel to each other.
D. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form smooth surface.
E. On slopes 2 inches per foot and steeper, lay sod perpendicular to slope and secure every row with wooden pegs at maximum 2 feet on center. Drive pegs flush with soil portion of sod.
F. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.
G. Rework disturbed joints or depressions to conform to proper grade. Work sifted soil or fine soil into minor cracks between pieces of sod, removing excess to avoid smothering sod and adjacent grass.

3.5 MAINTENANCE

A. Provide maintenance at no extra cost to Contractor until Final Acceptance.
B. Initial mowing once sod is shallow rooted no sooner than 3 weeks and no later than 5 weeks; then mow grass at regular intervals to maintain at a maximum height of 2-1/2 inches. Do not cut more than 1/3 of grass blade at any one mowing.
C. Neatly trim edges and hand clip where necessary.
D. Immediately remove clippings after mowing and trimming.
E. Water to prevent grass and soil from drying out.
F. Fertilize after completion of second mowing with 15 lbs of active ingredients per 1,000 sq ft. Use mechanical spreader to spread uniformly in two passes at right angles to each other.
G. Immediately replace sod to areas that show deterioration or bare spots.
H. Protect sodded areas with warning signs during maintenance period.
I. Repair damage created by operations prior to Preliminary Acceptance.
J. Final Acceptance will be granted upon conformance with following:
    1. Turf shall be reasonably free from weeds, diseases, or other visible imperfections.
    2. Turf shall display uniform color, quality, and coverage.
    3. Performed two mowings.
    4. Performed fertilizing operation after mowing.

Sodding to be paid under LANDSCAPE WORK.

END OF SECTION

SECTION 32 93 00
PLANTS

PART 1 GENERAL

1.1 SECTION INCLUDES
A. Preparation of subsoil.
B. Topsoil bedding.
C. New trees, plants, and ground cover.
D. Mulch and Fertilizer.
E. Maintenance.
F. Tree Pruning.
G. Protection of existing plantings and gardens.

1.2 DEFINITIONS
A. Weeds: Any plant life not specified or scheduled.
B. Plants: Living trees, plants, and ground cover specified in this Section and described in ANSI Z60.1.

1.3 REFERENCE STANDARDS
A. ANSI/AHIA Z60.1 - American National Standard for Nursery Stock; 2014.

1.4 ADMINISTRATIVE REQUIREMENTS
A. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to the start of the work of this section.
   1. Ensure required submittals have been provided with sufficient time for review prior to scheduling the Preinstallation Meeting.
   2. Review the detailed requirements for the work of this section and to review the drawings and specifications for this work.
      a. Maintenance procedures for surrounding streets, walks, paving and site amenities.
      b. Procedures for work on public property.
      c. Plant locations and procedures for adjustment.
   3. Require attendance by all affected installers including but not limited to
      d. Contractor's Superintendent
      e. Installer
      f. Manufacturer/Fabricator Representative
      g. Other affected Subcontractors
      h. Architect/Engineer of Record
      i. Owner’s Representative
   4. Record minutes and distribute copies within 5 days after meeting to participants as well as Architect/Engineer of Record, Owner and those affected by decisions made.

1.5 SUBMITTALS
A. See Division 1 specifications for submittal procedures.
B. Submit list of proposed plant material/sources.
C. Submit photographs taken in the nursery of proposed plant material prior to requesting inspection and tagging.
   1. In addition to review of plant material photographs, Architect/Engineer of Record may inspect and tag plant material at nursery. Such inspection shall be in addition to inspection at job site.
   2. If plants and materials required to be inspected are located outside radius of 25 miles from Project site, Architect/Engineer of Record's direct and indirect cost including normal profit shall be borne and paid by Contractor.
D. Maintenance instructions for care of installed plants.
E. Test Reports: Certified analyses by recognized laboratory for humus, fertilizer. Manufacturer's analysis for standard products will be acceptable.
F. Samples: Representative soil samples (no composite samples) to a laboratory certified by the Illinois Environmental Protection Agency and provide analysis results to the Owner's Representative.

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1.6 QUALITY ASSURANCE

A. Investigate sources of supply and confirm they can supply plants specified on plant list in sizes, variety, and quality noted and specified. Failure to take this precaution will not relieve responsibility for furnishing and installing plant material in accordance with Contract requirements. Substitutions may be permitted only upon submission of written proof that specified plant is not obtainable locally. Such substitution may be made upon written authorization by Architect/Engineer of Record.

B. Installer Qualifications: Company specializing in installing and planting the plants specified with 5 years' experience successfully completing projects of a similar size and value.

1. Perform planting by personnel familiar with accepted landscape planting procedures. A qualified foreman, with a minimum of 5 years' experience installing plant material is to be on-site during planting procedures.

1.7 REGULATORY REQUIREMENTS

A. Comply with State of Illinois and federal laws with respect to inspection of all plants for plant diseases and insect infestation. Submit an inspection certificate, required by law to this effect, with each shipment.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Balled and Burlapped (B&B) Plants:

1. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development of plant.
2. Originate from soil which will hold good ball when wrapped with burlap or similar material, bound with twine or cord so as to hold balls firm and intact.
3. Ball Sizes: Not less than standard established by ANSI/AHIA Z60.1.
4. Drumlace plants 2 inches in caliper and over.

B. Potted or Container Plants

5. Provide container to hold ball shape protecting root mass during delivery and handling.

C. Take precautions in accordance with best trade practices to ensure arrival of plant material at job site is in good condition and without injury. Cover plants to prevent drying, disease or injury.

D. Deliver fertilizer to site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to state law.

E. Each shipment shall be accompanied by invoice showing sizes and varieties of plants included in each shipment. Provide copy of invoice to Architect/Engineer of Record upon delivery and verification of plant material received.

1. Upon delivery and before planting request inspection of plants by Architect/Engineer of Record.
2. Notify Architect/Engineer of Record, a minimum of 24 hours before delivery of plant material.
3. Failure to notify Architect/Engineer of Record in advance, in order to arrange proper scheduling may result in loss of time or removal of plant or plants not installed as specified or directed.
4. Inspection and approval is for quality, size, and variety only, and in no way impairs right of rejection for failure to meet other requirements during progress of Work.
5. Contractor shall be present during required inspection or as may be required by Architect/Engineer of Record.

F. Set plants which are not to be planted within 4 hours, on ground and heal in with peat, soil, mulch or other media. Plants shall not remain unplanted for longer than 3 days.

G. Protect roots of plant material from drying or other possible injury.

H. Water plants to ensure health and longevity of the plant material until installed.

I. Store fertilizer, humus, and spray materials in weatherproof storage areas and in such manner that their effectiveness will not be impaired.

1.9 FIELD CONDITIONS

A. Planting Seasons:

1. Spring Planting: From time soil becomes workable, from the date of last frost, or May 15th, whichever comes first, to June 15. Fall Planting: Last week of July to November 15 or up to 6 weeks before the ground freezes. Plant evergreen shrub plantings no later than November 1, and evergreen tree plantings no later than October 15.

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2. Summer Season: First week of June through the last week of August. Planting shall be considered unseasonable and shall require approval by Architect/Engineer of Record. Approval to plant under such conditions shall in no way relieve Contractor from guarantee provisions of these specifications.
3. Container Plants: Planting season designated above may be extended for container grown plants when approved by Architect/Engineer of Record.

B. Plant only when weather and soil conditions are suitable in accordance with best practices of industry or the needs of the plant material.

PART 2 PRODUCTS

2.1 PLANTS

A. Species and size identified in plant schedule, grown in climatic conditions similar to those in locality of the work.
B. Plant names used in plant list are in accordance with "Standardized Plant Names," published by American Joint Committee on Horticulture Nomenclature (current edition).
C. Provide nursery grown plant material. Provide plants grown within same hardiness zone as project site or have been acclimated to conditions of same hardiness zone for minimum of two growing seasons. Hardiness zones shall conform to "Zones of Plant Hardiness" as provided by U.S. Department of Agriculture.
D. Unless specifically noted otherwise, provide plants of selected specimen quality, have normal habit of growth and be sound, healthy, vigorous plants with well-developed root systems, free of disease, insect pests, their eggs or larvae, and injuries.
E. Do not prune before delivery. Prune only at time of planting and only if branches are damaged.
F. Shade trees that have damaged or crooked leader, or multiple leaders, are not acceptable unless specifically specified. Trees with abrasion of bark, sun scalds, disfiguring knots, or fresh cuts of limbs over 1-1/4 inches, which have not completely calloused, are not acceptable.
G. Plants shall be freshly dug or container-grown. No heeled-in plants or plants for cold storage will be accepted, except as otherwise specified, unless Contractor makes such request in writing and plants are inspected and approved.
H. Plant Size and Species:
    1. Measure plants when branches are in their normal position. Height and spread refer to plant's main body and not from branch tip to branch tip.
    2. Take caliper measurement at point on trunk 6 inches above natural ground line for trees up to 4 inches in caliper and at diameter at breast height (DBH) which is 4 feet 5 inches above root collar for trees 4 inches and over in caliper.
    3. If range of size is given, no plant shall be less than minimum size and not less than 50% of plants shall be as large as upper half of range specified.
    4. Measurements specified are minimum size acceptable and are measurements after pruning, where pruning is required. Plants meeting measurements specified, but not producing normal balance between height and spread, are not acceptable.
    5. Shrubs shall be matched specimens from single block source.
    6. Plants shall be true to species and variety and shall conform to measurement specified in Plant List except that plants larger than specified may be used if approved by Architect/Engineer of Record. Use of such plants shall not result in increase in Contract price. If larger plants are approved, increase ball of earth in proportion to size of plant.
    7. Where plants larger than specified have been submitted in writing for approval and approved in writing by Architect/Engineer of Record, Contractor shall assume responsibility of guarantee for plant in size as planted.
I. Balled and Burlapped Plants (Designated B&B):
    1. Dig plants with firm natural balls of earth of diameter indicated below and of sufficient depth to encompass fibrous and feeding root system necessary for full recovery of plant.

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2. Plants having balls broken or cracked during delivery or at time of planting will be rejected.
3. For Evergreen trees, trunk diameter shall be used to determine minimum required ball dimensions. Minimum ball dimensions shall be those as specified for single stem trees.
4. Diameter at top of each ball shall be diameter specified above and diameter at bottom of each ball shall not be less than 70% of specified top diameter. Top and bottom sources shall be parallel.
5. Ball shall be of specified depth at points perpendicular to bottom of ball.
6. Balls greater than 30 inches diameter shall be drum-laced.
7. Architect/Engineer of Record may reject any plant specified as balled and burlapped which fails to conform, in the Architect/Engineer of Record's opinion, to balling requirements set forth herein.

J. Container or Pot Grown Plants:
1. Container grown plants shall have heavy fibrous root system, or well developed taproot, that has been developed by proper horticultural practice including transplanting and root pruning.
2. Root system shall have developed sufficiently long for new fibrous roots to develop so root mass will retain its shape and hold together when removed from container.
3. In no case should container strangle or girdle natural growth of plant.
4. Groundcovers in containers pots shall have the minimum number of runners and length of runners in accordance with ANSI/AHIA Z60.1.
5. Diameter of spread shall determine inside diameter of pot in which they shall be grown for at least 3 months prior to delivery.
6. Plant container sizes shall conform to ANSI/AHIA Z60.1.

K. Deciduous (Shade and Ornamental Trees):
1. Street tree plantings shall be free of branches equivalent to 1/2 of tree height or so that crown of tree is in proportion to trunk as tree grows.
    a. Trees with ascending branches may be branched 1 foot or more below branch heights as listed.

L. Evergreen Trees/Shrubs:
2. Provide evergreen trees of specimen quality.
3. Provide evergreen shrubs of specimen quality.
4. Columnar plants:
    a. Provide columnar plants of specimen quality.

M. Deciduous Shrubs:
1. Provide deciduous shrubs of specimen quality.

N. Perennial, Biennials, Prairie Forbs, and Grasses:
1. Perennial, biennials, prairie forbs, and grasses specified as "container" or "pot" shall be provided as container grown plants, or shall be provided with firm natural balls of earth with diameter and depth in accordance with American Standard for Nursery Stock for size specified on Plant List.
2. Ship balled plants in open-air boxes or crates that will minimize handling of each plant prior to installation. Do not plant balled plants if ball is cracked or broken either before or during process of planting.

2.2 SOIL MATERIALS

A. Topsoil: loamy soil from the A horizon of soil profiles of local soils. It shall be relatively free from large roots, sticks, weeds, brush, or stones larger than 25 mm (1 inch) in diameter, or other litter and waste products. At least 90 percent must pass the 2.00 mm (No. 10) sieve and the pH must be between 5.0 and 8.0.
1. Composition: 45-77 percent silt, 0-25 percent clay, 25-33 percent sand.
2. Acidity: pH 6.0 to 7.0; amend soil as indicated by tests to achieve this pH range.
3. Organic content: Three to five percent.
4. Import topsoil conforming to above requirements from off-site sources as required to complete the work. Do not obtain from bogs or marshes.

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5. Perform test analysis on each source of topsoil to demonstrate compliance with the above and submit reports as specified.

2.3 SOIL AMENDMENT MATERIALS

A. Fertilizer: Commercial type, uniform in composition, free flowing, conforming to state and federal laws, and suitable for application with equipment designed for that purpose.
   1. Nitrogen: 6%, 1/4 of nitrogen shall be in form of nitrates, 1/4 in form of ammonia salts, and 1/2 in form of organic nitrogen.
   2. Phosphorus: 24%, available phosphoric acid shall be derived from super phosphate having minimum analysis of 20% available phosphate.
   3. Potash: 24%, potash shall be in form of sulphate of potash.
   4. Balance of fertilizer shall be materials usually present in such products, free from dust, sticks, sand, stone, and other debris.

B. Water: Clean, fresh, and free of substances or matter that could inhibit vigorous growth of plants.
   1. Existing water supply from hose bibs at the project building may be used for all planting operations. Provide hose and equipment necessary for proper watering of plant material. Provide water at no extra cost if it is not available at the project site.

2.4 MULCH MATERIALS

A. Shredded Mulch is suitable for applications specifying hardwood mulch, such as tree planting, mulching around shrubs, perennial beds and other similar mulching and landscape beautification projects.
   1. Mulch is produced from local hardwood trees, well shredded or chipped and aged. Pine, if present, is limited to less than 2%. No pallets or construction lumber is permitted.
   2. Local hardwood trees are chipped Morbark whole tree chipper and then aged an average of 90-120 days. Material is then sized by shredding in a Morbark Model 1000 tub grinder till it passes through 1.75 inch round hole screens.
   3. Not exceed two (2) inches in its largest dimension and must be free of foreign matter, sticks, stones, and clods.
   4. Composted to lessen the buildup of heat. Material is semi-composted till it acquires a pleasing brown color.
   5. "Fines" should not exceed 10% of the total weight. Fines are defined as material passing sieve size #60.
   6. The Owner will not accept frozen mulch.
   7. Mulch that has been color treated or has dyes or color added will not be accepted. No chemicals or additives are added.
   8. Mulch made from cypress will not be accepted.

2.5 ACCESSORIES

A. Drainage material: Free draining aggregate meeting the requirements of IDOT CA7 and having a pH of 5.5 - 7.

B. Aeration/drainage pipe: Perforated or slotted agricultural drainage pipe capable of withstanding required backfill compaction.
   1. Rigid riser pipe for vertical installation where indicated. Install slotted use compatible pipe and fittings such as tees and caps for horizontal and vertical installations.
   2. Cover aeration/drainage pipe with a geotextile sock.

C. Filter fabric: Nonbiodegradable, needle-punched, non-woven, water permeable, 100% continuous polypropylene or polyester fabric, 3 oz. per sq. yd. minimum, designed for drainage applications without clogging or piping. Capable of withstanding backfilling and compacting operations without tearing or deforming.

D. Wrapping Materials: Burlap.

E. Stakes: Softwood lumber, pointed end.

F. Tree-Watering Devices: Standard bag-type product manufactured for drip irrigation of plants and emptying its water contents over two to nine hours; manufactured from UV-light-stabilized nylon-reinforced polyethylene sheet, PVC, or HDPE plastic.

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1. Size: 15-18 gallons; provide 2 bags for trees with 3 inch or greater caliper.
2. Schedule: The bags shall be installed immediately following planting and removed at the end of September when trees start to loose their leaves to go dormant. Stop watering and remove bags once it is determined that the plant is established.
3. Fill frequency: every 5-7 days.
4. Water: Potable, not warm or hot
5. Inspect bags for debris prior to filling or refilling.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that prepared subsoil is ready to receive work.
B. Do not install plantings where depth of soil over underground construction, obstructions or rock is insufficient to accommodate roots or where pockets in rock or impervious soil will require drainage. Where such conditions encountered in excavation planting areas and where stone, boulders or other obstruction cannot be broken or removed by hand methods and where trees to be planted found under overhead wires, bring to the attention of the Architect/Engineer of Record. Alternate locations for planting may be designated by Architect/Engineer of Record.
C. Remove rock or other underground construction and drain planting areas only when approved by Architect/Engineer of Record. Payment of extra shall be based on in-place volume required to provide normal requirements for plantings.
D. Verify location of underground utilities with appropriate sources prior to construction. Contact JULIE at least 48 hours before commencing with construction operations. Repair damaged utilities.
E. Conflicts with utilities shall be called to the Architect/Engineer of Record's attention before proceeding with work. Alternate locations for planting may be designated by Architect/Engineer of Record.
F. Saturate soil with water to test drainage.

3.2 PREPARATION

A. Remove foreign materials, weeds and undesirable plants and their roots. Remove contaminated subsoil.
B. Cover surrounding turf (if existing) in manner to protect turfed areas that are to be trucked or hauled over and upon which soil is to be temporarily stocked.
C. Maintain at least one stockpile of topsoil for backfilling plants during planting operations.
D. Stake or paint locations of plants and bed lines. Architect/Engineer of Record must approve locations before excavation is started. Provide 48 hours' notice for approval. Contractor to be present during approval. Make adjustments in locations and outlines as required. In event that pits or areas for planting are prepared and backfilled with topsoil to grade prior to commencement of lawn operations, mark so they can be readily located when work of planting proceeds.

3.3 TOPSOIL/FINISH GRADING

A. Place topsoil during dry weather and on dry unfrozen subgrade. Do not place or work topsoil in frozen or muddy condition.
B. Remove vegetable matter and foreign non-organic material from topsoil while spreading.
C. Establish final grade as shown on drawings. Grades not otherwise indicated are uniform levels or slopes between points where elevations are given or between such points and existing finished grades.
D. Where drawings show existing grades of landscaped areas not to be changed remove enough material to allow placement of 18in. of new topsoil and 6 inches of drainage material beneath shrub plantings and 24 inches of topsoil minimum beneath tree plantings, unless existing topsoil to required depth is undisturbed and of equal or better quality than specified herein. In latter case, existing topsoil may be left in place and use only enough new topsoil to bring these areas up to grade.

3.4 EXCAVATION FOR PLANTING

A. Excavate circular pits with vertical side for plants. Except for ground cover or other bedding type plant material.
B. Diameter of pits for trees shall be at least three times greater than diameter of ball, or container.
C. Remove trunk and branch packaging. Remove trunk wrap, twine around the branches, and labels. Leave any root packaging in place for now.
D. Find the main root system of balled & burlapped trees, and remove excess soil usually placed on top to protect the trunk and roots during transport. Remove soil from the top of the root ball until the top of the main root system is exposed. There should be several roots at least as big around as a pencil extending in opposite directions from the trunk. You may have to remove 2-4 inches of soil before finding the main roots. TIP: Probe the soil ball with a wire, kabob skewer, or screwdriver to find the main root system and estimate how much soil to remove. If the roots are located more than 4 inches deep, return the tree to the place of purchase.
E. Depth of pits for trees shall be less than the depth of base of root ball to the root collar. Excavate to a depth that leaves the root collar 1 – 2 inches above grade. Because of the weight of the tree and once it's watered, the tree will sink. Planting the root collar slightly above grade will prevent the trunk from being buried. Buried trunks will rot the cambium of the tree and both stress and kill the tree.
F. All planting areas must have adequate drainage. Install under drainage pipes in all planting areas and connect to storm sewer. Where percolation tests indicate adequate percolation of 1 inch per hour minimum, sump drainage may be used. Auger an 8-inch diameter by 6-foot deep drainage passage beneath individual tree pits. Fill passage with drainage material and cover with filter fabric. Utilize continuous trench for rows of trees. Excavate a drainage sump of indicated dimensions adjacent to each tree. Fill sump with drainage material and cover with filter fabric.
G. Utilize continuous trench for shrub masses and hedges instead of separate round pits. Auger an 8-inch diameter by 6-foot deep drainage sump every 8 ft along length of plant pit. Fill passage with drainage material and cover with filter fabric.
H. Install aeration/drainage pipe system in tree planting trenches as indicated.
I. Remove excess soil materials from site in accordance with environmental specifications.

3.5 PREPARATION OF PLANTING PITS

A. Perform percolation tests for all plant pits. If drainage problems are encountered, review with Architect/Engineer of Record.
B. Where obstructions below or above ground are encountered, alternate locations may be selected as approved by Architect/Engineer of Record.
C. Where locations cannot be changed as determined by Architect/Engineer of Record, submit cost required to remove obstructions to depth of not less than 6 in. below required pit depth. Proceed with work after approval of Architect/Engineer of Record.
D. Dispose of excavated material not suitable for backfilling offsite in legal manner.
E. Scarify walls of plant pits.
F. Tamp down base of pit to make sure that once the tree is placed in the hole, it will not easily sink.

3.6 PLANTING

A. Balled and Burlapped (B&B) Plants:
    1. Balled-and-burlapped trees: Remove the top of the root ball packaging. Cut any twine from around the trunk taking care not to nick the bark. Then bend the wire basket back off the top of the ball. Remove soil from the top of the root ball until the main root system is found. You may have to cut some of the wire. Leave the rest of the wire basket in place until the tree is put in the ground.
    2. Measure that the pit or trench created, with a compacted bottom, is 1-2" shallower than the measurement from the root collar to the base of the root ball. This will leave trees that are 1-2" above finished grade as it bore to its previous finish grade in nursery. Place plants being planted in pits or trenches in center of pit or trench.
    3. Backfill edges of planting pits (between rootball and side of pit) with topsoil in layers and tamp each layer to fill voids until planting mixture is at final grade. No additional soil should be added to the top of the rootball so that the root collar is exposed.

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4. Once trees are fully watered and mulched, remove nursery plant identification tags.

B. Container Grown Plants:
   1. Open and remove potted plants from containers.
   2. Pull or cut the soil off the top of the root ball until the main root system is found. TIP: A saw works well to remove the top layer of soil. Be careful not to cut into the trunk.
   3. Remove all small roots above the main root system with a hand pruner.
   4. Examine the main root system for roots that extend out but then turn to the side or back towards the trunk. Prune these roots at the point where they turn.
   5. If growing medium is comprised of 75% or more of peat, perlite, sand or like material other than soil, pull visible roots away from container medium to leave roots partially exposed.
   6. Place plants in plant pit or trench and carefully backfill with topsoil among exposed roots. Continue backfilling and tamping in 6-inch layers until root collar is at final grade.
   7. Remove nursery plant identification tags.

C. Saucer Formation:
   1. Form shallow saucer around each isolated plant pit with topsoil.
   2. Water plants immediately after planting. Incorporate required fertilizer into prepared planting mixture at rate specified.

D. Bed Edging:
   1. Spade edge all planting beds and tree rings 2 inches deep.
   2. Ragged edges and edging will not be accepted.

E. Staking:
   1. Some trees need to be staked to remain standing straight in their new planting site. Stake only if the root ball is unstable or the trunk is bending. Use wide nylon, canvas straps, or nylon stockings wrapped around one side of the trunk. The tree should not be tied tightly.
      a. If the root ball is unstable, use 1-3 stakes attached LOW on the trunk.
      b. If the trunk is bending, use 1 stake attached HIGHER (at least 6 inches below the first set of branches).
   2. Remove stakes after 1-2 years.

3.7 PRUNING

A. Minimize pruning at the time of planting. Prune trees and shrubs at time of or after planting only if they have damaged or dead branches. Trees need as many leaves as possible to recover from transplant shock (leaves produce the tree's food). Do not prune oaks or American elms during growing season due to the potential spread of disease to the pruning cuts. These trees should only be pruned in the winter unless they have a damaged branch that needs to be trimmed.
B. Pruning should only be done by a Certified Arborist and in accordance with standard horticultural practices to retain natural habit and shape of plant.
C. Shearing of plants will not be accepted, unless instructed by Architect/Engineer of Record.
D. Preserve leader(s) promoting symmetrical growth on multiple leader plants.
E. Prune and trim dead wood, and injured twigs and branches.
F. Use only clean, sharp tools.
G. Make cuts flush and clean avoiding injury to branch bark ridge or branch collar leaving no stubs.
H. For cuts greater than 3/4 in. in diameter and bruises or scars on bark, trace injured cambium back to living tissue and remove. Smooth and shape wounds so as not to retain water.
I. Prune flowering trees only to remove dead or damaged branches. Do not remove leader.

3.8 MAINTENANCE

A. Provide maintenance at no extra cost to Owner until Final Acceptance. Landscape contractor or General Contractor to provide water to the site during this period. If a water source is available on site, the applicable contractor is allowed to access it, if not, this maintenance provision shall be performed at the cost of the applicable contractor.
B. Irrigate sufficiently to saturate root system and prevent soil from drying out.
C. Remove dead or broken branches and treat pruned areas or other wounds.
D. Neatly trim plants to ensure the health and longevity of the plants.

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E. Immediately remove clippings after trimming.
F. Control growth of weeds by manual/hand removal. Use of herbicides as the last course of action and in accordance with manufacturer's instructions by a Certified Pesticide Applicator.
G. Control insect damage and disease. Insect disease and damage is usually attributed to stressed plants. These plants can be stressed if not properly maintained. Apply pesticides as a last option in accordance with manufacturer's instructions.
H. Remedy damage from improper maintenance.
I. Replace mulch when deteriorated.
J. Maintain wrappings, guys, turnbuckles, and stakes. Adjust turnbuckles to keep guy wires tight. Repair or replace accessories when required. Remove anything that is interfering with the growth of the plant. This might be a guy wire or a stake.
K. Maintain plant material until Final Acceptance. This includes not only plant material but also sodded areas as described in Section 32 92 23 - Sodding.
L. Maintenance begins immediately after each plant is installed and shall include watering, necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of plant material.
M. Fertilizer:
    1. Apply nitrogen fertilizer ONLY if diagnosis by an arborist indicates that it is necessary.
    2. Apply other fertilizers ONLY if a soil test shows that nutrients are lacking. Do not overdose. Fertilizer that is not absorbed by the tree has the potential to alter the soil or leach out and pollute groundwater, rivers, ponds, and lakes. Overdosing with fertilizer can harm your tree.
    3. Applying a combination herbicide and fertilizer to the lawn might injure or kill the tree. Do not use anything that states it will kill broadleaved weeds (most deciduous trees are broadleaved). Pre-emergent herbicides are safe to use near trees.
N. Mulching:
    1. Mulch shade trees, ornamental trees, singularly planted shrubs, hedge plantings, and massed plantings.
    2. Maintain a ring of mulch around the tree (the wider the better). Cover at least the entire planting pit or trench with minimum 3-inch depth of shredded hardwood bark.
    3. Pull mulch away from the trunk so that none touches the bark since this will eventually become soil and we don't want it to build up around the root collar which should be exposed.
    4. Mulch within five days after installation.
O. Watering.
    1. Thoroughly water all plant material immediately after installation. If the soil is dry, provide about 15 gallons of water per 2 1/2 inch diameter of the trunk per week and approximately the equivalent of 1" of rainfall per week for all shrubs and perennial areas.
        a. Frequency depends on soil drainage. Soils that drain quickly will require more frequent watering than those that drain slowly. The best way to know how often and how much to water is to check the soil moisture at 6 inches below the surface.
        b. Start checking soil moisture and watering when necessary in early spring, and continue until the soil freezes in late fall.
        c. Continue watering through final acceptance. After final acceptance is granted, the Owner assumes responsibility of maintaining the plant material.
P. Final Acceptance will be granted upon conformance with following:
    1. Plant material shall conform to drawings with respect to quantity, quality, size, species, and location, except those items accepted or revised in field by Architect/Engineer of Record.
    2. Plant material shall be in healthy condition as defined under guarantee requirements below.
    3. Items shall appear to be in general conformance with specifications.

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Q. Protect planting areas with warning signs and fences during construction and maintenance period to maintain optimum results.

3.9 CLEANING

A. Remove soil or similar material brought onto paved areas, keeping these areas clean.
B. Upon completion of planting, remove excess soil, stones, and debris and dispose of off-site in legal manner.

3.10 GUARANTEE

A. Contractor shall guarantee for period of one year from the date of Final Acceptance to replace plants which have died, or are in distressed/dying condition, or which have failed to flourish in such manner that their usefulness or appearance has been impaired. Replace any tree with dead main leader or crown that is 25% or more dead.
   1. Exclusions: Contractor shall not be liable for replacement cost of plants damaged by deicing compounds, fertilizers, pesticides or other materials not specified in Contract Documents or not applied by the landscaper, by relocating or removal by others, by acts of God, or by vandalism, and losses due to curtailment of water by local authorities.
B. Inspection of Maintenance Operations:
   1. During guarantee period, Contractor shall, from time to time, inspect watering, cultivation, and other maintenance operations carried on by Owner with respect to such work, and promptly report to Owner any methods, practices or operations considered unsatisfactory and not in accord with interests or good horticultural practices. If operations are not heeded by the Owner, the Contractor shall be relived of warranty requirements. Contractor must all deficiencies with dated pictures and notes.

3.11 REPLACEMENTS

A. Plants which die or require replacement for other reasons during one-year guarantee period shall be replaced as soon as possible during following acceptable planting seasons:
   1. Spring Replacement Season: All plants - when ground becomes workable to June 15.
   2. Fall Replacement Season:
      a. Deciduous plants - September 1 to November 15.
      b. Evergreen plants - September 1 to November 1.
B. Procedure:
   1. Dispose of plants off-site in legal manner.
   2. Replacements shall be of same size and species as original plant unless otherwise approved by Architect/Engineer of Record.
   3. Replacements shall be supplied and installed in accordance with specifications.
      a. Additional one-year guarantee for replacement plants shall begin on date of Final Acceptance of plant material by Architect/Engineer of Record as documented in field report.
   4. Replacement and Damages:
      a. Decisions of Architect/Engineer of Record for required replacements shall be conclusive and binding upon Contractor.
      b. Contractor shall be responsible for repairing damage to property also caused by defective workmanship and materials.

3.12 PROTECTING TREES, PLANTS AND GARDENS FROM CONSTRUCTION DAMAGE.

A. Refer to Section 01 50 13 - Tree and Landscape Protection

Plants to be paid under LANDSCAPE WORK.

END OF SECTION

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GENERAL CONDITIONS - IRRIGATION

1. Description of Work
    a. Furnish all labor, materials, supplies, equipment, tools, and transportation, and perform all operations in connection with the complete installation of a complete irrigation system. Removal and or restoration of existing improvements, excavation and back-fill, and all other work in accordance with plans and specifications is required. Contractor to acquire all registrations, inspections, and permits to complete the irrigation system.

    b. Contractor shall furnish and install equipment as common in the industry, associated piping and incidentals as shown and specified.

2. Quality Assurance
    a. The Contractor shall maintain continuously a competent superintendent, satisfactory to the Village, with authority to act for him in all matters pertaining to the work. The Contractor shall coordinate his work with the other trades.

    b. The Contractor shall confine his operations to the area to be improved and to the areas allotted him by the Village's representative for material and equipment storage.

    c. The Contractor shall have a minimum of 5 years' experience installing irrigation systems of comparable size and complexity. The contractor shall also have suitable financial status to meet obligations for this project.

    d. The contractor shall be licensed with the State of Illinois as a Plumbing Contractor.

    e. The contractor shall be a certified irrigation contractor (CIC) certified by the State of Illinois.

    f. Any necessary re-excavation or alterations to the system needed because of failure of the Contractor to have the required inspections, in the opinion of the Village, shall be performed at the Contractor's expense.

3. Guarantee and Warranty
    a. It shall be the Contractor's responsibility to ensure and guarantee satisfactory operation of the entire system, the workmanship, and restoration of the area. The entire system shall be guaranteed to be complete and perfect in every detail for a period of ONE (1) year from the date of completion and the contractor hereby agrees to repair or replace any such defects occurring within that year, free of expense to the Village.

    b. Minor maintenance and adjustment shall be by the Village.

    c. For a period of one year from commencement of the final acceptance, fill and repair depressions or settling more than one inch (1"). Restore landscape or structural features damaged by the settlement of irrigation trenches or excavation. Repair damage to the premises caused by a defective item.

    d. Guarantee/warranty applies to originally installed materials, equipment, and replacements made during the guarantee/warranty period. Equipment salvaged and re-used shall not be warranted unless the original warranty is still in effect. The workmanship shall be warranted.

SPECIFICATIONS – IRRIGATION SYSTEM MATERIALS

1. Codes and Standards
    a. The entire installation shall fully comply with local and state laws, ordinances, and all established codes applicable thereto. Contractor to provide final documents with all licenses and certifications needed for the work in this location.

    b. Any permits for the installation or construction of the work included under this contract which are required by any of the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. The Contractor shall also arrange for and pay all costs concerning any inspections and examinations required by these authorities.

    c. In all cases where inspection of the sprinkler system work is required and/or where portions of the work are specified to be performed under the direction and/or inspection of the Village's authorized representative, the Contractor shall notify the Village's authorized representative at least 48 hours in advance of the time and such inspection and/or direction is required.

    d. Work and materials shall be in accordance with the latest edition of the National Electric Code, the Uniform Plumbing Code as published by the Western Plumbing Officials Association, and applicable laws and regulations of the federal, state and local governing authorities.

    e. When the contract documents call for materials or construction of a better quality or larger size than required by the above-mentioned rules and regulations, provide the quality and size required by the contract documents.

2. Delivery, Storage, and Handling
    a. Deliver, Store, and handle materials to prevent damage and deterioration prior to and during installation.

3. General Material Standards
    a. Use materials that are new and without flaws or defects of any type, and which are the best of their class and kind. All material overages at the completion of the installation are the property of the Contractor and are to be removed from the site.

    b. Rainbird shall be used for each specific application of valves, fittings, controls, and other equipment.

    c. All equipment shall be listed, approved or rated by a nationally recognized testing and rating bureau of recognized manufacturer's association responsible for setting industry standards. All electrical equipment and apparatus shall be U.L. listed.

4. Water Supply
    a. 1" copper water service will be provided by Village to location of enclosure.

    b. Concrete pad, enclosure (SBBC-45AL or agreed equivalent), and 1" RPZ and meter will be provided and installed by contractor as part of this contract.

    c. All components to be installed following existing local and state codes.

5. Sleeving
    a. Install separate sleeve beneath paved areas to route each run of irrigation pipe or wiring bundle as indicated.

i. Sleeving material beneath pedestrian pavements shall be SDR21 PVC Class 200 pipe with solvent welded joints.
ii. Sleeving beneath drives and streets shall be SDR21 PVC Class 200 pipe with solvent welded joints.
iii. Sleeving diameter: equal to twice that of the pipe.
iv. All piping in sleeves are to be glued or fused, no gasketed pipe will be allowed in the sleeve.
v. Contractor to coordinate sleeving with other trades for the landscaping, and any penetrations needed.
vi. Minimum sleeve depth to be 24". Sleeves should extend 3' beyond the edge of the paved surface.

6. Pipe and Fittings
   a. Mainline PVC Pipe and Fittings:
      i. Use rigid, unplasticized polyvinyl chloride (PVC) 1120, 1220 National Sanitation Foundation (NSF) approved pipe, extruded from material meeting the requirements of Cell Classification 12454-A or 12454-B, ASTM Standard D1784, with an integral belled end.
      ii. Use Class 200, SDR-21, rated at 200 PSI, conforming to the dimensions and tolerances established by ASTM Standard D2241. Use PVC pipe rated at higher pressures than Class 200 in the case of small nominal diameters that are not manufactured in Class 200.
      iii. Size slip fitting socket taper to permit a dry unsoftened pipe end to be inserted no more than halfway into the socket. Saddle and cross fittings are not permitted. Mainline pipe going through sleeves shall be solvent weld. No gasketed pipe is allowed in sleeves.
      iv. Use solvent weld pipe for mainline pipe with a nominal diameter 1.5", 2", 2.5" and 3" inches and less or where a pipe connection occurs in a sleeve. Use Schedule 40, Type 1, PVC solvent weld fittings conforming to ASTM Standard D2466 and D1784. Use primer approved by the pipe manufacturer. Solvent cement to conform to ASTM Standard D2564.
      v. Provide pipe homogeneous throughout and free from visible cracks, holes, foreign materials, blisters, wrinkles and dents.
      vi. Provide pipe continuously and permanently marked with manufacturer's name and trademark, size schedule and type of pipe working pressure at 73 degrees F. and (NSF) approval.
      vii. Pipe sizes referenced in the construction documents are minimum sizes, and may be increased at the option of the Contractor at no cost to the Village.
      viii. All pipes damaged or rejected because of defects shall be removed from the site at the time of said rejection.

   b. Lateral Pipe and Fittings:
      i. All sprinkler lateral pipe downstream from the zone valve, sized 2" and smaller shall be flexible HD80 non-toxic polyethylene (PE) pipe. Use SDR-11.5, PE23, rated at PSI that National Foundation (NSF) approved, conforming to ASTM Standard D2239. Use Type 1, PVC insert fitting conforming to ASTM Standard D2609 designed for use with flexible polyethylene (PE) pipe. Use stainless steel worm gear clamps (including stainless steel screw) to join pipe and fittings.
      ii. Tapping saddles may also be used from the lateral pipe to the head on 1" and 1.5" sizes. Dawn or Blazing Saddles allowed.
      iii. Lateral piping on spray heads and small gear drives shall be PE pipe.

7. Control System Components:
   a. Controller – Rainbird ESP4ME3:
      i. Controller is to be installed and grounded per manufacturer recommendations.

ii. Contractor to provide base training for the operation of the controller at no cost to the Village.

b. Control Wire:
   i. 18/13 Multi-strand wire to be used. Wire color shall be continuous over it's entire length
   ii. Splices use 3M DBR/Y-6 wire connector with waterproof sealant or approved manufacturer wire nuts. Wire connector to be of plastic construction.
   iii. All wiring to be installed following existing local and state codes.
   iv. Wire is to be continuous in runs, splices are allowed in valve boxes only.

c. Electric Control Valves – Rainbird PGA Series:
   i. All valves shall be of globe configuration with a female pipe thread inlet and outlet connections. Diaphragm assembly shall be sonically welded to form a solid-piece component. The diaphragm shall be of rubber construction to retain flexibility and provide maximum sealing throughout its area.
   ii. All valves shall be of globe configuration with a female pipe thread inlet and outlet connections. Diaphragm assembly shall be sonically welded to form a solid-piece component. The diaphragm shall be of rubber construction to retain flexibility and provide maximum sealing throughout its area.
   iii. All parts shall be serviceable without removing valve from line. Valve may be installed at any angle without affecting valve operation.
   iv. 22" solenoid lead wires shall be attached to a 24 VAC solenoid with waterproof molded coil capable of being removed by turning coil. Valve shall be held normally closed by internal water pressure with manual bleed screw.

d. Valve Boxes – Rainbird VB Series:
   i. Valve boxes shall be manufactured by Rainbird VB series or approved equal and shall be rectangular, 12" /w 6" extension or 7" and 10" round and have locking "T" lid tops. Valve box lids in turf areas to be green; valve box lids in plantings to be brown or black. Valve box shall be of a size that allows adequate space for maintenance/repairs.
   ii. Contractor to coordinate location of valve boxes that are ganged together in clusters of three or more in planting beds with the Village's representative. Receive his approval of locations prior to installation.

e. Quick Coupler Valves – Rainbird 5RC:
   i. Quick coupler valves are to be mounted on a Schedule 80 swing joint with brass MIPT threads and placed in a 10" round valve box. The valve box is to be filled with 3/8" clear chip stone gravel.

f. Sprinkler Heads – Rainbird 1800 Series:
   i. Sprinklers shall be mounted flush with final grade.
   ii. Sprinklers shall be installed and adjusted in a way that minimizes throwing water on streets and hard surfaces.
   iii. Rainbird nozzles are required. Nozzles should allow for 100% head-to-head coverage in turf and minimum 50% head-to-head coverage in planting beds.

SPECIFICATIONS – IRRIGATION EXECUTION

1. Inspection and Reviews
    a. Site Inspections:
        i. The bidder acknowledges that he has examined the site and specifications, and the submission of a proposal shall be considered evidence that examination has been made.
        ii. Verify construction site conditions and note irregularities affecting work of this section. It shall be the contracting installer's responsibility to report to the Village's authorized representative any deviations between specifications and the site conditions. Failure to do so before the installing of equipment and resulting in replacing and/or relocation of equipment shall be done at the Contractor's expense.

    b. Utility Locations:
        i. The exact location of all existing utilities and structures and underground utilities are not indicated; their locations shall be determined by the Contractor, and he shall conduct his work so as to prevent interruption of service or damage to them.
        ii. Arrange for and coordinate with local authorities the location of all underground utilities.
        iii. Repair any underground utilities damaged during construction. Make repairs at no additional cost above the contract price.
        iv. The Contractor shall protect existing structures and utility services and be responsible for their replacement if damaged by him.

    c. Irrigation System Layout Review:
        i. Irrigation system layout review will occur after the staking has been completed unless specifically waived by the Village's representative. Notify Village's representative 24 hours prior to review.
        ii. The Village's representative at this review will identify modifications.

2. Layout of Work
    a. Stake out the irrigation system. Items staked include: sprinklers, pipe, control valves, quick coupling valves, controller, isolation valves and any misc. components.

    b. Install all mainline pipe and mainline components inside of project property lines.

    c. Minor adjustments in system layout will be permitted to clear existing fixed obstructions.

3. Excavation, Trenching, and Boring
    a. Excavating shall be considered unclassified and shall include all materials encountered, except materials that cannot be excavated by normal mechanical means.
    b. Excavate to permit the pipes to be laid at the intended elevations and to permit work space for installing connections and fittings.
    c. Pipe cover (distance from top of pipe or control wire to finish grade):
        i. 18" over top of pipe mainline to landscape.
        ii. 12" over lateral piping to landscape zones.
        iii. 12" over control wire. Follow local and state requirements if they dictate a deeper depth.
    d. PVC mainlines or PVC lateral pipes 1-1/2" and smaller may be pulled into the soil using a vibratory plow device specifically manufactured for pipe pulling, if in the opinion of the Village's representative that conditions are suitable. Minimum burial depths equals' minimum cover listed above provided soil moisture content and other conditions are suitable to allow for full depth of the right to determine suitability or conditions.
    e. Backfill placed next to pipe shall be free of sharp objects, which may damage the pipe.

Existing soils may be assumed to be adequate to support pipe as bedding and excavated soils shall be used as backfill in all lawn areas. Backfill material shall be free from debris, including rocks, large stones, clay clumps or other unsuitable substances. Care shall be taken to prevent settling and damage to pipe during and after backfilling operations.

f. Backfill placed next to pipe shall be free of sharp objects, which may damage the pipe. Existing soils may be assumed to be adequate to support pipe as bedding and excavated soils shall be used as backfill in all lawn areas. Backfill material shall be free from debris, including rocks, large stones, clay clumps or other unsuitable substances. Care shall be taken to prevent settling and damage to pipe during and after backfilling operations.
g. Backfill unsleeved pipe by depositing the backfill material equally on both sides of the pipe in 6-inch layers and compacting each layer to 95% Standard Proctor Density.
h. Enclose pipe and wiring beneath roadways, walks, curbs, etc., in sleeves, backfill shall be ¾' limestone gravel backfill.
i. Finish backfilled areas to original grade. Incorporate excess backfill into existing site grades. All remaining spoils to be removed from site by contractor at no additional expense to Village.
j. Where utilities conflict with irrigation trenching and pipe work, contact the Village's representative for trench depth adjustments.
k. Provide approved fine grained earth fill or sand to point 4" above the top of pipe, where soil conditions are rocky or otherwise objectionable.
l. Excavate trenches and install piping and backfill during the same working day. Do not leave open trenches or partially-filled trenches open overnight.
m. The Contractor will be responsible for all finish and fine grading of trenches, areas around sprinklers heads, electric valves and any other excavated or disturbed areas. Contractor will also be responsible for all trench settling throughout the project during the one-year warranty period. If settling occurs, the contractor will repair and bring back to originally set grade, including other trades related work.
n. When additional backfill material is needed to replace the unsuitable materials, it will be the Contractor's responsibility and expense to supply such material. It will also be the Contractor's responsibility to dispose of the unsuitable material.
o. When working in existing conditions, sod cut trenches will be finished by seeding and blanketing disturbed areas.

4. Sleeves and Boring
    a. Install sleeves at a depth that permits the encased pipe or wiring to remain at the specified burial depth.
    b. Install sleeve at a depth that permits the encased pipe or wiring to remain at the specified burial depth.
    c. Bore for sleeves under obstructions that cannot be removed. Employ equipment and methods designed for horizontal boring.

5. Assemble and Pipe Fitting
    a. General:
        i. Keep pipe free from dirt and pipe scale. Cut pipe ends square and deburr. Clean pipe ends. Keep ends of assembled pipe capped. Removed caps only when necessary to continue assembly.
        ii. All mainline and continuously pressurized pipe is to be installed using open trenches. Lateral pipe may be installed by "Plowing" if soil conditions permit, and soils do not contain gravel, rock, construction debris, or other potential damaging material.
        iii. Trenches may be curved to change direction or avoid obstructions within the limits of the curvature of the pipe.
    b. Mainline, Lateral Piping and Fittings:
        i. Use a primer and solvent cement. Join pipe in a manner recommended by the manufacturer and in accordance with accepted industry practices.
        ii. Cure for 30 minutes before handling and 24 hours before allowing water in pipe.

iii. Snake pipe from side to side within the trench.
iv. The use of cross type fittings are not permitted.
v. Install thrust blocks on the mainline pipe work in accordance with pipe manufacturer's written instructions.
vi. When using gasketed fittings or ipe, install thrust blocks on the mainline pipe work in accordance with pipe manufacturers written instructions.

c. Specialized Pipe and Fitting:
i. For PVC threaded connections use only factory threads. Field cut threads are not permitted. Use only Teflon tape.
ii. Make metal-to-metal threaded connections with Teflon tape applied to male threads only.

6. Installation of Sprinkler and Irrigation Components
a. Irrigation Control Unit:
i. Attach wire markers to the ends of control wires inside the controller unit housing. Label wires with the identification numbers of the remote control valve to which the control wire is connected.
ii. Connect control wires to the corresponding controller terminal.

b. Control Wire:
i. For decoder systems and 24 volt systems, bundle control wires where two or more are in the same trench. Bundle with pipe wrapping tape at 15-foot intervals.
ii. Control wiring may be chiseled into the soil using a vibratory plow device specifically manufactured for pipe pulling and wire installation. Appropriate chisel must be used so that wire is fed into a chute on the chisel, and wire is not subject to pulling tension. Minimum burial depth must equal minimum cover previously listed.
iii. Provide a 24-inch excess length of wire in an 8-inch diameter loop at 90-degree change of direction, at both ends of sleeves and at 100-foot intervals along continuous runs of wiring. Do not tie wiring loop. Coil 24-inch length of wirewithin each remote control valve box.
iv. If a control wire must be spliced, make splice with wire connectors and waterproof sealant, installed per the manufacturer's instructions. Locate splice in a valve box that contains an irrigation valve assembly, or in a separate 10-inch round valve box.
v. Allow 5 feet of extra wire on the decoder cable and allow 5' of extra wire for decoder to solenoid wiring to allow for above grade maintenance.

7. Installation of Other Components
a. Tools and Spare Parts: Prior to the review at completion of construction, supply to the Village operating keys, servicing tools, spare parts, test equipment and any other items indicated in general notes.

b. Other Materials: Install other materials or installation details which are part of the irrigation system, even though such items may not have been referenced in these specifications.

8. Balancing and Adjusting
a. The Contractor will be responsible for the balancing and adjustments of the various components of the system, so the overall operation of the system is the most efficient. Including, but not limited to, the synchronization of the controllers, adjustments to the pressure regulator valves and sprinkler adjustments. Coordinate controller setup with Village's representative.

b. Provide As-Builts prior to final acceptance to create a punch list after walk thru with Village's representative. Provide final as built showing all adjustments in form of (2) hard copies and an electronic version (PDF).

9. Requirement for Substantial Completion
    a. Thoroughly clean all parts of the piping, valves and equipment. Remove all construction related debris, excess materials, and equipment.

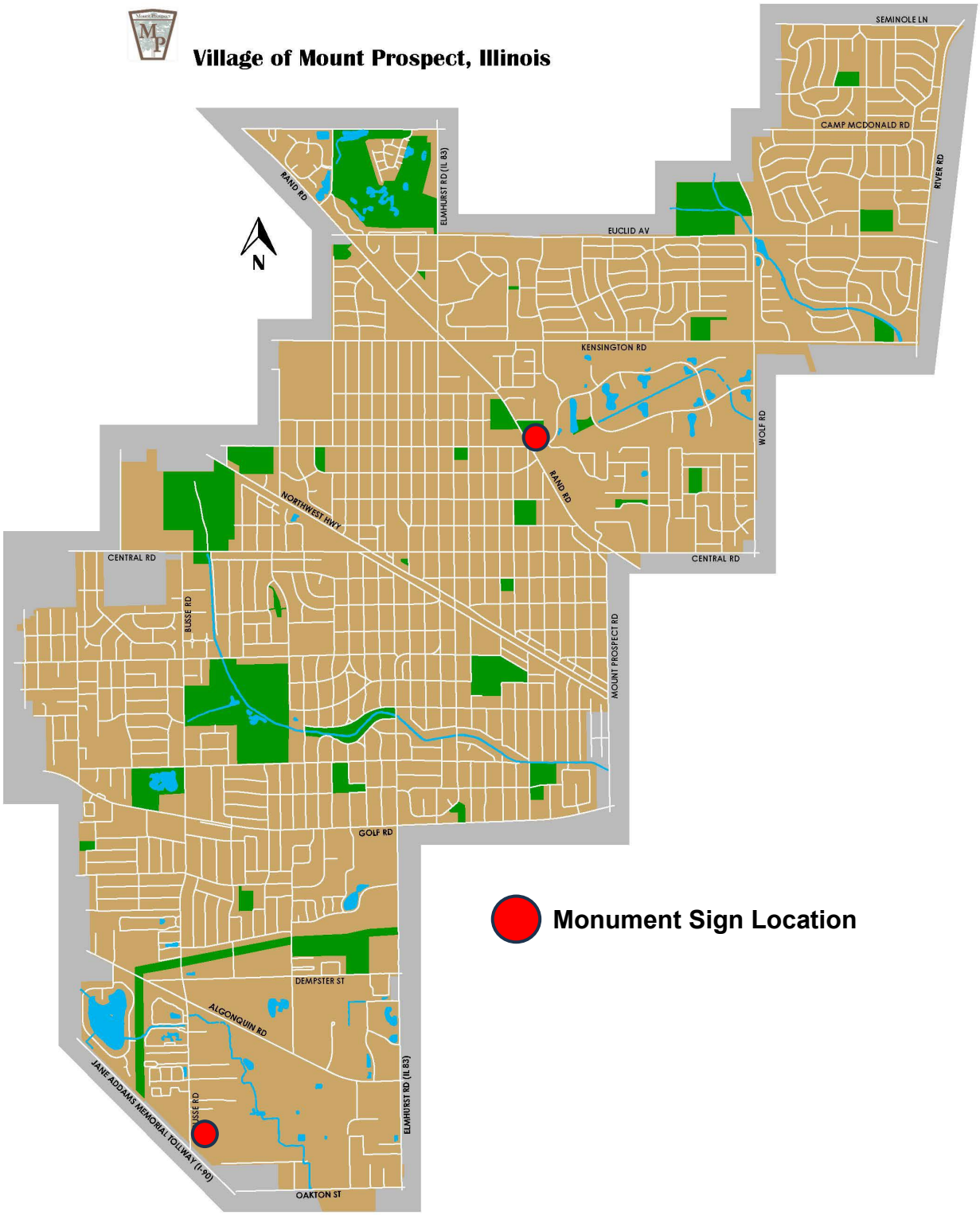
10. System Startup, Winterizing, and Maintenance
    a. Upon completion of the project the system should be activated by contractor and reviewed with Village representative.
    b. The contractor will provide the first winterization, the following season startup, and all maintenance required within the warranty period of one year from the date of completion.
    c. The Village will take full responsibility for the operation and maintenance of the system; including startup, shutdown, and any required maintenance or repairs following the one year warranty period.

Irrigation to be paid under IRRIGATION WORK.

END OF SECTION

Monument Signage Project
Village of Mount Prospect

Location Map



PROPOSAL FORM

OWNER INFORMATION

Owner Name: Kenneth Schaefges

Address: 851 Seton Ct., Suite 2A, Wheeling, IL 60090

Business Name: Schaefges Brothers, Inc.

Business Address: 851 Seton Ct., Suite 2A, Wheeling, IL 60090

Phone: 847-927-3151 Business Phone: 847-537-3330

This Business is a:

- ☐ Individual Proprietorship
- ☐ Joint Venture
- ☐ Partnership
- ☒ Corporation

If applicable, give names, addresses, and dates of all partners, officers or directors.

Name Address

Has the applicant, business, or member of the business ever had a license or contract revoked, suspended or cancelled? ☐ YES ☒ NO

If yes, explain in full detail on a separate sheet of paper.

Does the business currently hold a license or have a contract with any other municipality for construction of a monument sign? ☐ YES ☒ NO

If yes, explain in full on a separate sheet of paper. Have any complaints against the business been filed with the Illinois Commerce Commission, the Office of the Illinois Attorney General, or any other governmental body during the period of one year prior to the date of this proposal? ☐ YES ☒ NO
If yes, explain in full on a separate sheet of paper.

Please note, the Village reserves the right to conduct its own search with the Illinois Commerce Commission, the Illinois Attorney General, or any other governmental body, and may take into consideration any complaints and/or pending complaints made against the business or owner.

In submitting this Proposal Form requesting award of the Mount Prospect Monument Signage Project, I hereby certify that:

1. Neither I, nor any person who will be working on my behalf, has been convicted under the laws of Illinois or any other state of an offense which under the laws of this state would be a felony involving the theft of property, violence to persons, or criminal damage to property. Please note that in the case of a person whose last conviction was more than two years past, and can demonstrate a compelling showing that he/she is nevertheless fit, such person or operator may be approved by the Village Manager if otherwise eligible;

2. I am not barred by law from contracting with the Village because of a conviction for prior violations of either Sections 33E-3 or 33E-4 of the Illinois Criminal Code of 1965 (720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating));

3. I am not delinquent in payment of any taxes to the Illinois Department of Revenue pursuant to Section 11-42.1-1 of the Illinois Municipal Code (65 ILCS 5/11-42.1-1) or in any payment, fee or tax owed to the Village;

4. I provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1, et seq.);

5. I shall comply with Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101, et seq.), and the Rules and Regulations of the Illinois Department of Human Rights, including establishment and maintenance of a sexual harassment policy as required by Section 2-105 of that Article and Act;

6. I shall comply with the Americans with Disabilities Act;

7. I shall comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.); and

8. All of the information I have provided in this Application has been truthful and given in good faith.

I have read and understand the information provided with this Proposal Form, including the Notice to Bidders, Instructions to Bidder, the General Conditions, the Specifications and agree to abide by the conditions set forth therein. My signature below indicates my acceptance of all such conditions and my bid for award of the Village of Mount Prospect.

Name of Company: Schaefges Brothers, Inc.

Bid submitted by:

Position in company: Kenneth Schaefges, President

Phone number: 847-537-3330

Date: February 17, 2026

Bidder must use the official firm name and an authorized representative must sign.

BID FORM

Mount Prospect Monument Signage

Village of Mount Prospect
Department of Public Works

FROM: Schaefges Brothers, Inc.

851 Seton Ct., Suite 2A, Wheeking, IL 60090
(hereinafter called "Bidder")

TO: Office of the Village Manager, 3rd Floor
50 South Emerson Street
Mount Prospect, Illinois 60056
(hereinafter called "Village" or "Village of Mount Prospect")

Bid For: Mount Prospect Monument Signage

The bidders have familiarized themselves with the services to be performed and probable work conditions required under this Bid affecting the cost of the performance of the required services and with the Bid Documents which include:

Notice to Bidders
Table of Contents
Instructions for Bidders
General Conditions and Special Provisions
Additional Village Provisions
Proposal From
Bid Form
Affidavit – Bid Certification Form
Bid Security
Bid Sheet
Other materials or standards provided or noted by the Village
Contract Document
Performance Bond Form
Labor and Materials Payment Bond Form
Plan Set

Therefore, the Bidder hereby proposes to furnish all supervision, technical personnel, labor, materials, tools, equipment, and services (including all utility and transportation services) required to perform the required services, all in accordance with the above listed documents.

Bidder agrees to perform all of the required services and provide the equipment and materials described in the Bid Documents, as follows:

Bidder has bid on all items and has provided a price for all requested services.

The Bidder acknowledges it understands all the requested services for which it has submitted a bid.

The Bidder will complete and provide all labor, equipment, materials and mobilization (if applicable) to perform the required services as incidental to the fixed item price for each item proposed.

In submitting this bid, the Bidder understands that the Village reserves the right to add to or subtract from the estimated quantities.

The Village intends to award one (1) contract (if at all) for the items bid. If written notice of award of this bid is mailed, emailed or otherwise delivered to the Bidder at any time before this bid is withdrawn, the Bidder agrees to execute and deliver the contract in the prescribed form and furnish payment and performance bonds, or letter of credit, and the insurance certificates required by the Bid Documents to the Village within ten (10) business days after receipt.

The Bidder, and as successful bidder/contractor upon award of the contract, understands and agrees to the following:

1) The contractor agrees to provide all required services and items and material to the Village as noted in the Bid Documents and comply with the requirements of the Bid Documents.
2) The contractor agrees to comply with all applicable federal and state laws, rules and regulations, and county and municipal ordinances, as described in the General Conditions.

All Addenda pertaining to this project shall be acknowledged by the Bidder in the spaces provided below:

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
1	02/10/26		02/10/26
2	02/12/26		02/12/26

Failure to acknowledge receipt, as provided above, may be considered sufficient grounds for disqualification of the bidder and rejection of his/her bid submittal. A record of all Addenda and copies of same will be available to all qualified bidders from the Village of Mount Prospect Public Works Department, 1700 West Central Road, Mount Prospect, Illinois two (2) days prior to the letting. It shall be the Bidder's responsibility to become fully advised of all Addenda prior to submitting its bid.

Upon award of the contract, the Village will send Notice of Award to the successful Bidder, the Bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) business days. The Village will then issue a written Notice to Proceed. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of ten (10%) percent of the amount bid in form of (check one):

_X_ Bid Bond ____ Certified Check _____Bank Cashier's Check

is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

1) Proposal Form
2) Bid Form
3) Affidavit – Bid Certification Form
4) Bid Security
5) BID SHEET(S)

Respectfully submitted:

Name of Firm/Bidder: Schaefges Brothers, Inc.

By: _____
(Signature)

Title: Kenneth Schaefges, President

Date: February 17, 2026

Contact Information:

Official Address: 851 Seton Ct., Suite 2A

Wheeling, IL 60090

Telephone: 847-537-3330

Email: ken@sbigc.com

ONE (1) SIGNED COPY OF THIS BID FORM AND BID SHEETS ALONG WITH THE AFFIDAVIT – BID CERTIFCATION FORM, AND BID SECURITY SHALL BE SUBMITTED IN A SEALED MARKED ENVELOPE.

AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Schaefges Brothers, Inc.

Address: 851 Seton Ct., Suite 2A, Wheeling, IL 60090

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Kenneth Schaefges, being first duly sworn on oath, deposes and states that he or she is President *(sole owner, partner, joint ventured, President, Secretary, etc.)* of Schaefges Brothers, Inc. *(Name of Company)* and has the authority to make all certifications required by this affidavit.

Section I **Non-Collusion**

The undersigned certifies that this bid is genuine and not collusive or a sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II **Bid Rigging and Rotating**

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III **Drug Free Workplace**

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* provides a drug free workplace pursuant to the Drug Free Workplace Act, 30 ILCS 580/1, et seq., and has, to the extent not covered by a collective bargaining agreement that deals with the subject of the Substance Abuse Prevention in Public Works Projects Act, 820 ILCS 265/1 et seq., a substance abuse prevention program that meets or exceeds these requirements of that Act.

Section IV **Tax Payment**

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* is not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

Page 2 - AFFIDAVIT – BID CERTIFICATION FORM

Section V **Sexual Harassment Policy**

Pursuant to Section 2-105(A) of the Illinois Human Rights Act, 775 ILCS 5/2-105 (A), every party to a public contract must:

"Have written sexual harassment policies that shall include, at a minimum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department (of Human Rights) and the Commission (Human Rights Commission); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act)."

A "public contract" includes: ...every contract to which the State, any of its political subdivisions or any municipal corporation is a party." 775 ILCS 5/1-103 (M) (2002),

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all information contained in this Affidavit is true and correct.

Signed by: _____ Title: President
Signature

Name Printed: Kenneth Schaefges

Signed and sworn to before me this 17th day of February 2026.

My commission expires:

_____
Notary Public Christine Forssander

OFFICIAL SEAL
CHRISTINE FORSSANDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/23/2027

SEE ATTACHED BID BOND

BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of $64,487.70, being ten percent (10%) of the total amount bid by Schaefges Brothers, Inc., the bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should bidder be awarded the contract for services contemplated under this bid and fail or refuse to execute a contract for the performance of said services, or to provide the required payment and performance bonds, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

SUBMITTED THIS 17th **DAY OF** February**, 2026.**

SEAL (if corporation)

Schaefges Brothers, Inc.
Bidder:

Kenneth Schaefges, President
Bidder's Agent and Agent's Title:

Note: If bidder is a partnership, the bid must be signed by at least two of the partners.

Note: If bidder is a corporation, the bid must be signed by an authorized officer of the corporation, attested and sealed by the secretary or other authorized officer.

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of Illinois.

BID SHEET

Mount Prospect Monument Signage
Busse Road Monument Sign

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-9) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to **be all inclusive**.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	SITE DEMOLITION, PREPARATION & EROSION CONTROL	LSUM	1	$500.00	$ 500.00
2.	CONCRETE FOUNDATION & WALL WORK	LSUM	1	$150,304.00	$150,304.00
3.	MASONRY WORK	LSUM	1	$50,200.00	$ 50,200.00
4.	METALS WORK	LSUM	1	$36,273.00	$ 36,273.00
5.	ELECTRICAL WORK	LSUM	1	$22,000.00	$ 22,000.00
6.	IRRIGATION WORK	LSUM	1	$11,000.00	$ 11,000.00
7.	LANDSCAPE WORK	LSUM	1	$13,000.00	$ 13,000.00
8.	EARTHWORK	LSUM	1	$28,000.00	$ 28,000.00
9.	TRAFFIC CONTROL & PROTECTION	LSUM	1	$500.00	$ 500.00
TOTAL FOR ITEMS (1 – 9) FOR BUSSE RD SIGN					$311,777.00

ENTER TOTAL ON PAGE 40, ITEM #2

BID SHEET
Mount Prospect Monument Signage
Rand Road Monument Sign

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-9) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to **be all inclusive**.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	SITE DEMOLITION, PREPARATION & EROSION CONTROL	LSUM	1	$9,000.00	$ 9,000.00
2.	CONCRETE FOUNDATION & WALL WORK	LSUM	1	$158,320.00	$158,320.00
3.	MASONRY WORK	LSUM	1	$18,600.00	$ 18,600.00
4.	METALS WORK	LSUM	1	$64,380.00	$ 64,380.00
5.	ELECTRICAL WORK	LSUM	1	$23,000.00	$ 23,000.00
6.	IRRIGATION WORK	LSUM	1	$11,000.00	$ 11,000.00
7.	LANDSCAPE WORK	LSUM	1	$14,000.00	$ 14,000.00
8.	EARTHWORK	LSUM	1	$27,000.00	$ 27,000.00
9.	TRAFFIC CONTROL & PROTECTION	LSUM	1	$500.00	$ 500.00
	TOTAL FOR ITEMS (1 – 9) FOR RAND RD SIGN				$325,800.00

ENTER TOTAL ON PAGE 40, ITEM #3

BID SHEET
Mount Prospect Monument Signage
Total

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder shall complete the below summary table to provide a total cost for the project.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	MOBILIZATION	LSUM	1	$2,000.000	$ 2,000.00
2.	BUSSE ROAD SIGN				$311,777.00
3.	RAND ROAD SIGN				$325,800.00
4.	MAINTENANCE BOND, 24-MONTH	LSUM	1	$5,300.00	$ 5,300.00
				GRAND TOTAL	$644,877.00

General:

Q: **The drawings that were issued with the project are not formatted to scale. Can you please supply scale drawings for the project to enable proper take offs?**

A: An additional set of plans formatted to 36" x 24" have been added for reference to the Documents section on EUNA OpenBidss.

BIDDER'S ACKNOWLEDGMENT OF RECEIPT

ADDENDUM NO. 1
Village of Mount Prospect, Illinois

MOUNT PROSPECT MONUMENT SIGNAGE

BIDDER hereby acknowledges receipt of Addendum No. 1

Company Name..... : Schaefges Brothers, Inc.

By (Signature)..... : _____

Print Name ..... : Kenneth Schaefges

Position/Title..... : President

Date ..... : February 10, 2026

Note: **This Addendum shall be included with and is considered part of the bid documents. Failure to return this form may result in disqualification of the BIDDER. Include this original in your bid.**

BIDDER'S ACKNOWLEDGMENT OF RECEIPT

ADDENDUM NO. 2
Village of Mount Prospect, Illinois

MOUNT PROSPECT MONUMENT SIGNAGE

BIDDER hereby acknowledges receipt of Addendum No. 2

Company Name..... : Schaefges Brothers, Inc.

By (Signature)..... :

Print Name ..... : Kenneth Schaefges

Position/Title..... : President

Date ..... : February 12, 2026

Note: **This Addendum shall be included with and is considered part of the bid documents. Failure to return this form may result in disqualification of the BIDDER. Include this original in your bid.**

General Contractors

Schaefges Brothers, Inc. / 851 Seton Court, Suite 2A, Wheeling, Illinois 60090-5790
Tel (847) 537-3330 · Fax (847) 537-7439 · www.sbigc.com

February 16, 2026

WORK IN PROGRESS

JUAREZ COMMUNITY ACADEMY HIGH SCHOOL POOL
Owner: Chicago Public Schools
Construction Mgr.: Friedler Construction
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $714,404.00
Percent Complete: 97%
Completion Date: January 2026

ELGIN HIGH SCHOOL POOL RENOVATION
Owner: School District U-46 – Jolene Linneman 847-888-5000
Architect: DLA Architects, Ltd., Eric Kretschmer – 847-742-4063 e.kretschmer@dla-ltd.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $3,345,505.00
Complete Percent: 97%
Completion Date: January 2026

KEMMERLING POOL SPLASH PAD
Owner: Roselle Park District – Lynn McAteer – 630-894-1027
Construction Mgr.: IHC Construction Companies – Jim Leppert – jleppert@ihcconstruction.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $950,000.00
Percent Complete: 5%
Completion Date: May 2026

GLENCOE SHELTON PARK NEW GREENHOUSE
Owner: Glencoe Park District – Kyle Kuhs, 847-835-7999
Architect: Wight & Company – Matthew Duggan
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $651,922.00
Percent Complete: 12%
Completion Date: April 2026

STONE PARK PAVILION CONCRETE
Owner: Village of Stone Park – Benjamino Mazzulla
Construction Mgr.: Vision Construction – Matthew Howe – matt.howe@visionconstruction.us
Project Manager: Chad Karecki8
Superintendent: Martin Pantoja
Contract Amount: $101,800.00
Percent Complete: 2%
Completion Date: March 2026

LAKE FOREST HIGH SCHOOL DRAINAGE EAST CAMPUS
Owner: Lake Forest High School District 115
Construction Mgr.: Pepper Construction Company – Nicholas Cosek – ncosek@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $410,000.00
Percent Complete: 0%
Completion Date: May 2026

JOLIET THSD 204 JOLIET WEST HS MATER PLAN CONCRETE
Oner: Joliet THSD 204
Construction Mgr.: Gilbane Building Company – Carrie DelRose – cdelrose@gilbaneco.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $113,700.00
Percent Complete: 0%
Completion Date: May 2026

JOLIET THSD 204 JOLIET CENTRAL SMITH & T&I BUILDING RENOVATION CONCRETE
Oner: Joliet THSD 204
Construction Mgr.: Gilbane Building Company – Carrie DelRose – cdelrose@gilbaneco.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $357,000.00
Percent Complete: 0%
Completion Date: May 2026

SBI

General Contractors

Schaefges Brothers, Inc. / 851 Seton Court, Suite 2A, Wheeling, Illinois 60090-5790
Tel (847) 537-3330 · Fax (847) 537-7439 · www.sbigc.com

February 16, 2026

PROJECT HISTORY

WESTMONT PARK DISTRICT WARNER SPRAY PARK FILTRATION SYSTEM
Owner: Westmont Park District – Bob Fleck – 630-776-5452
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $225,022.00
Completion Date: November 2025

ST CHARLES SD 303 FACILITIES MASTER PLAN EAST HIGH SCHOOL EXTERIOR ENTRANCE
Owner: St Charles SD 303
Construction Mgr.: Pepper Construction Company – Joe DiCicco – jdicicco@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $215,905.00
Completion Date: September 2025

LAKE BARRINGTON COUNTRYSIDE PARK DISTRICT SPLASH PAD IMPROVEMENTS PROJECT
Owner: Lake Barrington Countryside Park District – Justin Dusek – just.dusek@gmail.com
Architect: Engineering Resource Associates, Inc. – 630-393-3060
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $172,039.00
Completion Date: August 2025

LAKE BLUFF BLAIR PARK
Owner: Lake Bluff Park District – John Bealer – 847-457-7346 – jbealer@lakebluffparkdistrict.org
Architect: WT Group, LLC – Todd Abrams – 224-293-6333 – tabrams@wtgroup.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $2,450,198.00
Completion Date: July 2026

NORTHBROOK PARK DIST. MEADOWHILL AQUATIC CENTER RENOVATION CONCRETE & POOL
Owner: Northbrook Park District – Chris Leiner – 847-291-2960
Construction Mgr. Bulley & Andrews – Michael Cottick – 773-645-5840 – mcottick@bulley.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $1,390,223.00
Completion Date: July 2025

ST CHARLES OTTER COVE SPLASH PAD RENOVATION
Owner: St. Charles Park District – Laura Rudow 630-513-4344
Architect: Upland Design Ltd., - Heath Wright– 815-254-0091 – hwright@uplanddesign.com
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $2,251,099.00
Completion Date: July 2025

SD 218 SHEPARD HIGH SCHOOL JV THEATER CONCRETE
Owner: Community HS District 218
Construction Mgr.: Pepper Const. Co. – Andrew House–312-590-9960 AHouse@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $1,736,700.00
Completion Date: July 2025

ELK GROVE VILLAGE OAKTON & BUSSE GATEWAY FOUNTAIN
Owner: Village of Elk Grove Village- Bryan Grippo
Construction Mgr.: Nicholas & Associates, Inc. Dave Torres – 847-394-6200 – dtorres@nicholasquality.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $882,778.00
Completion Date: July 2025

OAK LAWN MEMORIAL PARK BATHHOUSE
Owner: Oak Lawn Park District – Tom Hartwig – 708-857-2225
Construction Mgr: Hargrave Builders, Inc – Jake Skowronski – 847-742-7828–
jskowronski@hargravebuilders.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $332,941.00
Completion Date: June 2025

SUNSET WOODS PARK IMPROVEMENTS
Owner: Park District of Highland Park – Ben Kutscheid – 847-579-3104 – bkutscheid@pdhp.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $1,371,400.00
Completion Date: June 2025

DOLPHIN COVE AQUATIC CENTER POOL
Owner: Dundee Township Park District – Ken Saveley – 847-428-7131 – ksaveley@dtpd.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $250,377.00
Completion Date: May 2025

ELMHURST MADISON EARLY CHILDHOOD CENTER RENOVATION SITEWORK
Owner: Elmhurst Unit School District 205
Construction Mgr.: International Contractors, Inc. – Joe Waltz – 630-834-8043 jwaltz@icibuilds.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $345,925.00
Completion Date: May 2025

HARPER COLLEGE BUILDING V PAVING IMPROVEMENTS
Owner: William Rainey Harper College
Construction Mgr.: Cage Civil Engineering – Aaron Bruder – 847-849-7726 abruder@cagecivil.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $540,277.00
Completion Date: October 2024

CONSOLIDATED HS DISTRICT 230 VICTOR J ANDEWS HS STARTING BLOCKS & DIVING BOARD
Owner: Consolidated HS District 230 – David Keating – 708-745-5203 dkeating@d230.org
Project Manager: Chad Karecki
Superintendent: Julio Pantoja
Contract Amount: $36,159.00
Completion Date: August 2024

ST CHARLES SD 303 FACILITIES MASTER PLAN CAST-IN-PLACE CONCRETE LINCOLN ES
Owner: St Charles SD 303
Construction Mgr.: Pepper Construction Company – Joe DiCicco – jdicicco@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $164,539.00
Completion Date: August 2024

ST CHARLES SD 303 FACILITIES MASTER PLAN CAST-IN-PLACE CONCRETE HAINES CENTER
Owner: St Charles SD 303
Construction Mgr.: Pepper Construction Company – Joe DiCicco – jdicicco@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $155,267.00
Completion Date: August 2024

VERNON HILLS TURTLE CREEK WATER PARK
Owner: Vernon Hills Park District – Jeff Fougerousse – jefff@vhparkdistrict.org – 224-343-3712
Construction Mgr.: Schaefges Brothers, Inc. – Ken Schaefges – ken@sbigc.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $1,632,512.00
Completion Date: July 2024

RICH TOWNSHIP HIGH SCHOOL DISTRICT 227 STEM DOOR 5 CONCRETE
Owner: Rich Township SD 227
Construction Mgr.: Pepper Const – Kristen Hannemann–khannemann@pepperconstruction.com –847-620-4018
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $767,343.00
Completion Date: July 2024

VERNON HILLS CENTURY PARK PAVILION CONCRETE
Owner: Vernon Hills Park District – Jeff Fougerousse – jeff@vhparkdistrict.org – 224-343-3712
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $72,000.00
Completion Date: July 2024

SCHAUMBURG OLYMPIC PARK SUN SHADE
Owner: Schaumburg Park District – Mathew Gaynor – 847-985-2115 – magaynor@parkfun.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $493,336.00
Completion Date: June 2024

BENSENVILLE WATER PARK POOL FINISH
Owner: Bensenville Park District – Joseph Vallez
Architect: Tria Architecture – Ronald McGrath – 630-455-4500
Project Manager:: Kenneth Schaefges
Superintendent: Kenneth Schaefges
Contract Amount: $783,000.00
Completion Date: June 2024

DUNDEE TOWNSHIP RAKOW CENTER DIVING WELL POOL REPAIRS
Owner: Dundee Township Park District – Ken Saveley 857-428-7131- ksaveley@dtpd.org
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $148,580.00
Completion Date: June 2024

CHANNAHON TOMAHAWK AQUATIC CENTER POOL
Owner: Channahon Park District – Mike Leonard – mleonard@channahonpark.org
Architect: Williams Architects = Brad Moser – bmoser@williams-architects.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $2,009,535.00
Completion Date: May 2024

FESTIVAL PARK SPLASH PAD REHABILITATION
Owner: City of Elgin – Greg Hulke – 847-931-6038 – hulke_g@cityofelgin.org
Project Manager: Chad Karecki
Superintendent: Chad Karecki
Contract Amount: $942,730.00
Completion Date: May 2024

CLYDE PARK DISTRICT PARKHOLME POOL
Owner: Clyde Park District – Jose Colloza – 708-652-3545 – jcollazo@clydeparkdist.org
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $274,500.00
Completion Date: May 2024

NAPERVILLE CENTENNIAL PARK SKATEPARK
Owner: Naperville Park District
Construction Mgr.: Spohn Ranch – Doug Hagen – doug@spohnranch.com – 718-480-8143
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $234,764.00
Completion Date: November 2023

CHICAGO PUBLIC SCHOOLS BOGAN TECHNICAL HIGH SCHOOL POOL
Owner: Chicago Public Schools
Construction Mgr.: CCC Holdings, Inc. –Sal Randazzo – srandazzo@ccc-chicago.com 773-359-6590
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $748,740.00
Completion Date: October 2023

MORTON WEST HIGH SCHOOL COLUMN REPAIRS CONCRETE
Owner: J Sterling Morton High School District 201
Construction Mgr.: Vision Const. & Consult, Inc. – Robert Orsekes – bob@visionconstruction.us 630-292-9548
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $1,306,908.00
Completion Date: September 2023

NEUQUA POOL FILTER SYSTEM & DRAIN COVER REPLACEMENT
Owner: Indian Prairie SD – Ken Schwolow – Kenneth_schwolow@ipsd.org – 630-375-3048
Architect: W.T. Engineering
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $361,492.00
Completion Date: September 2023

SCHOOL DISTRICT 220 LINES & ELC RENOVATION EARTHWORK
Owner: Barrington C.U.S.D. 220 – 847-381-6300
Construction Mgr.: Pepper Construction – Andrew House – 847-381-2760
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $29,777.00
Completion Date: July 2023

SCHOOL DISTRICT 220 NORTH BARRINTON AND BARBARA ROSE EARTHWORK
Owner: Barrington C.U.S.D. 220 – 847-381-6300
Construction Mgr.: Pepper Construction – Andrew House – 847-381-2760
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $165,500.00
Completion Date: July 2023

MAINE EAST 2022 REFERENDUM POOL PROJECT
Owner: Maine Township High School District 207
Construction Mgr.: Pepper Const. – Lisa Koeune – Lkouene@pepperconstrctuion.com – 847-384-8780
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $639,612.00
Completion Date: July 2023

MAINE SOUTH 2022 REFERENDUM POOL PROJECT
Owner: Maine Township High School District 207
Construction Mgr.: Pepper Const. – Lisa Koeune – Lkouene@pepperconstrctuion.com – 847-385-8780
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $104,257.00
Completion Date: July 2023

PAUL NEAL PICKLEBALL COURTS
Owner: Vil of Libertyville – David Thornborough – 847-918-2076 dthornborough@libertyville.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $215,892.00
Completion Date: June 2023

SUNSET VALLEY GOLF CLUB CART PATH BRIDGE
Owner: Park District of Highland Park
Construction Mgr.: Gewalt Hamilton, Inc. – Enrique Sanchez – 847-478-9700 esanchez@gha-engineers.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $493,131.00
Completion Date: May 2023

VILLAGE OF ELK GROVE GATEWAY SIGNS – BUSINESS PARK
Owner: Village of Elk Grove – Eric Schmidt – Eschmidt@elkgrove.org
Engineer: Civil Tech, Inc. – J Kerivan – JKerivanIII@civiltechinc.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $434,985.00
Completion Date: May 2023

CENTENNIAL PARK AQUATIC CENTER 3 METER PLATFORM & RAILINGS
Owner: Village of Orland Park – Mike Mazza – mmazza@orlandpark.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $158,850.00
Completion Date: May 2023

REAVIS HIGH SCHOOL POOL AND LOCKER ROOM RENOVATION
Owner: Board of Education Reavis High School District 220 – Mike Hock
Construction Mgr.: Mazur + Sons Construction – Tom Mazur – tmazur@mazurandson.com -708-839-5959
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $1,340,579.00
Completion Date: April 2023

DELNOR HEALTH & FITNESS SPA REPAIRS
Construction Mgr.: Cosgrove Construction Inc. – Martin Cosgrove – 815-774-0036
Superintendent: Martin Pantoja
Contract Amount: $230,745.00
Completion Date: April 2023

VILLAGE OF GRAYSLAKE AQUATIC CENTER SLIDE TOWER GRATING REPLACEMENT
Owner: Village of Grayslake – Kara Michalski - kmichalski@villageofgrayslake.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $59,344.00
Completion Date: April, 2023

ARLINGTON RIDGE CENTER POOL SLIDE STAIRCASE
Owner: Arlington Heights Park District – Sheila Cruz – 847-577-3009 scruz@ahpd.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $20,531.00
Completion Date: March 2023

PROVISO HS DISTRICT 209 CAPITAL IMPROVEMENTS PHASE I CONCRETE
Owner: The Board of Ed of Proviso THSD 209
Construction Mgr.: Gilbane Building Company – Thomas Weeks – 773-695-3500 tweeks@gilbaneco.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $251,317.00
Completion Date: December 2022

NEWTON PARK CONCRETE IMPROVEMENTS
Owner: Glen Ellyn Park District – Nathan Troia – 630-942-7265 ntroia@gepark.org
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $151,507.00
Completion Date: November 2022

STREAMWOOD POLICE STATION RENOVATION CONCRETE
Owner: Village of Streamwood
Construction Mgr.: MTI Construction Services, LLC
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $40,785
Completion Date: December 2022

DOLPHIN COVE WATERSLIDE CONCRETE REPAIR
Owner: Dundee Township Park District - Ken Saveley – 847-428-7131 ksavely@dtpd.org
Project Manager: Chard Karecki
Superintendent: Martin Pantoja
Contract Amount: $106,000.00
Completion Date: September 2022

ELMHURST CUSD 205 JACKSON ELEMENTARY SCHOOL EXCAVATION & SITE UTILITIES
Owner: Elmhurst CUSD 205
Construction Mgr.: ICI – Jason Wasser – jwasser@icibuilds.com – 630-941-6857
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $562,494.00
Completion Date: September 2022

HINSDALE CENTRAL HIGH SCHOOL CAST IN PLACE CONCRETE
Owner: Hinsdale Township High School District 86
Construction Mgr.: Pepper Construction – Jarlath Lynch – jlynch@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $99,103.00
Completion Date: September 2022

HINSDALE SOUTH HIGH SCHOOL CAST IN PLACE CONCRETE
Owner: Hinsdale Township High School District 86
Construction Mgr.: Pepper Construction – Jarlath Lynch – jlynch@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $192,185.00
Completion Date: September 2022

LAKE ZURICH CUSD 95 2022 STEAM MIDDLE SCHOOL SOUTH & ISAAC FOX BUILLDING CONCRETE
Owner: Lake Zurich CUSD 95 – Vicky Cullinan
Construction Mgr.: Lamp, Inc. –
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $176,777.00
Completion Date: September 2022

LAKE ZURICH CUSD 95 2022 STEAM MIDDLE SCHOOL NORTH & LOOMIS BUILLDING CONCRETE
Owner: Lake Zurich CUSD 95 – Vicky Cullinan
Construction Mgr.: Lamp, Inc. –
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $245,777.00
Completion Date: September 2022

MAINE SOUTH 2021 REFERENDUM PROJECT POOL WORK
Owner: Maine Township High School District 207
Construction Mgr.: Pepper Construction Company – Lisa Koeune – Lkouene@pepperconstrctuion.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $245,588.00
Completion Date: August 2022

KENNILWORTH ASSEMBLY HALL CONCRETE
Owner: Kenilworth Park District –
Construction Mgr.: W.B. Olson, Inc. – Sami Zafar – 847-498-3800
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $197,289.00
Completion Date: July 2022

VILLAGE OF OAK BROOK BATH & TENNIS CLUB HIGH DIVE STAND REPLACEMENT
Owner: Village of Oak Brook – Doug Hroba – 312-402-5485
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $45,500.00
Completion Date: July 2022

GENEVA PARK DISTRICT 2022 MILL CREEK POOL RESURFACING PROJECT
Owner: Geneva Park District – Joey Kalwat – 630-232-4542
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $174,000.00
Completion Date: July 2022

PROPOSAL FORM

OWNER INFORMATION

Owner Name: Kenneth Schaefges

Address: 851 Seton Ct., Suite 2A, Wheeling, IL 60090

Business Name: Schaefges Brothers, Inc.

Business Address: 851 Seton Ct., Suite 2A, Wheeling, IL 60090

Phone: 847-927-3151 Business Phone: 847-537-3330

This Business is a:

- ☐ Individual Proprietorship
- ☐ Joint Venture
- ☐ Partnership
- ☒ Corporation

If applicable, give names, addresses, and dates of all partners, officers or directors.

Name Address

Has the applicant, business, or member of the business ever had a license or contract revoked, suspended or cancelled? ☐ YES ☒ NO

If yes, explain in full detail on a separate sheet of paper.

Does the business currently hold a license or have a contract with any other municipality for construction of a monument sign? ☐ YES ☒ NO

If yes, explain in full on a separate sheet of paper. Have any complaints against the business been filed with the Illinois Commerce Commission, the Office of the Illinois Attorney General, or any other governmental body during the period of one year prior to the date of this proposal? ☐ YES ☒ NO
If yes, explain in full on a separate sheet of paper.

Please note, the Village reserves the right to conduct its own search with the Illinois Commerce Commission, the Illinois Attorney General, or any other governmental body, and may take into consideration any complaints and/or pending complaints made against the business or owner.

In submitting this Proposal Form requesting award of the Mount Prospect Monument Signage Project, I hereby certify that:

1. Neither I, nor any person who will be working on my behalf, has been convicted under the laws of Illinois or any other state of an offense which under the laws of this state would be a felony involving the theft of property, violence to persons, or criminal damage to property. Please note that in the case of a person whose last conviction was more than two years past, and can demonstrate a compelling showing that he/she is nevertheless fit, such person or operator may be approved by the Village Manager if otherwise eligible;

2. I am not barred by law from contracting with the Village because of a conviction for prior violations of either Sections 33E-3 or 33E-4 of the Illinois Criminal Code of 1965 (720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating));

3. I am not delinquent in payment of any taxes to the Illinois Department of Revenue pursuant to Section 11-42.1-1 of the Illinois Municipal Code (65 ILCS 5/11-42.1-1) or in any payment, fee or tax owed to the Village;

4. I provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1, et seq.);

5. I shall comply with Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101, et seq.), and the Rules and Regulations of the Illinois Department of Human Rights, including establishment and maintenance of a sexual harassment policy as required by Section 2-105 of that Article and Act;

6. I shall comply with the Americans with Disabilities Act;

7. I shall comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.); and

8. All of the information I have provided in this Application has been truthful and given in good faith.

I have read and understand the information provided with this Proposal Form, including the Notice to Bidders, Instructions to Bidder, the General Conditions, the Specifications and agree to abide by the conditions set forth therein. My signature below indicates my acceptance of all such conditions and my bid for award of the Village of Mount Prospect.

Name of Company: Schaefges Brothers, Inc.

Bid submitted by:

Position in company: Kenneth Schaefges, President

Phone number: 847-537-3330

Date: February 17, 2026

Bidder must use the official firm name and an authorized representative must sign.

BID FORM

Mount Prospect Monument Signage

Village of Mount Prospect
Department of Public Works

FROM: Schaefges Brothers, Inc.

851 Seton Ct., Suite 2A, Wheeking, IL 60090
(hereinafter called "Bidder")

TO: Office of the Village Manager, 3rd Floor
50 South Emerson Street
Mount Prospect, Illinois 60056
(hereinafter called "Village" or "Village of Mount Prospect")

Bid For: Mount Prospect Monument Signage

The bidders have familiarized themselves with the services to be performed and probable work conditions required under this Bid affecting the cost of the performance of the required services and with the Bid Documents which include:

Notice to Bidders
Table of Contents
Instructions for Bidders
General Conditions and Special Provisions
Additional Village Provisions
Proposal From
Bid Form
Affidavit – Bid Certification Form
Bid Security
Bid Sheet
Other materials or standards provided or noted by the Village
Contract Document
Performance Bond Form
Labor and Materials Payment Bond Form
Plan Set

Therefore, the Bidder hereby proposes to furnish all supervision, technical personnel, labor, materials, tools, equipment, and services (including all utility and transportation services) required to perform the required services, all in accordance with the above listed documents.

Bidder agrees to perform all of the required services and provide the equipment and materials described in the Bid Documents, as follows:

Bidder has bid on all items and has provided a price for all requested services.

The Bidder acknowledges it understands all the requested services for which it has submitted a bid.

The Bidder will complete and provide all labor, equipment, materials and mobilization (if applicable) to perform the required services as incidental to the fixed item price for each item proposed.

In submitting this bid, the Bidder understands that the Village reserves the right to add to or subtract from the estimated quantities.

The Village intends to award one (1) contract (if at all) for the items bid. If written notice of award of this bid is mailed, emailed or otherwise delivered to the Bidder at any time before this bid is withdrawn, the Bidder agrees to execute and deliver the contract in the prescribed form and furnish payment and performance bonds, or letter of credit, and the insurance certificates required by the Bid Documents to the Village within ten (10) business days after receipt.

The Bidder, and as successful bidder/contractor upon award of the contract, understands and agrees to the following:

1) The contractor agrees to provide all required services and items and material to the Village as noted in the Bid Documents and comply with the requirements of the Bid Documents.
2) The contractor agrees to comply with all applicable federal and state laws, rules and regulations, and county and municipal ordinances, as described in the General Conditions.

All Addenda pertaining to this project shall be acknowledged by the Bidder in the spaces provided below:

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
1	02/10/26		02/10/26
2	02/12/26		02/12/26

Failure to acknowledge receipt, as provided above, may be considered sufficient grounds for disqualification of the bidder and rejection of his/her bid submittal. A record of all Addenda and copies of same will be available to all qualified bidders from the Village of Mount Prospect Public Works Department, 1700 West Central Road, Mount Prospect, Illinois two (2) days prior to the letting. It shall be the Bidder's responsibility to become fully advised of all Addenda prior to submitting its bid.

Upon award of the contract, the Village will send Notice of Award to the successful Bidder, the Bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) business days. The Village will then issue a written Notice to Proceed. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of ten (10%) percent of the amount bid in form of (check one):

__X__ Bid Bond ____ Certified Check ____Bank Cashier's Check

is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

1) Proposal Form
2) Bid Form
3) Affidavit – Bid Certification Form
4) Bid Security
5) BID SHEET(S)

Respectfully submitted:

Name of Firm/Bidder: Schaefges Brothers, Inc.

By: _____ (Signature)

Title: Kenneth Schaefges, President

Date: February 17, 2026

Contact Information:

Official Address: 851 Seton Ct., Suite 2A

Wheeling, IL 60090

Telephone: 847-537-3330

Email: ken@sbigc.com

ONE (1) SIGNED COPY OF THIS BID FORM AND BID SHEETS ALONG WITH THE AFFIDAVIT – BID CERTIFCATION FORM, AND BID SECURITY SHALL BE SUBMITTED IN A SEALED MARKED ENVELOPE.

AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Schaefges Brothers, Inc.

Address: 851 Seton Ct., Suite 2A, Wheeling, IL 60090

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Kenneth Schaefges, being first duly sworn on oath, deposes and states that he or she is President *(sole owner, partner, joint ventured, President, Secretary, etc.)* of Schaefges Brothers, Inc. *(Name of Company)* and has the authority to make all certifications required by this affidavit.

Section I **Non-Collusion**

The undersigned certifies that this bid is genuine and not collusive or a sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II **Bid Rigging and Rotating**

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III **Drug Free Workplace**

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* provides a drug free workplace pursuant to the Drug Free Workplace Act, 30 ILCS 580/1, et seq., and has, to the extent not covered by a collective bargaining agreement that deals with the subject of the Substance Abuse Prevention in Public Works Projects Act, 820 ILCS 265/1 et seq., a substance abuse prevention program that meets or exceeds these requirements of that Act.

Section IV **Tax Payment**

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* is not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

Section V **Sexual Harassment Policy**

Pursuant to Section 2-105(A) of the Illinois Human Rights Act, 775 ILCS 5/2-105 (A), every party to a public contract must:

"Have written sexual harassment policies that shall include, at a minimum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department (of Human Rights) and the Commission (Human Rights Commission); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act)."

A "public contract" includes: ...every contract to which the State, any of its political subdivisions or any municipal corporation is a party." 775 ILCS 5/1-103 (M) (2002),

The undersigned further states that Schaefges Brothers, Inc. *(Name of Company)* has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all information contained in this Affidavit is true and correct.

Signed by: _____ Title: President
Signature

Name Printed: Kenneth Schaefges

Signed and sworn to before me this 17th day of February 2026.

My commission expires:

Christine Forssander
Notary Public Christine Forssander

OFFICIAL SEAL
CHRISTINE FORSSANDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/23/2027

SEE ATTACHED BID BOND

BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of $64,487.70, being ten percent (10%) of the total amount bid by Schaefges Brothers, Inc., the bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should bidder be awarded the contract for services contemplated under this bid and fail or refuse to execute a contract for the performance of said services, or to provide the required payment and performance bonds, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

SUBMITTED THIS 17th **DAY OF** February**, 2026.**

SEAL (if corporation)

Schaefges Brothers, Inc.
Bidder:

Kenneth Schaefges, President
Bidder's Agent and Agent's Title:

Note: If bidder is a partnership, the bid must be signed by at least two of the partners.

Note: If bidder is a corporation, the bid must be signed by an authorized officer of the corporation, attested and sealed by the secretary or other authorized officer.

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of Illinois.

BID SHEET
Mount Prospect Monument Signage
Busse Road Monument Sign

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-9) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to **be all inclusive**.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	SITE DEMOLITION, PREPARATION & EROSION CONTROL	LSUM	1	$500.00	$ 500.00
2.	CONCRETE FOUNDATION & WALL WORK	LSUM	1	$150,304.00	$150,304.00
3.	MASONRY WORK	LSUM	1	$50,200.00	$ 50,200.00
4.	METALS WORK	LSUM	1	$36,273.00	$ 36,273.00
5.	ELECTRICAL WORK	LSUM	1	$22,000.00	$ 22,000.00
6.	IRRIGATION WORK	LSUM	1	$11,000.00	$ 11,000.00
7.	LANDSCAPE WORK	LSUM	1	$13,000.00	$ 13,000.00
8.	EARTHWORK	LSUM	1	$28,000.00	$ 28,000.00
9.	TRAFFIC CONTROL & PROTECTION	LSUM	1	$500.00	$ 500.00
	TOTAL FOR ITEMS (1 – 9) FOR BUSSE RD SIGN				$311,777.00

ENTER TOTAL ON PAGE 40, ITEM #2

BID SHEET

Mount Prospect Monument Signage
Rand Road Monument Sign

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-9) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to **be all inclusive**.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	SITE DEMOLITION, PREPARATION & EROSION CONTROL	LSUM	1	$9,000.00	$ 9,000.00
2.	CONCRETE FOUNDATION & WALL WORK	LSUM	1	$158,320.00	$158,320.00
3.	MASONRY WORK	LSUM	1	$18,600.00	$ 18,600.00
4.	METALS WORK	LSUM	1	$64,380.00	$ 64,380.00
5.	ELECTRICAL WORK	LSUM	1	$23,000.00	$ 23,000.00
6.	IRRIGATION WORK	LSUM	1	$11,000.00	$ 11,000.00
7.	LANDSCAPE WORK	LSUM	1	$14,000.00	$ 14,000.00
8.	EARTHWORK	LSUM	1	$27,000.00	$ 27,000.00
9.	TRAFFIC CONTROL & PROTECTION	LSUM	1	$500.00	$ 500.00
	TOTAL FOR ITEMS (1 – 9) FOR RAND RD SIGN				$325,800.00

ENTER TOTAL ON PAGE 40, ITEM #3

BID SHEET
Mount Prospect Monument Signage
Total

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder shall complete the below summary table to provide a total cost for the project.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	MOBILIZATION	LSUM	1	$2,000.000	$ 2,000.00
2.	BUSSE ROAD SIGN				$311,777.00
3.	RAND ROAD SIGN				$325,800.00
4.	MAINTENANCE BOND, 24-MONTH	LSUM	1	$5,300.00	$ 5,300.00
				GRAND TOTAL	$644,877.00

General:

Q: **The drawings that were issued with the project are not formatted to scale. Can you please supply scale drawings for the project to enable proper take offs?**

A: An additional set of plans formatted to 36" x 24" have been added for reference to the Documents section on EUNA OpenBidss.

BIDDER'S ACKNOWLEDGMENT OF RECEIPT

ADDENDUM NO. 1
Village of Mount Prospect, Illinois

MOUNT PROSPECT MONUMENT SIGNAGE

BIDDER hereby acknowledges receipt of Addendum No. 1

Company Name..... : Schaefges Brothers, Inc.

By (Signature)..... :

Print Name ..... : Kenneth Schaefges

Position/Title..... : President

Date ..... : February 10, 2026

Note: **This Addendum shall be included with and is considered part of the bid documents. Failure to return this form may result in disqualification of the BIDDER. Include this original in your bid.**

BIDDER'S ACKNOWLEDGMENT OF RECEIPT

ADDENDUM NO. 2
Village of Mount Prospect, Illinois

MOUNT PROSPECT MONUMENT SIGNAGE

BIDDER hereby acknowledges receipt of Addendum No. 2

Company Name..... : Schaefges Brothers, Inc.

By (Signature)..... :

Print Name ..... : Kenneth Schaefges

Position/Title..... : President

Date ..... : February 12, 2026

Note: **This Addendum shall be included with and is considered part of the bid documents. Failure to return this form may result in disqualification of the BIDDER. Include this original in your bid.**

General Contractors

Schaefges Brothers, Inc. / 851 Seton Court, Suite 2A, Wheeling, Illinois 60090-5790
Tel (847) 537-3330 · Fax (847) 537-7439 · www.sbigc.com

February 16, 2026

WORK IN PROGRESS

JUAREZ COMMUNITY ACADEMY HIGH SCHOOL POOL
Owner: Chicago Public Schools
Construction Mgr.: Friedler Construction
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $714,404.00
Percent Complete: 97%
Completion Date: January 2026

ELGIN HIGH SCHOOL POOL RENOVATION
Owner: School District U-46 – Jolene Linneman 847-888-5000
Architect: DLA Architects, Ltd., Eric Kretschmer – 847-742-4063 e.kretschmer@dla-ltd.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $3,345,505.00
Complete Percent: 97%
Completion Date: January 2026

KEMMERLING POOL SPLASH PAD
Owner: Roselle Park District – Lynn McAteer – 630-894-1027
Construction Mgr.: IHC Construction Companies – Jim Leppert – jleppert@ihcconstruction.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $950,000.00
Percent Complete: 5%
Completion Date: May 2026

GLENCOE SHELTON PARK NEW GREENHOUSE
Owner: Glencoe Park District – Kyle Kuhs, 847-835-7999
Architect: Wight & Company – Matthew Duggan
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $651,922.00
Percent Complete: 12%
Completion Date: April 2026

STONE PARK PAVILION CONCRETE
Owner: Village of Stone Park – Benjamino Mazzulla
Construction Mgr.: Vision Construction – Matthew Howe – matt.howe@visionconstruction.us
Project Manager: Chad Karecki8
Superintendent: Martin Pantoja
Contract Amount: $101,800.00
Percent Complete: 2%
Completion Date: March 2026

LAKE FOREST HIGH SCHOOL DRAINAGE EAST CAMPUS
Owner: Lake Forest High School District 115
Construction Mgr.: Pepper Construction Company – Nicholas Cosek – ncosek@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $410,000.00
Percent Complete: 0%
Completion Date: May 2026

JOLIET THSD 204 JOLIET WEST HS MATER PLAN CONCRETE
Oner: Joliet THSD 204
Construction Mgr.: Gilbane Building Company – Carrie DelRose – cdelrose@gilbaneco.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $113,700.00
Percent Complete: 0%
Completion Date: May 2026

JOLIET THSD 204 JOLIET CENTRAL SMITH & T&I BUILDING RENOVATION CONCRETE
Oner: Joliet THSD 204
Construction Mgr.: Gilbane Building Company – Carrie DelRose – cdelrose@gilbaneco.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $357,000.00
Percent Complete: 0%
Completion Date: May 2026

SBI

General Contractors

Schaefges Brothers, Inc. / 851 Seton Court, Suite 2A, Wheeling, Illinois 60090-5790
Tel (847) 537-3330 · Fax (847) 537-7439 · www.sbigc.com

February 16, 2026

PROJECT HISTORY

WESTMONT PARK DISTRICT WARNER SPRAY PARK FILTRATION SYSTEM
Owner: Westmont Park District – Bob Fleck – 630-776-5452
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $225,022.00
Completion Date: November 2025

ST CHARLES SD 303 FACILITIES MASTER PLAN EAST HIGH SCHOOL EXTERIOR ENTRANCE
Owner: St Charles SD 303
Construction Mgr.: Pepper Construction Company – Joe DiCicco – jdicicco@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $215,905.00
Completion Date: September 2025

LAKE BARRINGTON COUNTRYSIDE PARK DISTRICT SPLASH PAD IMPROVEMENTS PROJECT
Owner: Lake Barrington Countryside Park District – Justin Dusek – just.dusek@gmail.com
Architect: Engineering Resource Associates, Inc. – 630-393-3060
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $172,039.00
Completion Date: August 2025

LAKE BLUFF BLAIR PARK
Owner: Lake Bluff Park District – John Bealer – 847-457-7346 – jbealer@lakebluffparkdistrict.org
Architect: WT Group, LLC – Todd Abrams – 224-293-6333 – tabrams@wtgroup.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $2,450,198.00
Completion Date: July 2026

NORTHBROOK PARK DIST. MEADOWHILL AQUATIC CENTER RENOVATION CONCRETE & POOL
Owner: Northbrook Park District – Chris Leiner – 847-291-2960
Construction Mgr. Bulley & Andrews – Michael Cottick – 773-645-5840 – mcottick@bulley.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $1,390,223.00
Completion Date: July 2025

ST CHARLES OTTER COVE SPLASH PAD RENOVATION
Owner: St. Charles Park District – Laura Rudow 630-513-4344
Architect: Upland Design Ltd., - Heath Wright– 815-254-0091 – hwright@uplanddesign.com
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $2,251,099.00
Completion Date: July 2025

SD 218 SHEPARD HIGH SCHOOL JV THEATER CONCRETE
Owner: Community HS District 218
Construction Mgr.: Pepper Const. Co. – Andrew House–312-590-9960 AHouse@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $1,736,700.00
Completion Date: July 2025

ELK GROVE VILLAGE OAKTON & BUSSE GATEWAY FOUNTAIN
Owner: Village of Elk Grove Village- Bryan Grippo
Construction Mgr.: Nicholas & Associates, Inc. Dave Torres – 847-394-6200 – dtorres@nicholasquality.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $882,778.00
Completion Date: July 2025

OAK LAWN MEMORIAL PARK BATHHOUSE
Owner: Oak Lawn Park District – Tom Hartwig – 708-857-2225
Construction Mgr: Hargrave Builders, Inc – Jake Skowronski – 847-742-7828–
jskowronski@hargravebuilders.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $332,941.00
Completion Date: June 2025

SUNSET WOODS PARK IMPROVEMENTS
Owner: Park District of Highland Park – Ben Kutscheid – 847-579-3104 – bkutscheid@pdhp.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $1,371,400.00
Completion Date: June 2025

DOLPHIN COVE AQUATIC CENTER POOL
Owner: Dundee Township Park District – Ken Saveley – 847-428-7131 – ksaveley@dtpd.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $250,377.00
Completion Date: May 2025

ELMHURST MADISON EARLY CHILDHOOD CENTER RENOVATION SITEWORK
Owner: Elmhurst Unit School District 205
Construction Mgr.: International Contractors, Inc. – Joe Waltz – 630-834-8043 jwaltz@icibuilds.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $345,925.00
Completion Date: May 2025

HARPER COLLEGE BUILDING V PAVING IMPROVEMENTS
Owner: William Rainey Harper College
Construction Mgr.: Cage Civil Engineering – Aaron Bruder – 847-849-7726 abruder@cagecivil.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $540,277.00
Completion Date: October 2024

CONSOLIDATED HS DISTRICT 230 VICTOR J ANDEWS HS STARTING BLOCKS & DIVING BOARD
Owner: Consolidated HS District 230 – David Keating – 708-745-5203 dkeating@d230.org
Project Manager: Chad Karecki
Superintendent: Julio Pantoja
Contract Amount: $36,159.00
Completion Date: August 2024

ST CHARLES SD 303 FACILITIES MASTER PLAN CAST-IN-PLACE CONCRETE LINCOLN ES
Owner: St Charles SD 303
Construction Mgr.: Pepper Construction Company – Joe DiCicco – jdicicco@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $164,539.00
Completion Date: August 2024

ST CHARLES SD 303 FACILITIES MASTER PLAN CAST-IN-PLACE CONCRETE HAINES CENTER
Owner: St Charles SD 303
Construction Mgr.: Pepper Construction Company – Joe DiCicco – jdicicco@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $155,267.00
Completion Date: August 2024

VERNON HILLS TURTLE CREEK WATER PARK
Owner: Vernon Hills Park District – Jeff Fougerousse – jefff@vhparkdistrict.org – 224-343-3712
Construction Mgr.: Schaefges Brothers, Inc. – Ken Schaefges – ken@sbigc.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $1,632,512.00
Completion Date: July 2024

RICH TOWNSHIP HIGH SCHOOL DISTRICT 227 STEM DOOR 5 CONCRETE
Owner: Rich Township SD 227
Construction Mgr.: Pepper Const – Kristen Hannemann–khannemann@pepperconstruction.com –847-620-4018
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $767,343.00
Completion Date: July 2024

VERNON HILLS CENTURY PARK PAVILION CONCRETE
Owner: Vernon Hills Park District – Jeff Fougerousse – jeff@vhparkdistrict.org – 224-343-3712
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $72,000.00
Completion Date: July 2024

SCHAUMBURG OLYMPIC PARK SUN SHADE
Owner: Schaumburg Park District – Mathew Gaynor – 847-985-2115 – magaynor@parkfun.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $493,336.00
Completion Date: June 2024

BENSENVILLE WATER PARK POOL FINISH
Owner: Bensenville Park District – Joseph Vallez
Architect: Tria Architecture – Ronald McGrath – 630-455-4500
Project Manager:: Kenneth Schaefges
Superintendent: Kenneth Schaefges
Contract Amount: $783,000.00
Completion Date: June 2024

DUNDEE TOWNSHIP RAKOW CENTER DIVING WELL POOL REPAIRS
Owner: Dundee Township Park District – Ken Saveley 857-428-7131- ksaveley@dtpd.org
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $148,580.00
Completion Date: June 2024

CHANNAHON TOMAHAWK AQUATIC CENTER POOL
Owner: Channahon Park District – Mike Leonard – mleonard@channahonpark.org
Architect: Williams Architects = Brad Moser – bmoser@williams-architects.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $2,009,535.00
Completion Date: May 2024

FESTIVAL PARK SPLASH PAD REHABILITATION
Owner: City of Elgin – Greg Hulke – 847-931-6038 – hulke_g@cityofelgin.org
Project Manager: Chad Karecki
Superintendent: Chad Karecki
Contract Amount: $942,730.00
Completion Date: May 2024

CLYDE PARK DISTRICT PARKHOLME POOL
Owner: Clyde Park District – Jose Colloza – 708-652-3545 – jcollazo@clydeparkdist.org
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $274,500.00
Completion Date: May 2024

NAPERVILLE CENTENNIAL PARK SKATEPARK
Owner: Naperville Park District
Construction Mgr.: Spohn Ranch – Doug Hagen – doug@spohnranch.com – 718-480-8143
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $234,764.00
Completion Date: November 2023

CHICAGO PUBLIC SCHOOLS BOGAN TECHNICAL HIGH SCHOOL POOL
Owner: Chicago Public Schools
Construction Mgr.: CCC Holdings, Inc. –Sal Randazzo – srandazzo@ccc-chicago.com 773-359-6590
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $748,740.00
Completion Date: October 2023

MORTON WEST HIGH SCHOOL COLUMN REPAIRS CONCRETE
Owner: J Sterling Morton High School District 201
Construction Mgr.: Vision Const. & Consult, Inc. – Robert Orsekes – bob@visionconstruction.us 630-292-9548
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $1,306,908.00
Completion Date: September 2023

NEUQUA POOL FILTER SYSTEM & DRAIN COVER REPLACEMENT
Owner: Indian Prairie SD – Ken Schwolow – Kenneth_schwolow@ipsd.org – 630-375-3048
Architect: W.T. Engineering
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $361,492.00
Completion Date: September 2023

SCHOOL DISTRICT 220 LINES & ELC RENOVATION EARTHWORK
Owner: Barrington C.U.S.D. 220 – 847-381-6300
Construction Mgr.: Pepper Construction – Andrew House – 847-381-2760
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $29,777.00
Completion Date: July 2023

SCHOOL DISTRICT 220 NORTH BARRINTON AND BARBARA ROSE EARTHWORK
Owner: Barrington C.U.S.D. 220 – 847-381-6300
Construction Mgr.: Pepper Construction – Andrew House – 847-381-2760
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $165,500.00
Completion Date: July 2023

MAINE EAST 2022 REFERENDUM POOL PROJECT
Owner: Maine Township High School District 207
Construction Mgr.: Pepper Const. – Lisa Koeune – Lkouene@pepperconstrctuion.com – 847-384-8780
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $639,612.00
Completion Date: July 2023

MAINE SOUTH 2022 REFERENDUM POOL PROJECT
Owner: Maine Township High School District 207
Construction Mgr.: Pepper Const. – Lisa Koeune – Lkouene@pepperconstrctuion.com – 847-385-8780
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $104,257.00
Completion Date: July 2023

PAUL NEAL PICKLEBALL COURTS
Owner: Vil of Libertyville – David Thornborough – 847-918-2076 dthornborough@libertyville.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $215,892.00
Completion Date: June 2023

SUNSET VALLEY GOLF CLUB CART PATH BRIDGE
Owner: Park District of Highland Park
Construction Mgr.: Gewalt Hamilton, Inc. – Enrique Sanchez – 847-478-9700 esanchez@gha-engineers.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $493,131.00
Completion Date: May 2023

VILLAGE OF ELK GROVE GATEWAY SIGNS – BUSINESS PARK
Owner: Village of Elk Grove – Eric Schmidt – Eschmidt@elkgrove.org
Engineer: Civil Tech, Inc. – J Kerivan – JKerivanIII@civiltechinc.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $434,985.00
Completion Date: May 2023

CENTENNIAL PARK AQUATIC CENTER 3 METER PLATFORM & RAILINGS
Owner: Village of Orland Park – Mike Mazza – mmazza@orlandpark.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $158,850.00
Completion Date: May 2023

REAVIS HIGH SCHOOL POOL AND LOCKER ROOM RENOVATION
Owner: Board of Education Reavis High School District 220 – Mike Hock
Construction Mgr.: Mazur + Sons Construction – Tom Mazur – tmazur@mazurandson.com -708-839-5959
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $1,340,579.00
Completion Date: April 2023

DELNOR HEALTH & FITNESS SPA REPAIRS
Construction Mgr.: Cosgrove Construction Inc. – Martin Cosgrove – 815-774-0036
Superintendent: Martin Pantoja
Contract Amount: $230,745.00
Completion Date: April 2023

VILLAGE OF GRAYSLAKE AQUATIC CENTER SLIDE TOWER GRATING REPLACEMENT
Owner: Village of Grayslake – Kara Michalski - kmichalski@villageofgrayslake.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $59,344.00
Completion Date: April, 2023

ARLINGTON RIDGE CENTER POOL SLIDE STAIRCASE
Owner: Arlington Heights Park District – Sheila Cruz – 847-577-3009 scruz@ahpd.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $20,531.00
Completion Date: March 2023

PROVISO HS DISTRICT 209 CAPITAL IMPROVEMENTS PHASE I CONCRETE
Owner: The Board of Ed of Proviso THSD 209
Construction Mgr.: Gilbane Building Company – Thomas Weeks – 773-695-3500 tweeks@gilbaneco.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $251,317.00
Completion Date: December 2022

NEWTON PARK CONCRETE IMPROVEMENTS
Owner: Glen Ellyn Park District – Nathan Troia – 630-942-7265 ntroia@gepark.org
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $151,507.00
Completion Date: November 2022

STREAMWOOD POLICE STATION RENOVATION CONCRETE
Owner: Village of Streamwood
Construction Mgr.: MTI Construction Services, LLC
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $40,785
Completion Date: December 2022

DOLPHIN COVE WATERSLIDE CONCRETE REPAIR
Owner: Dundee Township Park District - Ken Saveley – 847-428-7131 ksavely@dtpd.org
Project Manager: Chard Karecki
Superintendent: Martin Pantoja
Contract Amount: $106,000.00
Completion Date: September 2022

ELMHURST CUSD 205 JACKSON ELEMENTARY SCHOOL EXCAVATION & SITE UTILITIES
Owner: Elmhurst CUSD 205
Construction Mgr.: ICI – Jason Wasser – jwasser@icibuilds.com – 630-941-6857
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $562,494.00
Completion Date: September 2022

HINSDALE CENTRAL HIGH SCHOOL CAST IN PLACE CONCRETE
Owner: Hinsdale Township High School District 86
Construction Mgr.: Pepper Construction – Jarlath Lynch – jlynch@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $99,103.00
Completion Date: September 2022

HINSDALE SOUTH HIGH SCHOOL CAST IN PLACE CONCRETE
Owner: Hinsdale Township High School District 86
Construction Mgr.: Pepper Construction – Jarlath Lynch – jlynch@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $192,185.00
Completion Date: September 2022

LAKE ZURICH CUSD 95 2022 STEAM MIDDLE SCHOOL SOUTH & ISAAC FOX BUILLDING CONCRETE
Owner: Lake Zurich CUSD 95 – Vicky Cullinan
Construction Mgr.: Lamp, Inc. –
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $176,777.00
Completion Date: September 2022

LAKE ZURICH CUSD 95 2022 STEAM MIDDLE SCHOOL NORTH & LOOMIS BUILLDING CONCRETE
Owner: Lake Zurich CUSD 95 – Vicky Cullinan
Construction Mgr.: Lamp, Inc. –
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $245,777.00
Completion Date: September 2022

MAINE SOUTH 2021 REFERENDUM PROJECT POOL WORK
Owner: Maine Township High School District 207
Construction Mgr.: Pepper Construction Company – Lisa Koeune – Lkouene@pepperconstrctuion.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: $245,588.00
Completion Date: August 2022

KENNILWORTH ASSEMBLY HALL CONCRETE
Owner: Kenilworth Park District –
Construction Mgr.: W.B. Olson, Inc. – Sami Zafar – 847-498-3800
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: $197,289.00
Completion Date: July 2022

VILLAGE OF OAK BROOK BATH & TENNIS CLUB HIGH DIVE STAND REPLACEMENT
Owner: Village of Oak Brook – Doug Hroba – 312-402-5485
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: $45,500.00
Completion Date: July 2022

GENEVA PARK DISTRICT 2022 MILL CREEK POOL RESURFACING PROJECT
Owner: Geneva Park District – Joey Kalwat – 630-232-4542
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: $174,000.00
Completion Date: July 2022

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, THAT WE Schaefges Brothers, Inc.
851 Seton Court, Suite 2A Wheeling, IL 60090
as Principal, hereinafter called the Principal, and Fidelity and Deposit Company of Maryland
1299 Zurich Way, Schaumburg, IL 60196-1056
a corporation duly organized under the laws of the State of IL
as Surety, hereinafter called the Surety, are held and firmly bound unto Mount Prospect Public Library
1700 W. Central Road Mount Prospect, IL 60056
as Obligee, hereinafter called the Obligee, in the sum of Ten Percent of Amount Bid
Dollars ($ 10%),
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Mount Prospect Monument Signage

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 16th day of February , 2026

Julie Schaefges
Julie Schaefges (Witness)

Schaefges Brothers, Inc.
(Principal) (Seal)
By:
Kenneth Schaefges, President (Title)

Mary Null
Mary Null (Witness)

Fidelity and Deposit Company of Maryland
(Surety) (Seal)
By:
Attorney-in-Fact Ann Marie Waters (Title)

AIA DOCUMENT A310 ● BID BOND ● AIA ● FEBRUARY 1970 ED. ● THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 N.Y. AVE., N.W., WASHINGTON, D.C. 20006

STATE OF ILLINOIS

COUNTY OF DuPAGE

I, DeAnne Marie Pehlke Notary Public of Will County, in the State of Illinois, do hereby certify that Ann Marie Waters Attorney-in-Fact, of the Fidelity and Deposit Company of Maryland who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument, for and on behalf of the Fidelity and Deposit Company of Maryland the used and purposes therein set forth.

Given under my hand and notarial seal at my office in the Village of Naperville in said County, this 16th day of February 2026

DeAnne Marie Pehlke

(Notary Public)

DeAnne Marie Pehlke

My Commission expires: 11/7/2027

Notary Seal:

"OFFICIAL SEAL"
DEANNE MARIE PEHLKE
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 980957
MY COMMISSION EXPIRES 11/7/2027

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **William F. CAHILL, Rachel E. HERNANDEZ, Karen A. RYAN. Kimberly R. IIOLMES. Brent R. WAGNER, Ann Marie, WATERS of Naperville, Illinois,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 4th day of June A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 4th day of June A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 16th day of February, 2026.

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Item Cover Page

Subject	**Approval of the Agreement for Provision of Valet Parking Services between the Village of Mount Prospect and FiveStar Valet for the provision of valet parking services to restaurants located in the downtown area of the Village.**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$67,600
Budget Source	General Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

Since the spring of 2024, the Village has provided valet services in the downtown 'Triangle' area every Thursday, Friday, and Saturday evening starting at 5:00 P.M. The area has limited turn movements and a reduced number of public parking stalls serving the seven businesses located in the Triangle, three of which are restaurants. The Village piloted the complimentary program due to a substantial lack of parking and complaints from residents, patrons, and businesses.

The program operates in the triangle, with car drop-off and pick-up taking place in front of The Prospect restaurant. While a few stalls are reserved in the Triangle, the bulk of the cars that are valeted are parked in the West Metra Commuter Lot. The Emerson Street Parking Deck serves as the reserve or 'overflow' parking location. Over 100 vehicles are parked using the valet service each weekend on average. The single highest usage night over the last year was a Saturday evening in July when 70 vehicles were parked via valet. This location is 3-times busier than the next highest restaurant location that FiveStar Valet serves, and its volume is comparable to the Art Institute of Chicago, Michigan Shores, or the Chicago Club in downtown Chicago.

Staff obtained three quotes for the initial project, with FiveStar Valet coming in at the most affordable at $310 / night ($48,360 / year) for two attendants each evening starting at 5:00 P.M. The other two quotes were from V.I.P. Valet Services at $370 / night ($57,720 / year) and FC Valet at $395 / NIGHT ($61,620 / year). All three restaurants in the Triangle (The Prospect, Mount Prospect Public House, and Station 34) have been exceptionally supportive of the program and would like it to continue.

Discussion

Staff recommends continuing the Triangle Valet Pilot Program in 2026 with targeted modifications. Specifically, staff proposes discontinuing complementary valet service in the Triangle on Thursday evenings and expanding the pilot program to include Prospect Avenue. Under this approach, complimentary valet service would be offered in both the Triangle and along Prospect Avenue on Friday and Saturday evenings.

FiveStar Valet has maintained its nightly rate of $310 per location for the first two years of the pilot program. For 2026, FiveStar has proposed an increase to $325 per night, per location, citing increased insurance costs. Eliminating Thursday service in the Triangle would partially offset the cost of adding one evening on Prospect Avenue; however, due to the proposed rate increase and expanded service area, the total annual cost of the valet program would increase from $43,360 to approximately $67,600.

If approved, staff would coordinate with FiveStar Valet to identify an appropriate operating location on Prospect Avenue, with vehicles staged at either the west end of Prospect Avenue, the former St. Mark Lutheran Church parking lot, or the West Metra commuter lot.

Alternatives

1. Approval of the Agreement for Provision of Valet Parking Services between the Village of Mount Prospect and FiveStar Valet for the provision of valet parking services to restaurants located in the downtown area of the Village.
2. At the discretion of the Village Board.

Staff Recommendation

Staff recommend approval of the Agreement for Provision of Valet Parking Services between the Village of Mount Prospect and FiveStar Valet for the provision of valet parking services to restaurants located in the downtown area of the Village.

Attachments

1. Mount Prospect 1 Year Contract - 2026 Renewal

Agreement for Provision of Valet Parking Services

This Agreement for Provision of Valet Parking Services (the "Agreement"), effective **March 27th, 2026,** is made between the Village of Mount Prospect ("Village") and Five Star Valet (collectively 'Parties") for the provision of valet parking services (the "Services") to restaurants located in the downtown area of the Village based on the following terms and conditions:

RECITALS

WHEREAS, the Village seeks to promote the success of commercial establishments in its downtown area; and

WHEREAS, the Village desires to accommodate the parking needs of downtown restaurants as a way to encourage their successful operations; and

WHEREAS, the Village recognizes the volume of restaurant business increases on certain days and during certain hours of the week; and

WHEREAS, the Village believes the provision of the Services for downtown restaurants will encourage their business on the weekend evenings; and

WHEREAS, the Village believes the provision of the Services for downtown restaurants can promote public safety and well-being; and

WHEREAS, the Parties desire to set forth the terms and conditions whereby the Services can be made available to downtown restaurants.

NOW, THEREFORE, in consideration of the Recitals and the mutual covenants hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Village and Five Star Valet hereby agree as follows:

Section 1: Recitals

The above-stated Recitals are included as terms in this Agreement.

Section 2: Location of the Services

The operation of the Services will be located at two downtown Mount Prospect locations (the "Locations"):

1. the Triangle area of downtown Mount Prospect at 2 West Northwest Highway, Mount Prospect, Illinois 60056; and
2. the Prospect Avenue area of downtown Mount Prospect at or near 99 W Prospect Avenue, Mount Prospect, Illinois 60056.

Section 3: Availability of the Services

The Services will be offered on Friday and Saturday evenings starting at 5:00 p.m. and ending at 12:00 a.m. (as the last time a valet parking attendant will take possession of a vehicle in order to park it).

Section 4: Provision of the Services

Section 4.1: The Services will be provided by parking attendants employed by Five Star Valet.

Section 4.2: Restaurant patrons desiring to use the Services shall bring their cars to the Location where a Five Star Valet parking attendant will take possession of the vehicle and park it.

Section 4.3: The Five Star Valet Star parking attendant shall be dressed in black dress pants, black dress shoes and a Five Star Valet jacket or polo shirt.

Section 4.4: Five Star Valet shall provide all equipment needed for the provision of the Services, including all custom signs, cones, umbrellas for customers and a secured key podium for the cars that have been parked.

Section 5: Cost of the Services

Section 5.1: The Village shall pay Five Star Valet for the costs of providing the Services.

Section 5.2: The cost for the Services shall be Two Hundred and Ten Dollars ($210.00) per night for a Five Star Valet parking attendant. If an additional parking attendant(s) is needed, the cost shall be One Hundred Dollars ($115.00) per night. The need for an additional parking attendant(s) must be authorized by a restaurant manager and confirmed by Five Star Valet.

Section 6: Five Star Valet Responsibilities

Section 6.1: Five Star Valet agrees it shall be responsible for and will be liable to pay for any damages resulting from its negligence in the provision of the Services, including, but not limited to, owners being locked out of their vehicles that they placed in the possession of Five Star Valet personnel and any personal injuries and/or damage to vehicles from accidents caused by Five Star Valet personnel.

Section 6.2: Five Star Valet agrees that it shall provide transportation to restaurant patrons using the Services in case of an emergency.

Section 6.3: Five Star Valet shall carry the necessary liability insurance of at least Three Million Dollars ($3,000,000.00), as well as Workers Compensation insurance, and shall name the Village as an additional insured for its insurance coverage.

Section 6.4: Five Star Valet shall provide to the Village proof of all necessary licensing to provide the Services.

Section 6.5: Five Star Valet shall provide the Village with Certificates of Insurance indicating the Village as an additional insured and provide the Village with proof of necessary licenses within 48 hours after the execution of this Agreement.

Section 7: Indemnification

Five Star Valet agrees, to the fullest extent permitted by law, to indemnify, hold harmless, and defend, individually and collectively, the Village and its officers, officials, agents, representatives, employees and volunteers (the "Village Personnel") from and against all injuries, deaths, loss, damages, claims, reasonable legal costs, suits, liabilities, judgments, costs and expenses, which may in any way accrue against the Village and Village Personnel in whole or in part as a result of negligent and/or willful

and wanton conduct by Five Star Valet personnel who are engaged in provision of the Services. Five Star Valet and its personnel expressly understand and agree that any insurance policies required by this Agreement shall in no way limit its responsibility to indemnify, keep and save the Village and Village Personnel, and to pay expenses and damages as herein provided.

Section 8: Termination of Agreement

The Parties agree that either Party may terminate the Agreement giving no less that seven (7) days' notice of termination prior to the last day of any month in which the Agreement is effective

Section 9: Independent Contractor

Five Star Valet acknowledges that its relationship to the Village is that of an Independent Contractor, and nothing in its performance of the Services is intended to or should be construed as creating an agency, employment or any other relationship other than that of an Independent Contractor.

Section 10: Choice of Law and Venue

The Parties agree that, for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the Parties agree to submit to the jurisdiction of said Court for any such action or proceeding. This Agreement, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois.

Section 11: Effective Date

This Agreement shall become effective and binding upon the Parties on the date it has been signed and by representative of both the Village and Five Star Valet.

Section 12: Conclude Date

This Agreement is binding for 1 year and will conclude on March 22nd, 2027.

The undersigned representatives of the Parties have read and fully understand the terms of this Agreement and agree that their party shall be bound by all provisions included herein.

VILLAGE OF MOUNT PROSPECT	FIVE STAR VALET
By:_____	By:_____
Title:_____	Title: Owner
Date:_____	Date: 2/27/25

Item Cover Page

Subject	**As submitted**
Meeting	March 3, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	VILLAGE MANAGER'S REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None