



**COUNTY OF KENDALL, ILLINOIS**  
**COMMITTEE OF THE WHOLE**  
**Kendall County Historic Courthouse,**  
**110 W. Madison Street, Yorkville, IL 60560**  
**Thursday, June 12, 2025, at 4:00 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call: Matt Kellogg (Chairman), Scott Gengler (Vice-Chair), Zach Bachmann, Brian DeBolt, Elizabeth Flowers, Dan Koukol, Jason Peterson, Ruben Rodriguez, Brooke Shanley, Seth Wormley
3. Approval of Agenda
4. Approval to Forward Claims to County Board Meeting
5. Committee Reports and Updates
6. New Committee Business
  - A. Approval of UPS Renovations Project ([p. 2](#))
  - B. Approval of Phase II Progress Report and Contingency Reduction #3 ([p.7](#))
  - C. Approval of Phase III Conceptualization Study Proposal ([p. 9](#))
7. Old Committee Business
8. Department Head and Elected Official Reports
9. Questions from the Media
10. Chairman's Report

**Appointments**

Brooke Shanley – Kendall Housing Authority – Remainder of term – Expires December 2026

Natalia Borowska – Aurora Area Convention and Visitor's Bureau Board of Directors

11. Public Comment
12. Action Items for County Board
13. Executive Session
14. Adjournment

*If special accommodation or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24 hours prior to the meeting time.*



## Kendall County Agenda Briefing

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**Meeting Type:** Committee of the Whole  
**Meeting Date:** 6/12/2025  
**Subject:** UPS (Uninterruptable Power Supply) Renovations Project Bid Award  
**Prepared by:** Dan G. Polvere  
**Department:** Facilities Management

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### **Action Requested:**

Review and Forward to County Board for Approval

### **Board/Committee Review:**

N/A

### **Fiscal impact:**

\$334,866 from Fund 1404-Public Safety Capital and \$140,863 from Fund 1402-Capital Improvement.

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### **Background and Discussion:**

The Kendall County UPS Renovations Project was put out to Bid on March 4, 2025. The scope of work included UPS installations to replace original equipment in the following buildings:

- Courthouse: Replacement of (1) 16-year-old 150 kVA (kilovolt-amperes) unit and (1) 27-year-old 15kVA unit.
- Courthouse: Alternate #1 - Feeds from 2<sup>nd</sup> floor power panel to IT/Network Room 139.
- Health & Human Services Building: Replacement of (1) 22-year-old 20 kVA unit.

In addition, the scope of work included:

- County Office Building #2: Installation of (1) new 20 kVA unit and recircuiting.

The attached Bid Tabulation illustrates the recorded bids. The three bidders were Morse Group at \$403,700, Aurora Wiring & Fixture (AWF) at \$446,400 and Holmgren Electric at \$522,443.

During the post-bid interviews it was determined that the equipment bid by both Morse Group and AWF was being supplied by Schneider Electric while Holmgren Electric provided equipment supplied by Toshiba. From experience with replacing the Public Safety Center UPS (also Schneider Electric equipment) in January 2024 with KenCom, the Facilities Management and IT staff prefer Toshiba equipment for this project. The Toshiba equipment set the standard in our specifications for a three-year warranty, is made in the USA and has an open-source protocol for

their software which enables non-Toshiba specific technicians to program their systems after the warranty period ends.

Those vendors that did not specify Toshiba equipment were asked to provide their Best and Final Offer with the specified equipment. After reviewing those offers the evaluation team recommends proceeding with Morse Group, which maintained the lowest project bid at \$453,075. We also recommend that a Project Contingency be set aside for the project for approximately 5% of the Contract Value, which is \$22,654.

### **Project Funding**

The Public Safety Capital Fund (1404) includes \$200,000 to replace the UPSs in the Courthouse. The Capital Improvement Fund (1402) has \$80,000 for the HHS UPS replacement. The UPS in COB 2 was originally included in the building budget, from which \$182,790 remains. The identification of the additional UPS in the Courthouse and the additional costs for the Courthouse UPS is proposed to be funded from Public Safety Fund Balance. The COB 2 and HHS UPS replacement will be funded by the Capital Improvement Fund. The additional cost will be absorbed by projects that are planned to be deferred to a future year.

	Courthouse	COB 2	HHS	Totals
Base Bid	\$ 285,295	\$ 53,895	\$ 56,260	
Alternate 1	\$ 8,250			
Toshiba	\$ 25,375	\$ 12,000	\$ 12,000	
Contingency	\$ 15,946	\$ 3,295	\$ 3,413	\$ 22,654
Total	\$ 334,866	\$ 69,190	\$ 71,673	\$ 475,729
Budget	\$200,000		\$80,000	
Balance	(\$134,866)	(\$69,190)*	\$8,327	

### **Staff Recommendation:**

Review and Forward to County Board for Approval

### **Attachments:**

Kendall County UPS Renovations Project CCA Bid Recommendation



June 1, 2025

Kendall County  
804 W. John Street, Suite B  
Yorkville, IL 60560  
Attention: Dan Polvere

**RE: Kendall County UPS Renovations Project**

Dear Mr. Polvere:

The Kendall County UPS Renovations Project was put out to Bid on March 4, 2025. Over eighty contractors were notified of the project and ten of them obtained bidding documents and three (3) attended the pre-bid meeting. At the bid opening date of March 20, 2025, we received 3 bids. We proceeded to open the 3 bids and read the required information publicly for the aforementioned project.

The attached Bid Tabulation dated 03/20/25 document illustrates the recorded bids. The three bidders were Morse Group at \$403,700, Aurora Wiring & Fixture (AWF) at \$446,400, and Holmgren Electric at \$522,443. During the post-bid interviews it was determined that the equipment bid by both Morse Group and AWF was being supplied by Schneider Electric while Holmgren Electric provided equipment supplied by Toshiba. The County then indicated a preference for Toshiba equipment for this project. The two low bidders were then contacted to provide an updated price for the project supplying only Toshiba equipment. Both contractors provided updated pricing for equipment to meet the County's equipment preference for the project.

The two contractors provided their Best and Final Offer (BAFO) for the project with new pricing for the preferred equipment supplier factored into the evaluation. The final BAFO and additional pricing was provided on 5/27/25. Following the BAFO, the evaluation team proceeded to review the Final Pricing to determine the final Bid Amount and Contract Award value. The attached Final Bid Analysis identifies the updated base price, plus defined alternates that were accepted.

The Bid Analysis document identifies the original base bid amount, the required alternate bid, and the additional cost for the County's preferred equipment manufacturer. These items were utilized to calculate the final Bid Values of the Contractors. The final tally of the Contractors are as follows:

Morse Group	=	\$453,075
Aurora Fixture and Wire	=	\$486,400
Holmgren Electric	=	\$522,443

As such, it is our recommendation that Morse Group be awarded the Contract for the Final Bid total of \$453,075 in accordance with the bidding documents and their final BAFO letters and correspondences for the aforementioned project. We also recommend that a Project Contingency be set aside for the project for approximately 5% of the Contract Value. The recommended contingency value for the project is \$22,654.

Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,

**Cordogan Clark**

A handwritten signature in black ink, appearing to read 'BKronewitter', with a long horizontal line extending to the right.

Brian Kronewitter, AIA, DBIA  
Executive Vice President

**Bid Package #1 - Electrical**  
**Kendall County UPS Renovations**  
 June 1, 2025



**BID TABULATION:**

Vendor Name / Address	Bid Bond	Signed Bid Form	Addendum	Base Bid	Alt No 1. All work related to added outlets in Room 139	Toshiba Equipmet Addition	Total Base Bid + Accepted Alts.
Morse Group	X	X	X	\$395,450	\$8,250	\$49,375	\$453,075
AWF	X	X	X	\$441,600	\$4,800	\$40,000	\$486,400
Holmgren Electric	X	X	X	\$487,443	\$35,000	\$0	\$522,443
Total Apparent Lowest Responsive & Responsible Bidder + Accepted Alternates:							\$453,075



## Kendall County Agenda Briefing

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**Meeting Type:** Committee of the Whole  
**Meeting Date:** 6/12/2025  
**Subject:** Phase II County Office Building Renovations Contingency Reduction #3  
**Prepared by:** Dan G. Polvere  
**Department:** Facilities Management

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**Action Requested:**

Review and Forward to Board for Approval

**Board/Committee Review:**

N/A

**Fiscal impact:**

\$14,928 reduction of Phase II Contingency. The remaining contingency is \$273,562.

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**Background and Discussion:**

Unforeseen conditions found during the excavation for the stair-tower footings resulted in two of the contingency reduction requests. Two storm drains that conflicted with the foundation footings had to be removed and rerouted to make room for grade beams called for in the plans. In addition, to accommodate piping for a restroom on the 1<sup>st</sup> floor, the plumber needed to chip away at the concrete by hand because the floor scan picked up the presence of a 480-volt electric feed buried nearby. The other two contingency reduction requests included the addition of a steel beam in the elevator shaft which is a newly required code item by OSHA for safety along a credit from CMM Group for an adjustment to previous amounts listed.

The total request for Phase II Contingency Reduction #3 is \$14,928 with revised contract amounts as follows. **The current available contingency is \$273,562.**

- Lite Construction \$ 2,634,524 (\$11,291 increase)
- Guardian Steel \$ 398,060 (\$1,060 increase)
- CMM Group \$ 825,064 (\$468 credit)
- Omega Plumbing \$ 309,256 (\$3,063 increase)

**Staff Recommendation:**

Review and Forward to Board for Approval

**Attachments:**

Phase II Contingency Reduction #3

## CONTINGENCY REDUCTION

Owner: ☐  
Architect: ☐  
Construction Manager: ☐  
Contractor: ☐  
Field: ☐

**PROJECT:** Phase Two County Office Building

**CONTINGENCY REDUCTION #:** CR-003

**CLIENT:** Kendall County  
504 S. Main Street  
Yorkville, IL 60560

**DATE:** 6/5/2025  
**CONTRACT DATE:**  
**PROJECT #:** 241014

### CONSTRUCTION

**MANAGER:** Cordogan Clark Consulting Services  
515 Redwood Drive  
Aurora, IL 60506

The Contract is changed as follows:

#### 1. LITE CONSTRUCTION

Remove unforeseen storm drain that was in conflict with the foundation footing	\$9,163.00
Remove unforeseen storm drain connected to roof.	\$2,128.00
New Contract Amount \$2,634,524	<b>\$11,291.00</b>

#### 2. GUARDIAN STEEL

Required elevator beam for safety & structure. New requirement by OSHA.	\$1,060.00
New Contract Amount \$398,060	<b>\$1,060.00</b>

#### 3. CMM GROUP

Adjustment to previous amounts listed	(\$486.00)
New Contract Amount \$825,064	<b>(\$486.00)</b>

#### 3. OMEGA PLUMBING

Chipping out concrete of 1st floor slab around bathroom layout to find 480 Volt lines picked up by floor scan	\$3,063.00
New Contract Amount \$309,256	<b>\$3,063.00</b>

**SUB-TOTAL FOR ALLOWANCE REDUCTION: \$14,928.00**

The Original Contingency was:	\$379,611.00
Net Change by previously authorized Contingency Reductions:	\$91,121.00
The Contingency prior to this reduction was:	\$288,490.00
The Contingency will be decreased by this reduction in the amount of:	\$14,928.00
The new Contingency with this reduction will be:	<b>\$273,562.00</b>
The Contract Time will be (increased) (decreased) (unchanged) by:	( 0 ) days
The date of Substantial Completion as of the date of this Allowance Reduction, therefore is:	<u>unchanged.</u>

NOTE: This Allowance Reduction does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that have been authorized by Construction Change Directive until cost and time have been agreed by both the Owner, Contractor & Construction Manager, in which case a Change Order is executed to supersede the Construction Change Directive

NOT VALID UNTIL SIGNED BY THE CONSTRUCTION MANAGER & OWNER:

#### CONSTRUCTION MANAGER:

Cordogan Clark Consulting Services, Inc.  
515 Redwood Drive  
Aurora, IL 60505

By: \_\_\_\_\_

Date: \_\_\_\_\_

#### OWNER:

Kendall County  
504 S. Main Street  
Yorkville, IL 60560

By: \_\_\_\_\_

Date: \_\_\_\_\_





## Kendall County Agenda Briefing

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**Meeting Type:** Committee of the Whole  
**Meeting Date:** 6/12/2025  
**Subject:** Kendall County Capital Improvements Phase III Conceptualization Study  
**Prepared by:** Dan G. Polvere  
**Department:** Facilities Management

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**Action Requested:**

Review and Forward to Board for Approval

**Board/Committee Review:**

N/A

**Fiscal impact:**

Fixed fee of \$100,000

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**Background and Discussion:**

Project Description

Kendall County is planning significant capital improvements to better serve the community through updates across several departments located on the John Street Campus. The evaluation will consider space, operational and facilities needs for the Sheriff's Office, Animal Control, Coroner, Facilities and evaluate the solar field and potential battery storage locations. This is a comprehensive look at the southern portion of the John Street Campus. At the end of the study, the County will be in a position to begin the architecture and engineering of the phases of the projects based on the Board's direction.

Proposed Cost of Work

Cordogan Clark will provide Architectural, Structural, Mechanical, Electrical, Plumbing, and Construction Management services for a fixed fee of \$100,000. This is consistent with similar services Cordogan Clark has provided in the past for other facilities.

**Staff Recommendation:**

Review and Forward to Board for Approval

**Attachments:**

Cordogan Clark Phase III Conceptualization Study Proposal

June 6, 2025

Kendall County  
804 W. John Street, Suite B  
Yorkville, IL 60560  
Attention: Dan Polvere

**RE: Kendall County Phase III Conceptualization Study**

Dear Mr. Polvere:

We appreciate the opportunity to present our proposal to Kendall County to provide professional architectural services under the Master Agreement for the Phase Three Capital Improvements projects. Cordogan Clark is excited about the opportunity to help the County plan their next steps for their future capital improvement projects. Our team will ensure that the County receives the best and most attentive services at the best value.

**PROJECT DESCRIPTION:**

Kendall County is planning significant capital improvements to better serve the community through updates across several departments in and around the Ogden Campus. Potential projects include upgrades to the Sheriff's Department at the Public Safety Center and Jail, improvements for the Emergency Management Office and the Coroner's Office, possible investments in data infrastructure and green energy, and enhancements to Facilities and Animal Control services.

To support this effort, the County wants to begin with a conceptualization study to evaluate these opportunities and create a comprehensive plan for future improvements that meet community needs and ensure efficient use of public resources.

**PROPOSED COST OF WORK:**

Cordogan Clark will provide Architectural, Structural, Mechanical, Electrical, Plumbing, and Construction Management services for a fixed fee of \$100,000. These services are intended to evaluate, diagram, and document the future improvements identified by Kendall County. Reimbursable expenses such as printing and miscellaneous costs shall be provided at direct cost, and it is recommended that an allowance of \$500 be set aside for such items.

As part of this effort, we will develop concept design documents that establish and communicate the design concepts for each potential project. Our team will conduct a preliminary evaluation of the program requirements, project budgets, and design criteria. These documents will illustrate the scale, layout, and spatial relationships of key project components and will be submitted to the County for review and feedback.

Please note that final design solutions for each identified project will be developed separately, following the completion of this conceptual study.

Outlined below is our understanding of the scope of work for Architectural, Engineering, and Construction Management services:

**Architectural and Engineering Services Scope**

- Identify and confirm the County's list of potential capital improvement projects.
- Develop preliminary spatial relationships based on the functional needs of each program.
- Create initial design concept options, including general floor plans and site layouts and possible renderings.
- Provide conceptual-level Structural, Mechanical, Plumbing, and Electrical (SMPE) system strategies.

### Construction Management Services Scope

- Establish preliminary cost models and allocate total project budgets.
- Develop phased construction schedules to support efficient implementation.
- Define project allowances and contingencies to manage risk.
- Evaluate building systems to identify cost-effective and sustainable construction solutions.

### SCHEDULE

Kendall County has identified Late Fall/Winter 2025/26 as the target completion date for the conceptualization study. This timeline has been strategically established to allow for the timely advancement of the County's priorities. Upon completion of the study, project development and design phases are expected to proceed through Winter 2025/26, positioning the County to begin construction activities by Spring/Summer of 2026. Our team is fully committed to supporting this vision with a comprehensive and strategically developed plan. Drawing on the expertise of our integrated team of architects, engineers, interior designers, and construction managers, we will deliver a set of recommendations and planning documents that are not only highly accurate but also actionable. These deliverables will reflect the County's long-term goals, prioritize community needs, and support responsible use of public resources.

Through this collaborative effort, we aim to provide Kendall County with a strategic foundation for future growth and a clear path toward successful implementation of its capital improvement initiatives.

If this proposal meets your satisfaction, please sign below and return a copy to us via email at [bkronewitter@cordoganclark.com](mailto:bkronewitter@cordoganclark.com)

Respectfully submitted,

**Cordogan Clark**



Brian Kronewitter, AIA, DBIA  
Principal / Executive Vice President

**County of Kendall**

BY: \_\_\_\_\_

Its representative

DATE: \_\_\_\_\_