



AGENDA

CITY COUNCIL MEETING

Monday, July 21, 2025 at 7pm

City Hall Council Chamber
109 James Street
Geneva, IL 60134

- 1. CALL TO ORDER: ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC HEARINGS, SPECIAL ITEMS AND PRESENTATIONS**
 - a. Fermi National Accelerator Laboratory Presentation by Greg Stephens, Deputy Director and Chief Operating Officer
- 4. AMENDMENTS TO AGENDA**
- 5. OMNIBUS AGENDA (OMNIBUS VOTE)**

All Items listed with an asterisk () are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a council member so requests in which event the item will be removed from the Omnibus (Consent) Agenda and considered in its normal sequence on the agenda. All items on the Omnibus Agenda require a simple majority vote unless otherwise indicated.*

- *6. APPROVE CITY COUNCIL MINUTES FROM JULY 7, 2025**
- *7. REPORTS**
- 8. MUNICIPAL BILLS FOR PAYMENT: \$6,090,171.31**
- *9. COMMITTEE OF THE WHOLE ITEMS OF BUSINESS**
 - *a. Approve Resolution No. 2025-78 Authorizing an Economic Incentive Agreement by and Between the City of Geneva and Nick and Jim Nicolaou for 427 and 421 E. State Street – Honeybird.
 - *b. Approve Resolution No. 20250-79 Authorizing the Execution of a Contract with Vons Electric, Inc. in the Amount of \$235,825.00 for Replacement Generator at the Police Department.
 - *c. Approve Resolution No. 2025-80 Authorizing the Execution of a Professional Services Agreement with Bodwe WBK Engineering to Provide Construction Oversight for Public Improvements.
 - *d. Approve Resolution No. 2025-81 Authorizing the Execution of a Memorandum of Agreement with MIF Geneva Park-J, LLC and MIF Geneva Park-M, LLC to Extend Watermain Improvements in Accordance with the Pipeline Crossing Agreement Dated December 20, 2021.

- *e. Approve Resolution No. 2025-82 Authorizing Approval of a Proposal from Associated Technical Services Ltd. for a Water System Leak Detection & Location Survey in an Amount Not-to-Exceed \$35,000.00.
- *f. Approve Resolution No. 2025-83 Authorizing the Purchase of a 2026 John Deere 624P 4WD Loader from West Side Tractor in an Amount Not to Exceed \$273,062.26.
- *g. Approve Resolution No. 2025-84 Authorizing the Purchase of a Falcon 3-Ton Asphalt Recycler and Hot Box Trailer from Midwest Paving Equipment, Inc.

10. PRESENTATION OF ORDINANCES, RESOLUTIONS, OTHER ITEMS

- a. Consider Resolution No. 2025-85 Authorizing Budget Amendment for FY2024-2025.
- b. Consider Resolution No. 2025-86 Adopting the City of Geneva Facilities Master Plan.

11. PUBLIC COMMENT

When recognized by the Chair, proceed to the podium, state your name for the record, and provide your public comments. Please understand this is your time to be heard and the public body's time to listen. No discussion or debate will follow.

12. NEW BUSINESS

13. ADJOURNMENT

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City at least 48 hours in advance of the scheduled meeting. The City can be reached in person at 22 S First Street, Geneva, IL or by telephone at (630) 232-7494. Every effort will be made to allow for meeting participation. Notice of this meeting was posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

GENEVA CITY COUNCIL MEETING MINUTES

Monday, July 7, 2025

City Hall Council Chambers
109 James St., Geneva, IL 60134

CALL TO ORDER

The Geneva City Council meeting was called to order by Mayor Kevin Burns at 7:00 p.m. in the City Hall Council Chambers.

Elected Officials present:

Alderpersons: Anaïs Bowring, Larry Furnish, Dean Kilburg, Brad Kosirog, William Malecki, Richard Marks, Amy Mayer, Jeff Palmquist, Martha Paschke, Mark Reinecke.

Mayor Kevin Burns, City Clerk Vicki Kellick.

Elected Officials attending by video or teleconference: None.

Elected Officials absent: None.

Others Present: City Administrator Stephanie Dawkins, Assistant City Administrator Benjamin McCready, City Attorney Ron Sandack, Electric Division Superintendent Aaron Holton, Streets and Fleet Superintendent Dan Javed, Water Division Superintendent Bob Van Gyseghem, Public Works Director Rich Babica, Community Development Director David DeGroot, Finance Director Jennifer Milewski, Economic Development Director Cathleen Tymoszenko, Public Works Assistant Director Nate Landers, Police Chief Eric Passarelli.

Others attending by video or teleconference: None.

PLEDGE OF ALLEGIANCE

Mayor Burns invited Brandon Mui and Emily Stood to lead the Pledge of Allegiance.

PUBLIC HEARINGS, SPECIAL ITEMS AND PRESENTATIONS

Introduction of Emily Stood, Preservation Planner and Brandon Mui, Building Inspector.

Brandon Mui was introduced to the Council. He has been with Geneva for just over one month. Previously, he worked as a Bensenville code compliance officer. He grew up in Mt. Prospect and currently lives with his wife and two children in South Elgin.

Emily Stood has served as the Geneva Preservation Planner since June 9. She recently graduated from Tulane University where she earned her MS in Historic Preservation. She grew up and still lives in Lemont.

Public Hearing on the Proposed Establishment of the City of Geneva Special Service Area Number 37 (Geneva Crossings), and the Levy of Taxes on Property Within the Special Service Area for the Purpose of Paying the Costs of Providing Electrical Infrastructure for Such Special Service Area.

Moved by Ald. Bowring, Seconded by Ald. Kosirog to open the public hearing.

MOTION CARRIED by voice vote 10-0.

No comments were made.

Moved by Ald. Bowring, Seconded by Ald. Kosirog to close the public hearing.
MOTION CARRIED by voice vote 10-0.

AMENDMENTS TO AGENDA

None.

OMNIBUS AGENDA (OMNIBUS VOTE)

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*APPROVE CITY COUNCIL MINUTES FROM JUNE 16, 2025

*REPORTS (N/A)

*COMMITTEE OF THE WHOLE ITEMS OF BUSINESS

*Approve Resolution No. 2025-69 Authorizing the Purchase of Hurst Rescue Tools from Air One Equipment Inc. in the Amount of \$63,950.00.

*Approve Resolution No. 2025-70 Authorizing the Purchase of Membrane Water Filters from DWS Advantage in the Amount of \$165,935.00.

*Approve Resolution No. 2025-71 Authorizing the Purchase of a Ford F-150 Lightning Vehicle in an Amount Not to Exceed \$63,517.70 from Brad Manning Ford for the Engineering Division Fleet.

*Approve Resolution No. 2025-72 Accepting Quote from Nashnal Soil Testing, LLC for Construction Material Testing and Geotechnical Services in the Amount Not to Exceed \$35,941.00.

Moved by Ald. Paschke, Seconded by Ald. Malecki.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

MUNICIPAL BILLS FOR PAYMENT: \$2,104,103.09

Moved by Ald. Bowring, Seconded by Ald. Paschke.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

PRESENTATION OF ORDINANCES, RESOLUTIONS, OTHER ITEMS

Consider Ordinance No. 2025-14 Granting Variations to Reduce the North Side Yard Setback from 5 Feet to 0 Feet for a Proposed Driveway Expansion – 21 N. 6th Street.

Moved by Ald. Paschke, Seconded by Ald. Malecki.

On a question by Ald. Reinecke, Dir. DeGroot stated that there have been no complaints filed from neighbors regarding the variance.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)
 ABSENT: 0
 NAYS: 0

Consider Resolution No. 2025-73 Restating and Extending Site Plan Approval (Granted by Ordinance No. 2024-25) for a Parking Lot Located at 230 E. State Street – Coldwell Banker.

Moved by Ald. Kosirog, Seconded by Ald. Bowring.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)
 ABSENT: 0
 NAYS: 0

Consider Resolution No. 2025-74 Approving Supplemental Agreement No. 25-01 with Stanley Consultants, Inc. for Professional Services for Geneva SE Development Substation and Distribution Feeders Project.

Moved by Ald. Mayer, Seconded by Ald. Bowring.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)
 ABSENT: 0
 NAYS: 0

Consider Resolution No. 2025-75 Authorizing the Issuance of a Certificate of Acceptance for Stonewood Glen Subdivision.

Moved by Ald. Bowring, Seconded by Ald. Mayer.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)
 ABSENT: 0
 NAYS: 0

Consider Resolution No. 2025-76 Authorizing Surplus Declaration and Disposal of Certain Public Works Equipment.

Moved by Ald. Kilburg, Seconded by Ald. Palmquist.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)
 ABSENT: 0
 NAYS: 0

Consider Ordinance No. 2025-15 Amending Title 1 (Administrative), Chapter 9 (Municipal Taxes) of the Geneva City Code Pertaining to the Imposition of a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax.

Moved by Ald. Kosirog, Seconded by Ald. Paschke.

Ald. Kilburg stated that it is important for the community to know that there was much discussion of this matter previously and that it is important to preserve these revenues which are critical to the city.

AYES: 11 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke, Mayor Burns)

ABSENT: 0

NAYS: 0

Consider Resolution No. 2025-77 Authorizing a Professional Services Agreement with JLD Consulting Group, LLC.

Moved by Ald. Bowring, Seconded by Ald. Paschke.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

Consider Workers' Compensation Settlement Agreement in the Amount of \$32,500 as Full and Final Settlement for the Claim of Trevor Rogers.

Moved by Ald. Paschke, Seconded by Ald. Bowring.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

PUBLIC COMMENT

Paula Schmidt of the Chamber of Commerce thanked the city for its help with Swedish Days, stating that everything ran smoothly during the event. She also thanked the Swedish Days volunteers and commented that not one volunteer missed a shift even in the excessive heat. Mike Olesen added that two volunteers signed up after watching a City Council meeting requesting additional help.

Ms. Schmidt noted that the Thursday car shows will begin this week. Additionally, the Geneva Arts Fair will run July 26 and 27. This year will feature a community mural project at Dodson Place which will be erected by Hogan Construction.

Those interested can sign up via Sign Up Genius.

NEW BUSINESS

None.

ADJOURNMENT

There being no further business, moved by Ald. Marks to adjourn the Geneva City Council meeting.

MOTION CARRIED by unanimous voice vote of those present.

The meeting adjourned at 7:36 PM.

Vicki Kellick
Geneva City Clerk



Expenditure Summary Report

City of Geneva Expenditures - 7/21/2025	\$ 5,307,884.86
Manual Check(s)	-
Utility Billing Refund(s)	-
Misc. Refund(s)	-
Sales Tax Abatement	-
City of Geneva Payroll	<u>782,286.45</u>
Total Expenditures	<u><u>\$ 6,090,171.31</u></u>



Expenditures by Fund

Fund	Amount	Fund	Amount
General	\$ 191,497.94	SSA # 23	\$ 180.25
Motor Fuel Tax	-	SSA # 26	551.05
SPAC	-	SSA # 32	-
Beautification	157.70	General Capital Projects	1,416.66
Tourism	20,328.86	Infrastructure Capital Projects	602,208.02
Restricted Police Fines	-	Prairie Green	1,158.75
PEG	134.73	TIF # 2	1,700.00
Mental Health	-	TIF # 3	1,350.00
SSA # 1	808.36	TIF # 4	-
SSA # 4	4,512.35	Capital Equipment	4,995.00
SSA # 5	1,349.30	Electric	3,964,245.82
SSA # 7	525.30	Water/Wastewater	478,047.42
SSA # 9	216.30	Refuse	8,879.42
SSA # 11	8,400.00	Cemetery	7,792.85
SSA # 16	1,843.00	Commuter Parking	894.88
SSA # 18	231.75	Group Dental Insurance	-
SSA # 22	-	Workers Compensation	2,682.14
			<u>\$ 5,306,107.85</u>



City of Geneva AP Invoice Report

Invoice Due Date Range 07/21/25 - 07/21/25
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5570 - 911 Tech Inc									
1767	COPFTO Annual Subscription	Edit		06/09/2025	07/21/2025	07/23/2025	06/26/2025		2,083.73
			Vendor 5570 - 911 Tech Inc Totals			Invoices	1		\$2,083.73
Vendor 4573 - Abt Electronics Inc									
0612503JYYL	Washing Machine - FS#2	Edit		06/12/2025	07/21/2025	07/23/2025	07/02/2025		1,524.00
			Vendor 4573 - Abt Electronics Inc Totals			Invoices	1		\$1,524.00
Vendor 1109 - Air One Equipment Inc									
222683	Utility Saw Bag	Edit		06/19/2025	07/21/2025	07/23/2025	07/02/2025		124.00
222697	4-Cycle Fuel	Edit		06/19/2025	07/21/2025	07/23/2025	07/02/2025		255.00
			Vendor 1109 - Air One Equipment Inc Totals			Invoices	2		\$379.00
Vendor 1011 - Airgas USA LLC									
5516644382	Cylinder Rentals	Edit		06/30/2025	07/21/2025	07/23/2025	07/02/2025		930.69
			Vendor 1011 - Airgas USA LLC Totals			Invoices	1		\$930.69
Vendor 1489 - Al Warren Oil Co Inc									
W1761583	Unleaded Fuel	Edit		07/08/2025	07/21/2025	07/23/2025	07/09/2025		12,733.50
W1761584	Diesel Fuel	Edit		07/08/2025	07/21/2025	07/23/2025	07/09/2025		6,420.61
			Vendor 1489 - Al Warren Oil Co Inc Totals			Invoices	2		\$19,154.11
Vendor 5499 - Alan Horticulture LLC									
18586	Lawn Maintenance Services	Edit		07/01/2025	07/21/2025	07/23/2025	07/01/2025		537.50
			Vendor 5499 - Alan Horticulture LLC Totals			Invoices	1		\$537.50
Vendor 3490 - Albat Program									
1275226824380841	Online Training	Edit		05/30/2025	07/21/2025	07/22/2025	07/03/2025		138.60
2638503675267172	Training Material	Edit		05/30/2025	07/21/2025	07/22/2025	07/03/2025		605.58
			Vendor 3490 - Albat Program Totals			Invoices	2		\$744.18
Vendor 1094 - Aldi Inc									
501710	Mental Health Awareness Snacks	Edit		05/30/2025	07/21/2025	07/22/2025	05/30/2025		30.21
638850	Pancake Breakfast Supplies	Edit		06/19/2025	07/21/2025	07/22/2025	07/16/2025		95.36
4171	Water	Edit		06/20/2025	07/21/2025	07/22/2025	07/08/2025		71.00
			Vendor 1094 - Aldi Inc Totals			Invoices	3		\$196.57
Vendor 1117 - Alexander Chemical Corporation									
96253	Chemicals for WTP	Edit		06/24/2025	07/21/2025	07/23/2025	07/01/2025		7,131.98
			Vendor 1117 - Alexander Chemical Corporation Totals			Invoices	1		\$7,131.98
Vendor 6043 - Alfie's Inn									
660651	Meeting	Edit		06/05/2025	07/21/2025	07/22/2025	07/10/2025		66.73
			Vendor 6043 - Alfie's Inn Totals			Invoices	1		\$66.73
Vendor 2417 - Alldata LLC									
INVC05816573	Subscription Renewal	Edit		07/13/2025	07/21/2025	07/23/2025	06/26/2025		1,500.00
			Vendor 2417 - Alldata LLC Totals			Invoices	1		\$1,500.00
Vendor 6035 - Alliance Laundry Systems Distribution LLC									
6002077455	Service Call	Edit		06/23/2025	07/21/2025	07/23/2025	07/02/2025		484.35
			Vendor 6035 - Alliance Laundry Systems Distribution LLC Totals			Invoices	1		\$484.35
Vendor 6028 - Allied Valve Inc									



City of Geneva AP Invoice Report

Invoice Due Date Range 07/21/25 - 07/21/25
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
525643	Kunkle Valve - GGF	Edit		07/02/2025	07/21/2025	07/23/2025	07/10/2025		167.00
			Vendor 6028 - Allied Valve Inc Totals			Invoices	1		<u>167.00</u>
Vendor 1597 - Amazon									
1T7M-339J-TXPG	Air Filter, Batteries & Ink Stamps	Edit		06/12/2025	07/21/2025	07/23/2025	07/02/2025		66.88
16CT-LJDX-TM39	Credit Memo - Bowls	Edit		07/01/2025	07/21/2025	07/23/2025	07/01/2025		(18.89)
17KR-PHCH-RKVM	Rulers, Trailer Jack, Clutch Assembly & Chainsaw Sprocket	Edit		07/01/2025	07/21/2025	07/23/2025	07/02/2025		333.44
17W3-L4VG-P97T	Toner Cartridge, Mesh Vest & Office Chair	Edit		07/01/2025	07/21/2025	07/23/2025	07/03/2025		953.35
1G7G-RCJQ-MY47	Coffee, Liquid Soap, Cups, Drafting Chair, Filters & Batteries	Edit		07/01/2025	07/21/2025	07/23/2025	07/14/2025		907.04
1T7M-339J-TTQH	Ear Muffs, Bolt Cutter, Fluke Case & Binoculars	Edit		07/01/2025	07/21/2025	07/23/2025	07/01/2025		183.39
1V39-4KD4-PV1F	Chair Mat & Comfort Dog Supplies	Edit		07/01/2025	07/21/2025	07/23/2025	07/01/2025		379.24
			Vendor 1597 - Amazon Totals			Invoices	7		<u>\$2,804.45</u>
Vendor 5393 - American Door & Dock Inc									
040633	Service Call	Edit		06/13/2025	07/21/2025	07/23/2025	07/02/2025		1,491.85
			Vendor 5393 - American Door & Dock Inc Totals			Invoices	1		<u>\$1,491.85</u>
Vendor 1363 - American Public Works Association									
000890019	Membership Registration	Edit		05/28/2025	07/21/2025	07/22/2025	07/03/2025		50.00
#h4yJ	Training Class - Street Superintendent	Edit		06/06/2025	07/21/2025	07/22/2025	07/16/2025		850.00
#BwQE	Training Class - Water/Sewer Lead	Edit		06/18/2025	07/21/2025	07/22/2025	07/03/2025		850.00
#BwQE2	Training Class - WWTP Operator	Edit		06/18/2025	07/21/2025	07/22/2025	07/03/2025		850.00
			Vendor 1363 - American Public Works Association Totals			Invoices	4		<u>\$2,600.00</u>
Vendor 5190 - Amr Alliances									
54436370	Training Class - GLEMS	Edit		06/25/2025	07/21/2025	07/22/2025	06/25/2025		1,647.00
			Vendor 5190 - Amr Alliances Totals			Invoices	1		<u>\$1,647.00</u>
Vendor 3567 - Anixter Inc									
6392057-00	Milwaukee Cordless Band Saw	Edit		06/23/2025	07/21/2025	07/23/2025	06/24/2025		375.95
6413687-01	Photocells	Edit		06/25/2025	07/21/2025	07/23/2025	06/26/2025		375.00
6399577-01	Guy Sidewalk Base & End Fitting	Edit		07/03/2025	07/21/2025	07/23/2025	07/09/2025		42.01
			Vendor 3567 - Anixter Inc Totals			Invoices	3		<u>\$792.96</u>
Vendor 1831 - Apple									
154965806004	iCloud Storage	Edit		06/11/2025	07/21/2025	07/22/2025	07/03/2025		.99
			Vendor 1831 - Apple Totals			Invoices	1		<u>\$0.99</u>
Vendor 2105 - Arc Document Solutions Llc									
965710	Inkjet Bond Paper	Edit		07/03/2025	07/21/2025	07/23/2025	07/03/2025		160.89
			Vendor 2105 - Arc Document Solutions Llc Totals			Invoices	1		<u>\$160.89</u>
Vendor 4685 - Artistic Engraving Inc									
26104	Collar Pins	Edit		07/02/2025	07/21/2025	07/23/2025	07/10/2025		364.91
			Vendor 4685 - Artistic Engraving Inc Totals			Invoices	1		<u>\$364.91</u>



City of Geneva AP Invoice Report

Invoice Due Date Range 07/21/25 - 07/21/25
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1015 - Artlip & Sons									
214213	Air Conditioning Repair - PW	Edit		06/19/2025	07/21/2025	07/23/2025	07/02/2025		779.79
10285-1	Compressor Replacement	Edit		06/24/2025	07/21/2025	07/23/2025	07/10/2025		3,787.00
215023	HVAC Repairs - PW	Edit		06/25/2025	07/21/2025	07/23/2025	07/02/2025		3,240.00
215139	HVAC Repairs - PW	Edit		06/25/2025	07/21/2025	07/23/2025	07/02/2025		348.00
Vendor 1015 - Artlip & Sons Totals							Invoices	4	\$8,154.79
Vendor 1001 - AT&T									
6302620813/0625	Monthly Phone Service	Edit		06/13/2025	07/21/2025	07/23/2025	06/23/2025		634.23
Vendor 1001 - AT&T Totals							Invoices	1	\$634.23
Vendor 5925 - Aurora Area Convention & Visitors Bureau									
Jun2025	Collections - June 2025	Edit		07/07/2025	07/21/2025	07/23/2025	07/10/2025		18,097.00
Vendor 5925 - Aurora Area Convention & Visitors Bureau Totals							Invoices	1	\$18,097.00
Vendor 5568 - Auto Auth									
ebj4q2q5	Annual Subscription Renewal	Edit		06/12/2025	07/21/2025	07/22/2025	07/08/2025		60.00
Vendor 5568 - Auto Auth Totals							Invoices	1	\$60.00
Vendor 4174 - Axon Enterprise Inc									
INUS359431	Body Worn Camera Integration	Edit		07/04/2025	07/21/2025	07/23/2025	07/10/2025		3,000.00
Vendor 4174 - Axon Enterprise Inc Totals							Invoices	1	\$3,000.00
Vendor 1009 - Barco Products Company									
INVRCO32513	Plaque - Giving Program	Edit		06/26/2025	07/21/2025	07/23/2025	06/27/2025		351.66
Vendor 1009 - Barco Products Company Totals							Invoices	1	\$351.66
Vendor 3405 - Baxter & Woodman Inc									
0273207	2025 MS4 Services	Edit		06/23/2025	07/21/2025	07/23/2025	07/03/2025		988.50
Vendor 3405 - Baxter & Woodman Inc Totals							Invoices	1	\$988.50
Vendor 1928 - BDK Door Co. Inc.									
805074999-1 & 2	Garage Door Services - PW	Edit		05/02/2025	07/21/2025	07/23/2025	07/01/2025		5,245.80
805075966	Gate Repair - WWTP	Edit		05/19/2025	07/21/2025	07/23/2025	06/26/2025		410.00
Vendor 1928 - BDK Door Co. Inc. Totals							Invoices	2	\$5,655.80
Vendor 1608 - Best Buy Co Inc									
03870048351	Power Bank, Charger & Cable	Edit		06/19/2025	07/21/2025	07/22/2025	07/08/2025		101.97
Vendor 1608 - Best Buy Co Inc Totals							Invoices	1	\$101.97
Vendor 5327 - Brad Manning Ford Inc									
CM275436	Credit Memo	Edit		02/28/2025	07/21/2025	07/23/2025	06/27/2025		(30.60)
294585	Ford Hybrid/ EV Training	Edit		06/20/2025	07/21/2025	07/23/2025	06/27/2025		100.00
Vendor 5327 - Brad Manning Ford Inc Totals							Invoices	2	\$69.40
Vendor 5005 - Brand It On Apparel Co									
2843	Clothing	Edit		07/09/2025	07/21/2025	07/23/2025	07/09/2025		718.00
Vendor 5005 - Brand It On Apparel Co Totals							Invoices	1	\$718.00
Vendor 2237 - Brownstown Electric Supply Co									
1277405	Distribution Arresters	Edit		06/30/2025	07/21/2025	07/23/2025	07/08/2025		1,934.40
Vendor 2237 - Brownstown Electric Supply Co Totals							Invoices	1	\$1,934.40
Vendor 5208 - Jacqueline Buffington									



City of Geneva AP Invoice Report

Invoice Due Date Range 07/21/25 - 07/21/25
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
71625	WC Claim	Edit		07/16/2025	07/21/2025	07/11/2025	07/16/2025		2,682.14
			Vendor 5208 - Jacqueline Buffington Totals			Invoices	1		\$2,682.14
Vendor 5724 - Burke, Warren, MacKay & Serritella, PC									
388865	1LF0119	Edit		05/29/2025	07/21/2025	07/23/2025	06/24/2025		726.66
			Vendor 5724 - Burke, Warren, MacKay & Serritella, PC Totals			Invoices	1		\$726.66
Vendor 2514 - Kevin Burns									
71525	Reimbursement - Meals & Mileage	Edit		07/15/2025	07/21/2025	07/23/2025	07/15/2025		400.62
			Vendor 2514 - Kevin Burns Totals			Invoices	1		\$400.62
Vendor 1433 - Caterpillar Power Generation System									
CPG-25-30025	Operations & Maintenance Agreement	Edit		07/07/2025	07/21/2025	06/30/2025	07/10/2025		25,332.84
			Vendor 1433 - Caterpillar Power Generation System Totals			Invoices	1		\$25,332.84
Vendor 5805 - Checkr Inc									
1871582	Background Checks	Edit		05/31/2025	07/21/2025	07/22/2025	07/09/2025		94.49
			Vendor 5805 - Checkr Inc Totals			Invoices	1		\$94.49
Vendor 5775 - Chem-Wise									
1372220	Pest Control Service - FS#1	Edit		07/03/2025	07/21/2025	07/23/2025	07/08/2025		60.00
1372226	Pest Control Service - FS#2	Edit		07/03/2025	07/21/2025	07/23/2025	07/08/2025		65.00
1372231	Pest Control Service - WTP	Edit		07/03/2025	07/21/2025	07/23/2025	07/08/2025		75.00
1372260	Pest Control Service - PW	Edit		07/03/2025	07/21/2025	07/23/2025	07/07/2025		80.00
1372288	Pest Control Service - CH & Finance	Edit		07/03/2025	07/21/2025	07/23/2025	07/14/2025		90.00
1372290	Pest Control Service - PD	Edit		07/03/2025	07/21/2025	07/23/2025	07/10/2025		90.00
1372319	Pest Control Service - WWTP	Edit		07/03/2025	07/21/2025	07/23/2025	07/08/2025		145.00
			Vendor 5775 - Chem-Wise Totals			Invoices	7		\$605.00
Vendor 5039 - Cisco Systems Inc									
161-02530097	Webex Subscription	Edit		06/01/2025	07/21/2025	07/22/2025	07/08/2025		15.00
			Vendor 5039 - Cisco Systems Inc Totals			Invoices	1		\$15.00
Vendor 1013 - Clark Baird Smith LLP									
2143	Legal Service	Edit		06/30/2025	07/21/2025	07/23/2025	07/08/2025		1,732.50
			Vendor 1013 - Clark Baird Smith LLP Totals			Invoices	1		\$1,732.50
Vendor 1141 - Comcast Cable									
0450240920/0625	Cable Service	Edit		06/14/2025	07/21/2025	07/23/2025	07/02/2025		78.74
0450011180/0625	Cable Service	Edit		06/24/2025	07/21/2025	07/23/2025	07/01/2025		65.09
0450013400/0625	Cable Service	Edit		06/26/2025	07/21/2025	07/23/2025	07/07/2025		79.94
0450022765/0625	Cable Service	Edit		06/26/2025	07/21/2025	07/23/2025	07/08/2025		37.79
			Vendor 1141 - Comcast Cable Totals			Invoices	4		\$261.56
Vendor 1245 - ComEd									
0311512222/0625	Electric Service - Well #9	Edit		06/16/2025	07/21/2025	07/23/2025	06/23/2025		4,236.90
9839042000/0625	Electric Service - Kautz & Pillsbury	Edit		06/20/2025	07/21/2025	07/23/2025	06/27/2025		28.92
			Vendor 1245 - ComEd Totals			Invoices	2		\$4,265.82
Vendor 1485 - Conserv FS Inc									



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40025671	Grass Seed	Edit		06/26/2025	07/21/2025	07/23/2025	06/27/2025		232.50
			Vendor 1485 - Conserv FS Inc Totals			Invoices	1		\$232.50
Vendor 1410 - Consolidated Water Solutions									
30811	Anti-Scalant	Edit		06/30/2025	07/21/2025	07/23/2025	07/01/2025		21,600.00
			Vendor 1410 - Consolidated Water Solutions Totals			Invoices	1		\$21,600.00
Vendor 1148 - Continental Weather Service									
196491	Monthly Weather Forecasting - July 2025	Edit		07/01/2025	07/21/2025	07/23/2025	07/08/2025		140.00
			Vendor 1148 - Continental Weather Service Totals			Invoices	1		\$140.00
Vendor 4198 - Core & Main LP									
X124212	WTP Supplies	Edit		06/11/2025	07/21/2025	07/23/2025	06/23/2025		9,241.00
X217935	WTP Supplies	Edit		06/27/2025	07/21/2025	07/23/2025	06/30/2025		15,360.00
X279034	Storm Sewer Supplies	Edit		07/03/2025	07/21/2025	07/23/2025	07/08/2025		425.84
			Vendor 4198 - Core & Main LP Totals			Invoices	3		\$25,026.84
Vendor 6036 - Cornerstone Plumbing & Heating									
1105	Plumbing Repair	Edit		07/07/2025	07/21/2025	07/23/2025	07/10/2025		750.00
			Vendor 6036 - Cornerstone Plumbing & Heating Totals			Invoices	1		\$750.00
Vendor 4377 - CoStar Realty Information Inc									
122382803	Real Estate Analysis Subscription	Edit		07/02/2025	07/21/2025	07/23/2025	07/01/2025		3,217.26
			Vendor 4377 - CoStar Realty Information Inc Totals			Invoices	1		\$3,217.26
Vendor 4090 - D & J Flooring Services Llc									
1144	Carpet Cleaning - Station # 2	Edit		06/26/2025	07/21/2025	07/23/2025	07/08/2025		225.00
1143	Carpet Cleaning - Station # 1	Edit		07/05/2025	07/21/2025	07/23/2025	07/08/2025		3,815.20
			Vendor 4090 - D & J Flooring Services Llc Totals			Invoices	2		\$4,040.20
Vendor 4790 - Dacra Adjudication System									
DT2025-06-044	Ticketing Software	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		1,796.36
			Vendor 4790 - Dacra Adjudication System Totals			Invoices	1		\$1,796.36
Vendor 6023 - Dara Holsters & Gear Inc									
615073	Holster	Edit		06/05/2025	07/21/2025	07/22/2025	07/10/2025		227.16
			Vendor 6023 - Dara Holsters & Gear Inc Totals			Invoices	1		\$227.16
Vendor 2229 - DCS Mechanical Inc									
26396	Service Call	Edit		06/18/2025	07/21/2025	07/23/2025	07/02/2025		365.00
			Vendor 2229 - DCS Mechanical Inc Totals			Invoices	1		\$365.00
Vendor 4988 - Divergent Alliance									
INV2799	Rubber Goods Exchange - June 2025	Edit		06/23/2025	07/21/2025	07/23/2025	06/23/2025		141.20
			Vendor 4988 - Divergent Alliance Totals			Invoices	1		\$141.20
Vendor 1772 - Dan Dobnick									
1509644	Reimbursement - Work Boot	Edit		06/21/2025	07/21/2025	07/23/2025	07/01/2025		135.00
			Vendor 1772 - Dan Dobnick Totals			Invoices	1		\$135.00
Vendor 3276 - Dollar Tree Stores Inc # 934									
0166096150305527	Retirement Party Supplies	Edit		05/30/2025	07/21/2025	07/22/2025	07/03/2025		20.00



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0202096150305527	Credit Memo	Edit		05/30/2025	07/21/2025	07/22/2025	07/08/2025		(5.43)
0203096150305527	Retirement Party Supplies	Edit		05/30/2025	07/21/2025	07/22/2025	07/08/2025		5.00
060225Memo	Retirement Party Supplies	Edit		06/02/2025	07/21/2025	07/22/2025	07/16/2025		5.43
Vendor 3276 - Dollar Tree Stores Inc # 934 Totals							Invoices	4	\$25.00
Vendor 2391 - Dorner Products, LLC									
508349	Repair at Booster Station	Edit		11/08/2023	07/21/2025	07/23/2025	06/26/2025		6,505.00
516103	High Service Pump	Edit		06/16/2025	07/21/2025	07/23/2025	06/23/2025		6,744.00
Vendor 2391 - Dorner Products, LLC Totals							Invoices	2	\$13,249.00
Vendor 4073 - Duo Safety Ladder Corporation									
496206-000	Ladder	Edit		06/18/2025	07/21/2025	07/23/2025	07/02/2025		2,387.64
Vendor 4073 - Duo Safety Ladder Corporation Totals							Invoices	1	\$2,387.64
Vendor 6049 - DuPage Mayors & Managers Conference									
12449A	Meeting Meal	Edit		06/27/2025	07/21/2025	07/23/2025	07/14/2025		125.00
Vendor 6049 - DuPage Mayors & Managers Conference Totals							Invoices	1	\$125.00
Vendor 1930 - Ebay									
07-13222-79517	Pressure Sensing Nozzle	Edit		06/18/2025	07/21/2025	07/22/2025	07/08/2025		88.50
Vendor 1930 - Ebay Totals							Invoices	1	\$88.50
Vendor 5803 - Eco Clean Maintenance Inc									
13925	Custodial Services - June 2025	Edit		06/20/2025	07/21/2025	07/23/2025	07/15/2025		7,989.00
Vendor 5803 - Eco Clean Maintenance Inc Totals							Invoices	1	\$7,989.00
Vendor 5110 - Ecolab Inc									
6353154947	Janitorial Supplies	Edit		06/13/2025	07/21/2025	07/23/2025	07/02/2025		583.68
Vendor 5110 - Ecolab Inc Totals							Invoices	1	\$583.68
Vendor 1172 - Entenmann-Rovin Co.									
0189065-IN	Badge Wallet	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		69.00
0189122-IN	Badge Set Up & Badge	Edit		07/02/2025	07/21/2025	07/23/2025	07/10/2025		407.75
Vendor 1172 - Entenmann-Rovin Co. Totals							Invoices	2	\$476.75
Vendor 3629 - Enterprise FM Trust									
237QN2	Bill of Sale	Edit		06/24/2025	07/21/2025	07/10/2025	07/10/2025		6,522.96
Vendor 3629 - Enterprise FM Trust Totals							Invoices	1	\$6,522.96
Vendor 1178 - Experian									
6000068274	Background Checks	Edit		06/01/2025	07/21/2025	07/23/2025	06/26/2025		25.00
Vendor 1178 - Experian Totals							Invoices	1	\$25.00
Vendor 5299 - Fehr Graham & Associates LLC									
132322	Reed Road Sanitary Sewer Relocation	Edit		06/27/2025	07/21/2025	07/23/2025	07/08/2025		11,666.00
132323	Kirk Road Water Tower Painting	Edit		06/27/2025	07/21/2025	07/23/2025	07/08/2025		19,146.75
132324	Sanitary Collection System Services 2025-2026	Edit		06/27/2025	07/21/2025	07/23/2025	07/08/2025		7,317.75
132325	MCC Replacement	Edit		06/27/2025	07/21/2025	07/23/2025	07/08/2025		7,430.25
Vendor 5299 - Fehr Graham & Associates LLC Totals							Invoices	4	\$45,560.75
Vendor 1023 - Fireground Supply Inc									



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35036	Clothing	Edit		06/25/2025	07/21/2025	07/23/2025	07/02/2025		740.88
Vendor 1023 - Fireground Supply Inc Totals						Invoices	1		\$740.88
Vendor 1143 - First Environmental Laboratories, Inc.									
191678	Weekly NPDES Nutrients Testing	Edit		06/12/2025	07/21/2025	07/23/2025	07/01/2025		213.00
191899	Weekly NPDES Nutrients Testing	Edit		06/20/2025	07/21/2025	07/23/2025	07/01/2025		106.50
Vendor 1143 - First Environmental Laboratories, Inc. Totals						Invoices	2		\$319.50
Vendor 2422 - First Inspection Services Inc									
062025	Plumbing Inspection Services - June 2025	Edit		07/01/2025	07/21/2025	07/23/2025	07/03/2025		4,402.00
Vendor 2422 - First Inspection Services Inc Totals						Invoices	1		\$4,402.00
Vendor 1270 - Fisher Scientific									
1516936	Lab Consumables	Edit		06/09/2025	07/21/2025	07/23/2025	06/26/2025		133.01
1584199	Lab Consumables	Edit		06/11/2025	07/21/2025	07/23/2025	07/01/2025		116.85
1709709	Lab Consumables	Edit		06/17/2025	07/21/2025	07/23/2025	07/01/2025		910.10
1742132	Lab Consumables	Edit		06/18/2025	07/21/2025	07/23/2025	07/01/2025		620.60
1801340	Lab Consumables	Edit		06/20/2025	07/21/2025	07/23/2025	07/01/2025		985.72
1828422	Lab Consumables	Edit		06/23/2025	07/21/2025	07/23/2025	07/01/2025		616.63
Vendor 1270 - Fisher Scientific Totals						Invoices	6		\$3,382.91
Vendor 1390 - Fleetpride									
126721850	Vehicle Supplies for Vehicle 2044	Edit		06/24/2025	07/21/2025	07/23/2025	06/27/2025		250.99
Vendor 1390 - Fleetpride Totals						Invoices	1		\$250.99
Vendor 4231 - Fresh Donuts									
7fPL	Meeting Meal	Edit		06/07/2025	07/21/2025	07/22/2025	07/15/2025		87.91
Vendor 4231 - Fresh Donuts Totals						Invoices	1		\$87.91
Vendor 1152 - Fullers Car Wash									
06302025-GPD	Squad Car Washes	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		126.00
Vendor 1152 - Fullers Car Wash Totals						Invoices	1		\$126.00
Vendor 2140 - G Snow & Sons									
13118	Water Main Repairs	Edit		06/20/2025	07/21/2025	07/23/2025	06/26/2025		7,376.00
Vendor 2140 - G Snow & Sons Totals						Invoices	1		\$7,376.00
Vendor 1155 - Gaido & Fintzen, LLC									
98067	Legal Expense	Edit		07/01/2025	07/21/2025	07/23/2025	07/14/2025		5,734.00
98072	Legal Expense	Edit		07/01/2025	07/21/2025	07/23/2025	07/14/2025		8,812.50
Vendor 1155 - Gaido & Fintzen, LLC Totals						Invoices	2		\$14,546.50
Vendor 1055 - Geneva Ace Hardware									
112953/1	Brake Cleaner & Socket Adapter	Edit		06/13/2025	07/21/2025	07/23/2025	06/23/2025		14.58
112989/1	Hammers & Stakes	Edit		06/16/2025	07/21/2025	07/23/2025	06/26/2025		70.55
113008/1	Motomix & Flex Tape	Edit		06/17/2025	07/21/2025	07/23/2025	07/01/2025		96.97
113054/1	Propane Fill	Edit		06/19/2025	07/21/2025	07/23/2025	06/23/2025		34.99
113059/1	Bug Killer	Edit		06/20/2025	07/21/2025	07/23/2025	06/23/2025		9.59
113067/1	Box Fan & Staples	Edit		06/20/2025	07/21/2025	07/23/2025	06/27/2025		34.98
113091/1	PVC Connector & Plug	Edit		06/22/2025	07/21/2025	07/23/2025	07/02/2025		11.98



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113109/1	PVC Pipe Joints & Couplings	Edit		06/24/2025	07/21/2025	07/23/2025	07/01/2025		25.57
113118/1	Nylon Cord	Edit		06/24/2025	07/21/2025	07/23/2025	06/26/2025		6.59
113133/1	Drill Bit	Edit		06/25/2025	07/21/2025	07/23/2025	06/26/2025		7.98
113149/1	Concrete Mix	Edit		06/26/2025	07/21/2025	07/23/2025	07/02/2025		18.36
113150/1	Misc Fasteners	Edit		06/26/2025	07/21/2025	07/23/2025	06/30/2025		1.74
113167/1	Disposable Respirator	Edit		06/27/2025	07/21/2025	07/23/2025	06/30/2025		8.99
113170/1	Galvanized Cloth	Edit		06/27/2025	07/21/2025	07/23/2025	06/30/2025		17.99
113208/1	Spray Bottles	Edit		07/01/2025	07/21/2025	07/23/2025	07/01/2025		8.37
113218/1	Deck Screw	Edit		07/01/2025	07/21/2025	07/23/2025	07/08/2025		13.99
113223/1	Galvanized Piping Caps	Edit		07/02/2025	07/21/2025	07/23/2025	07/03/2025		6.59
113277/1	Lightbulbs	Edit		07/07/2025	07/21/2025	07/23/2025	07/08/2025		19.98
113287/1	Extension Cords	Edit		07/08/2025	07/21/2025	07/23/2025	07/10/2025		16.98
113292/1	Anchors	Edit		07/08/2025	07/21/2025	07/23/2025	07/09/2025		11.99
113313/1	Duct Tape	Edit		07/10/2025	07/21/2025	07/23/2025	07/11/2025		19.98
Vendor 1055 - Geneva Ace Hardware Totals						Invoices	21		<u>\$458.74</u>
Vendor 1161 - Geneva Construction Company									
61656	2025 Street Program	Edit		06/26/2025	07/21/2025	07/23/2025	07/01/2025		734,346.80
Vendor 1161 - Geneva Construction Company Totals						Invoices	1		<u>\$734,346.80</u>
Vendor 1169 - Gordon Flesch Co Inc									
IN15207256	Printer Ink	Edit		06/20/2025	07/21/2025	07/23/2025	07/03/2025		624.00
IN15210650	Specialty Media Paper	Edit		06/23/2025	07/21/2025	07/23/2025	07/03/2025		58.00
Vendor 1169 - Gordon Flesch Co Inc Totals						Invoices	2		<u>\$682.00</u>
Vendor 1171 - Hampton Lenzini & Renwick Inc									
000020251702	Eagle Brook Maint 2025	Edit		07/10/2025	07/21/2025	07/23/2025	07/11/2025		8,400.00
000020251703	Geneva Miller Road Basin Maint 2025	Edit		07/10/2025	07/21/2025	07/23/2025	07/11/2025		2,200.00
Vendor 1171 - Hampton Lenzini & Renwick Inc Totals						Invoices	2		<u>\$10,600.00</u>
Vendor 5702 - Haugland Energy Group LLC									
21174-12	Kautz Road Substation	Edit		06/20/2025	07/21/2025	07/23/2025	07/10/2025		1,150,745.10
Vendor 5702 - Haugland Energy Group LLC Totals						Invoices	1		<u>\$1,150,745.10</u>
Vendor 5556 - Helm Llc									
681475	Ford Diagnostic Software	Edit		06/16/2025	07/21/2025	07/22/2025	07/08/2025		800.00
Vendor 5556 - Helm Llc Totals						Invoices	1		<u>\$800.00</u>
Vendor 1963 - Hilton Garden Inn									
3252996488	ILCMA Conference Lodging - City Admin	Edit		06/05/2025	07/21/2025	07/22/2025	07/16/2025		393.94
Vendor 1963 - Hilton Garden Inn Totals						Invoices	1		<u>\$393.94</u>
Vendor 1177 - Home Depot Credit Services									
5012580	Spade Bit, Stud Solver & Wall Plate	Edit		06/25/2025	07/21/2025	07/10/2025	07/01/2025		15.24
Vendor 1177 - Home Depot Credit Services Totals						Invoices	1		<u>\$15.24</u>
Vendor 1619 - ILCMA Illinois City County Management Association									



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26355	Membership Dues - Asst City Adminstrator	Edit		06/25/2025	07/21/2025	07/22/2025	07/08/2025		185.75
Vendor 1619 - ILCMA Illinois City County Management Association Totals							Invoices	1	\$185.75
Vendor 1277 - Illinois Department of Revenue									
063025	June 2025 State Excise Tax Payable	Edit		06/30/2025	07/21/2025	06/30/2025	06/30/2025		64,308.92
Vendor 1277 - Illinois Department of Revenue Totals							Invoices	1	\$64,308.92
Vendor 1332 - Illinois Environmental Protection Agency									
IL0020087/061825	Annual NPDES Fee	Edit		06/18/2025	07/21/2025	07/23/2025	07/01/2025		30,000.00
ILR006181/061825	Annual NPDES Fee - WWTP Stormwater Permit	Edit		06/18/2025	07/21/2025	07/23/2025	06/30/2025		500.00
ILR400341/061825	Annual NPDES Fee	Edit		06/18/2025	07/21/2025	07/23/2025	06/30/2025		1,000.00
Vendor 1332 - Illinois Environmental Protection Agency Totals							Invoices	3	\$31,500.00
Vendor 1261 - Illinois Secretary Of State									
71025	Title & Registration - Trailer	Edit		07/10/2025	07/21/2025	07/23/2025	07/16/2025		173.00
Vendor 1261 - Illinois Secretary Of State Totals							Invoices	1	\$173.00
Vendor 1369 - Illinois State Police									
20250503419	Fingerprinting	Edit		05/31/2025	07/21/2025	07/23/2025	06/26/2025		297.00
20250503731	Fingerprinting	Edit		05/31/2025	07/21/2025	07/23/2025	06/26/2025		27.00
Vendor 1369 - Illinois State Police Totals							Invoices	2	\$324.00
Vendor 1481 - Illinois Tax Increment Association									
00176	Membership Dues	Edit		05/28/2025	07/21/2025	07/22/2025	05/28/2025		650.00
Vendor 1481 - Illinois Tax Increment Association Totals							Invoices	1	\$650.00
Vendor 1739 - Illinois Tollway									
G129000008818	Tolls	Edit		07/03/2025	07/21/2025	07/23/2025	07/15/2025		8.24
Vendor 1739 - Illinois Tollway Totals							Invoices	1	\$8.24
Vendor 1321 - Image Awards & Engraving									
39209	10 Year Awards	Edit		05/21/2025	07/21/2025	07/22/2025	07/10/2025		266.70
Vendor 1321 - Image Awards & Engraving Totals							Invoices	1	\$266.70
Vendor 1372 - Indiana Municipal Power Agency									
INVP0000001611	General Control Room Services - June 2025	Edit		06/30/2025	07/21/2025	07/23/2025	07/01/2025		17,700.00
Vendor 1372 - Indiana Municipal Power Agency Totals							Invoices	1	\$17,700.00
Vendor 1036 - Industrial Organizational Solutions, Inc.									
C63458A	Firefighter Candidate Testing	Edit		07/03/2025	07/21/2025	07/23/2025	07/08/2025		2,661.00
Vendor 1036 - Industrial Organizational Solutions, Inc. Totals							Invoices	1	\$2,661.00
Vendor 1119 - Interstate Batteries									
10009123	Batteries for Vehicle 8005	Edit		06/18/2025	07/21/2025	07/23/2025	07/01/2025		138.47
10009124	Credit Memo	Edit		06/18/2025	07/21/2025	07/23/2025	07/01/2025		(133.95)
10009125	Battery for Vehicle 8005	Edit		06/18/2025	07/21/2025	07/23/2025	07/01/2025		138.47
982778	Credit Memo	Edit		06/24/2025	07/21/2025	07/23/2025	07/01/2025		(4.52)
982830	Generator for 2137	Edit		06/27/2025	07/21/2025	07/23/2025	07/02/2025		418.94



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			Vendor 1119 - Interstate Batteries Totals				Invoices	5	\$557.41
Vendor 1594 - ISAWWA									
200098339	Training Class - Water Plant Operator	Edit		06/04/2025	07/21/2025	07/22/2025	07/03/2025		36.00
200098473	Training Class - PW Director	Edit		06/10/2025	07/21/2025	07/22/2025	07/08/2025		150.00
200098940	Training Class - Water Superintendent	Edit		06/23/2025	07/21/2025	07/22/2025	07/03/2025		60.00
200099022	Training Class - Water Superintendent	Edit		06/24/2025	07/21/2025	07/22/2025	07/03/2025		24.00
			Vendor 1594 - ISAWWA Totals				Invoices	4	\$270.00
Vendor 1834 - Jewel Osco									
333100801172505	Employee Awards	Edit		05/30/2025	07/21/2025	07/22/2025	07/08/2025		257.95
3331008001725060	Retirement Party Supplies	Edit		06/02/2025	07/21/2025	07/22/2025	07/08/2025		69.99
3331008002425060	Retirement Party Supplies	Edit		06/02/2025	07/21/2025	07/22/2025	07/08/2025		39.96
3219001035825060	Meeting Meal	Edit		06/06/2025	07/21/2025	07/22/2025	07/15/2025		32.64
			Vendor 1834 - Jewel Osco Totals				Invoices	4	\$400.54
Vendor 1191 - JP Cooke Company									
881405	Notary Stamp	Edit		04/24/2025	07/21/2025	07/23/2025	06/26/2025		52.95
			Vendor 1191 - JP Cooke Company Totals				Invoices	1	\$52.95
Vendor 1181 - JP Morgan Chase (TX1-0029)									
IN812535	Gear Drive Cable Cutters	Edit		06/26/2025	07/21/2025	07/23/2025	06/30/2025		5,353.86
			Vendor 1181 - JP Morgan Chase (TX1-0029) Totals				Invoices	1	\$5,353.86
Vendor 1251 - JSN Contractors Supply									
87862	Marking Paint	Edit		06/23/2025	07/21/2025	07/23/2025	06/24/2025		991.80
			Vendor 1251 - JSN Contractors Supply Totals				Invoices	1	\$991.80
Vendor 4687 - JX Enterprises Inc									
25349663P	Actuator for Vehicle 3411	Edit		06/30/2025	07/21/2025	07/23/2025	07/15/2025		117.23
			Vendor 4687 - JX Enterprises Inc Totals				Invoices	1	\$117.23
Vendor 2067 - Kane County Animal Control									
GPD May 20025	Animal Control Services	Edit		05/31/2025	07/21/2025	07/23/2025	06/26/2025		192.00
			Vendor 2067 - Kane County Animal Control Totals				Invoices	1	\$192.00
Vendor 2113 - Kane County Chiefs of Police Association									
#hEMJ	Meeting	Edit		05/27/2025	07/21/2025	07/22/2025	07/10/2025		50.00
			Vendor 2113 - Kane County Chiefs of Police Association Totals				Invoices	1	\$50.00
Vendor 1530 - Kane County Division of Transportation									
T-FY25-Q2-005	Year 2025 2nd Qtr MFT Traffic Signals	Edit		06/06/2025	07/21/2025	07/23/2025	07/02/2025		7,067.81
			Vendor 1530 - Kane County Division of Transportation Totals				Invoices	1	\$7,067.81
Vendor 1039 - Kane County Government									
GEC0325	Ride in Kane - March 2025	Edit		06/16/2025	07/21/2025	07/23/2025	07/14/2025		1,499.16
			Vendor 1039 - Kane County Government Totals				Invoices	1	\$1,499.16
Vendor 1438 - Kane County Recorder									



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649078	Recording Fees	Edit		07/01/2025	07/21/2025	07/23/2025	07/02/2025		80.00
649893	Recording Fees	Edit		07/08/2025	07/21/2025	07/23/2025	07/08/2025		80.00
Vendor 1438 - Kane County Recorder Totals							Invoices	2	\$160.00
Vendor 2921 - Kane County Water Association									
9gd0TQIsUXRfDjW	Meeting Registration	Edit		07/05/2025	07/21/2025	07/22/2025	07/03/2025		60.00
Vendor 2921 - Kane County Water Association Totals							Invoices	1	\$60.00
Vendor 1393 - Kone Inc									
871729542	Geneva Parking Garage 07/01/25-09/30/25	Edit		07/01/2025	07/21/2025	07/23/2025	07/09/2025		258.12
Vendor 1393 - Kone Inc Totals							Invoices	1	\$258.12
Vendor 1195 - Kresl Power Equipment, Inc.									
64839700	Crane Service	Edit		06/21/2025	07/21/2025	07/23/2025	06/24/2025		1,600.00
Vendor 1195 - Kresl Power Equipment, Inc. Totals							Invoices	1	\$1,600.00
Vendor 4436 - Lakeshore Recycling Systems									
PS665676	Street Sweeping	Edit		06/30/2025	07/21/2025	07/23/2025	07/03/2025		8,879.42
Vendor 4436 - Lakeshore Recycling Systems Totals							Invoices	1	\$8,879.42
Vendor 4011 - Lamarche Manufacturing Co									
153932	Delnor Battery Charger Inspection for Repair	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		500.00
Vendor 4011 - Lamarche Manufacturing Co Totals							Invoices	1	\$500.00
Vendor 1197 - Lands End Business Outfitters									
SIN13079548	Uniform Shirts	Edit		06/12/2025	07/21/2025	07/23/2025	06/26/2025		120.75
SIN13106925	Uniform Shirts	Edit		06/26/2025	07/21/2025	07/23/2025	07/01/2025		106.74
SIN13107591	Uniform Shirts	Edit		06/26/2025	07/21/2025	07/23/2025	07/01/2025		185.79
SIN13118711	Uniform Shirts	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		118.02
Vendor 1197 - Lands End Business Outfitters Totals							Invoices	4	\$531.30
Vendor 6041 - Legal & Liability Risk Management Institute									
252361	Training Class	Edit		06/19/2025	07/21/2025	07/22/2025	07/08/2025		150.00
Vendor 6041 - Legal & Liability Risk Management Institute Totals							Invoices	1	\$150.00
Vendor 1198 - Level 3 Communications LLC									
744059283	Phone Service	Edit		07/01/2025	07/21/2025	07/23/2025	07/10/2025		21,255.11
Vendor 1198 - Level 3 Communications LLC Totals							Invoices	1	\$21,255.11
Vendor 5017 - Lewis Tree Service Lockbox									
461420	Tree Trimming	Edit		06/26/2025	07/21/2025	07/23/2025	06/30/2025		3,975.28
461422	Tree Trimming	Edit		06/26/2025	07/21/2025	07/23/2025	06/27/2025		2,884.00
461423	Tree Trimming	Edit		06/26/2025	07/21/2025	07/23/2025	06/30/2025		3,690.48
Vendor 5017 - Lewis Tree Service Lockbox Totals							Invoices	3	\$10,549.76
Vendor 1325 - Linda S Pieczynski									
321	Roll Call Newsletter	Edit		06/26/2025	07/21/2025	07/23/2025	07/01/2025		70.00
Vendor 1325 - Linda S Pieczynski Totals							Invoices	1	\$70.00
Vendor 5836 - LionHeart Critical Power Specialists Inc									



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71447	Generator Maintenance - Kautz Lift Station	Edit		06/30/2025	07/21/2025	07/23/2025	07/02/2025		908.26
Vendor 5836 - LionHeart Critical Power Specialists Inc Totals							Invoices	1	<u>\$908.26</u>
Vendor 4972 - Logmein Inc									
366495531	GoToMeeting - Toll Free Monthly Charge	Edit		06/11/2025	07/21/2025	07/22/2025	07/09/2025		5.68
Vendor 4972 - Logmein Inc Totals							Invoices	1	<u>\$5.68</u>
Vendor 6034 - MaK Americas, Inc.									
INV53875	Thermowell & Thermocouple Parts for GGF	Edit		07/09/2025	07/21/2025	07/23/2025	07/10/2025		1,616.25
Vendor 6034 - MaK Americas, Inc. Totals							Invoices	1	<u>\$1,616.25</u>
Vendor 5768 - Mark 1 Landscape Inc									
34894	Landscape Maintenance - June 2025	Edit		07/01/2025	07/21/2025	07/23/2025	07/01/2025		21,630.01
Vendor 5768 - Mark 1 Landscape Inc Totals							Invoices	1	<u>\$21,630.01</u>
Vendor 4569 - Kathy A Mcneil									
72025	Reimbursement - Garden 45	Edit		06/16/2025	07/21/2025	07/23/2025	07/08/2025		157.70
Vendor 4569 - Kathy A Mcneil Totals							Invoices	1	<u>\$157.70</u>
Vendor 1200 - Menards									
50778	Floor Mats & Phone Jack	Edit		06/16/2025	07/21/2025	07/23/2025	07/02/2025		34.69
50995	Fiberglass Pipe Insulation	Edit		06/20/2025	07/21/2025	07/23/2025	06/27/2025		54.16
50996	Fiberglass Pipe Insulation	Edit		06/20/2025	07/21/2025	07/23/2025	06/27/2025		(54.16)
50997	Fiberglass Pipe Insulation	Edit		06/20/2025	07/21/2025	07/23/2025	06/27/2025		54.16
51212	Gatorade Powder	Edit		06/24/2025	07/21/2025	07/23/2025	06/24/2025		59.90
51294	Screws	Edit		06/25/2025	07/21/2025	07/23/2025	07/02/2025		32.99
51991	Barb Coupling	Edit		07/08/2025	07/21/2025	07/23/2025	07/09/2025		1.26
Vendor 1200 - Menards Totals							Invoices	7	<u>\$183.00</u>
Vendor 1202 - Metro West Council of Government									
5980	Meeting Meal	Edit		06/12/2025	07/21/2025	07/23/2025	07/14/2025		55.00
6006	Meeting Meal	Edit		06/27/2025	07/21/2025	07/23/2025	07/14/2025		50.00
Vendor 1202 - Metro West Council of Government Totals							Invoices	2	<u>\$105.00</u>
Vendor 5019 - Michels Plumbing Inc									
69203	City Side Lead Replacement	Edit		06/24/2025	07/21/2025	07/23/2025	07/01/2025		4,600.00
Vendor 5019 - Michels Plumbing Inc Totals							Invoices	1	<u>\$4,600.00</u>
Vendor 4307 - Milsoft Utility Solutions, Inc									
20254944	DisSPatch Site License - July 2025	Edit		07/01/2025	07/21/2025	07/23/2025	07/01/2025		918.75
Vendor 4307 - Milsoft Utility Solutions, Inc Totals							Invoices	1	<u>\$918.75</u>
Vendor 3506 - Monarch Fire Protection Inc									
18069	Automatic Fire Sprinkler System - PW	Edit		07/03/2025	07/21/2025	07/23/2025	07/11/2025		4,250.00
Vendor 3506 - Monarch Fire Protection Inc Totals							Invoices	1	<u>\$4,250.00</u>
Vendor 1774 - Motorola Solutions Inc									
9480720250602	Starcom21 Network	Edit		07/01/2025	07/21/2025	07/23/2025	07/10/2025		51.00



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			Vendor 1774 - Motorola Solutions Inc Totals			Invoices	1		\$51.00
Vendor 4357 - Mr Appliance of Kendall 9566593	Service Call	Edit		04/24/2025	07/21/2025	07/23/2025	07/02/2025		315.67
			Vendor 4357 - Mr Appliance of Kendall Totals			Invoices	1		\$315.67
Vendor 4565 - NAPA Auto Parts 879974	Wiper Blades for Vehicle 2095	Edit		07/01/2025	07/21/2025	07/23/2025	07/03/2025		10.69
			Vendor 4565 - NAPA Auto Parts Totals			Invoices	1		\$10.69
Vendor 5144 - Nations Photo Lab SHP465598	Elected Official Photos	Edit		06/13/2025	07/21/2025	07/22/2025	07/15/2025		58.40
			Vendor 5144 - Nations Photo Lab Totals			Invoices	1		\$58.40
Vendor 2888 - NextEra Energy Marketing LLC 957412	Purchased Power - June 2025	Edit		07/02/2025	07/21/2025	06/30/2025	07/10/2025		375,984.00
			Vendor 2888 - NextEra Energy Marketing LLC Totals			Invoices	1		\$375,984.00
Vendor 1911 - NFPA 804280	Electrical Code Updates	Edit		06/03/2025	07/21/2025	07/22/2025	07/03/2025		191.01
			Vendor 1911 - NFPA Totals			Invoices	1		\$191.01
Vendor 1373 - Nicor Gas 2995659701/0625	Gas Services - 4000 Keslinger Rd	Edit		06/20/2025	07/21/2025	07/23/2025	06/27/2025		2,258.71
5579021000/0625	Gas Services - 620 Logan Ave	Edit		06/23/2025	07/21/2025	07/23/2025	07/01/2025		54.62
4156511000/0625	Gas Services - 602 Crissey Ave	Edit		06/24/2025	07/21/2025	07/23/2025	07/03/2025		163.11
7036511000/0625	Gas Services - 600 Crissey Ave	Edit		06/24/2025	07/21/2025	07/23/2025	07/03/2025		216.06
2263328999/0725	Gas Services - 1717 Averill Rd	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		25,147.94
			Vendor 1373 - Nicor Gas Totals			Invoices	5		\$27,840.44
Vendor 1058 - NIMPA 1250	Purchased Power - June 2025	Edit		07/02/2025	07/21/2025	06/30/2025	07/10/2025		1,152,908.70
			Vendor 1058 - NIMPA Totals			Invoices	1		\$1,152,908.70
Vendor 1285 - North East Multi Regional Training Inc 380456	Training	Edit		06/11/2025	07/21/2025	07/23/2025	06/26/2025		750.00
380860	Training	Edit		06/11/2025	07/21/2025	07/23/2025	06/26/2025		50.00
			Vendor 1285 - North East Multi Regional Training Inc Totals			Invoices	2		\$800.00
Vendor 1031 - Office Depot 427951044001	Tape	Edit		06/13/2025	07/21/2025	07/23/2025	07/02/2025		15.99
427952141001	Tape	Edit		06/13/2025	07/21/2025	07/23/2025	07/02/2025		16.19
427952142001	Duster, Paper Clips, Sharpie & Post- It Notes	Edit		06/13/2025	07/21/2025	07/23/2025	07/02/2025		42.51
			Vendor 1031 - Office Depot Totals			Invoices	3		\$74.69
Vendor 6042 - Grant Oliver 07082025	Reimbursement - Fuel	Edit		07/08/2025	07/21/2025	07/23/2025	07/10/2025		44.57
			Vendor 6042 - Grant Oliver Totals			Invoices	1		\$44.57
Vendor 3546 - OMG National N1097645	Badge Stickers	Edit		07/07/2025	07/21/2025	07/23/2025	07/10/2025		217.77
			Vendor 3546 - OMG National Totals			Invoices	1		\$217.77



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Vendor 4635 - OpticsPlanet Inc									
101-0528-131328	Sights	Edit		05/28/2025	07/21/2025	07/22/2025	07/10/2025		1,293.30
									<u>1,293.30</u>
Vendor 4635 - OpticsPlanet Inc Totals							Invoices	1	\$1,293.30
Vendor 3890 - O'Reilly Auto Parts									
5765-228180	Vehicle Supplies for Vehicle 2010	Edit		06/25/2025	07/21/2025	07/23/2025	06/27/2025		72.57
5765-228502	Propane - Mag Torch	Edit		06/30/2025	07/21/2025	07/23/2025	07/02/2025		12.99
5765-228651	Mini Lamp for Vehicle 2045	Edit		07/02/2025	07/21/2025	07/23/2025	07/11/2025		5.09
5765-228979	Battery Charger for Vehicle 3000	Edit		07/07/2025	07/21/2025	07/23/2025	07/10/2025		89.98
									<u>89.98</u>
Vendor 3890 - O'Reilly Auto Parts Totals							Invoices	4	\$180.63
Vendor 1206 - Osage Inc									
062025	Tree Preservation Review Services - June 2025	Edit		07/01/2025	07/21/2025	07/23/2025	07/03/2025		254.50
									<u>254.50</u>
Vendor 1206 - Osage Inc Totals							Invoices	1	\$254.50
Vendor 1256 - Paddock Publications, Inc.									
339547	Legal Notice - Public Hearing	Edit		06/16/2025	07/21/2025	07/23/2025	07/11/2025		287.50
									<u>287.50</u>
Vendor 1256 - Paddock Publications, Inc. Totals							Invoices	1	\$287.50
Vendor 4128 - Petrochoice									
51950170	Mobil Pegasus - GGF	Edit		06/30/2025	07/21/2025	07/23/2025	07/11/2025		6,969.57
									<u>6,969.57</u>
Vendor 4128 - Petrochoice Totals							Invoices	1	\$6,969.57
Vendor 6005 - Petsmart									
42970	Dog Food	Edit		06/10/2025	07/21/2025	07/22/2025	07/10/2025		89.97
									<u>89.97</u>
Vendor 6005 - Petsmart Totals							Invoices	1	\$89.97
Vendor 1380 - PJM Settlement Inc									
2025063011493	Purchased Power 06-01-25/06-30-25	Edit		07/08/2025	07/21/2025	06/30/2025	07/10/2025		211,491.33
2025070211493	Purchased Power 07-01-25/07-02-25	Edit		07/08/2025	07/21/2025	07/10/2025	07/10/2025		14,911.40
2025070911493	Purchased Power 07-01-25/07-09-25	Edit		07/15/2025	07/21/2025	07/18/2025	07/15/2025		55,551.35
									<u>55,551.35</u>
Vendor 1380 - PJM Settlement Inc Totals							Invoices	3	\$281,954.08
Vendor 6037 - Plink Inc									
POS81	Ammunition	Edit		06/12/2025	07/21/2025	07/23/2025	07/01/2025		4,994.10
									<u>4,994.10</u>
Vendor 6037 - Plink Inc Totals							Invoices	1	\$4,994.10
Vendor 1209 - Poms Tire Service Inc									
411171522	Tires for Vehicle 5119	Edit		06/25/2025	07/21/2025	07/23/2025	06/30/2025		490.20
									<u>490.20</u>
Vendor 1209 - Poms Tire Service Inc Totals							Invoices	1	\$490.20
Vendor 1526 - Power Line Supply									
56908940	GEN 3 Pole Reinforcement System	Edit		07/11/2025	07/21/2025	07/23/2025	07/11/2025		1,982.88
									<u>1,982.88</u>
Vendor 1526 - Power Line Supply Totals							Invoices	1	\$1,982.88
Vendor 6022 - PRI Management Group									
32888	Seminar	Edit		06/25/2025	07/21/2025	07/23/2025	06/26/2025		449.00
									<u>449.00</u>
Vendor 6022 - PRI Management Group Totals							Invoices	1	\$449.00



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Vendor 1860 - Priority Products Inc									
1018325	Lock Pins & Swivels	Edit		05/16/2025	07/21/2025	07/23/2025	07/02/2025		867.11
1019506	Screws, Drill Bit & Heat Shrink	Edit		06/20/2025	07/21/2025	07/23/2025	06/26/2025		249.26
Vendor 1860 - Priority Products Inc Totals							Invoices	2	<u>\$1,116.37</u>
Vendor 1488 - Professional Cemetery Services									
6922	Grave Openings - June 2025	Edit		06/30/2025	07/21/2025	07/23/2025	07/01/2025		3,042.01
Vendor 1488 - Professional Cemetery Services Totals							Invoices	1	<u>\$3,042.01</u>
Vendor 5341 - Quadient Finance USA Inc									
Q1926845	Postage Refill - City Hall & PW	Edit		07/03/2025	07/21/2025	07/07/2025	07/10/2025		622.95
Vendor 5341 - Quadient Finance USA Inc Totals							Invoices	1	<u>\$622.95</u>
Vendor 4921 - Quik Impressions Group									
847925	Business Cards	Edit		07/08/2025	07/21/2025	07/23/2025	07/10/2025		119.91
Vendor 4921 - Quik Impressions Group Totals							Invoices	1	<u>\$119.91</u>
Vendor 6020 - Ray Allen Manufacturing									
313194	Grooming Kit	Edit		06/04/2025	07/21/2025	07/22/2025	07/10/2025		87.99
Vendor 6020 - Ray Allen Manufacturing Totals							Invoices	1	<u>\$87.99</u>
Vendor 1040 - Ray OHerron Co Inc									
2417377	Uniform Shirts	Edit		06/16/2025	07/21/2025	07/23/2025	06/26/2025		173.69
2418407	Uniform Pants	Edit		06/20/2025	07/21/2025	07/23/2025	06/26/2025		154.88
2418570	Clothing	Edit		06/23/2025	07/21/2025	07/23/2025	07/02/2025		515.31
2420245	Clothing	Edit		07/01/2025	07/21/2025	07/23/2025	07/02/2025		318.15
2420373	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		318.15
2420375	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		318.15
2420376	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		318.15
2420377	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		285.65
2420378	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		317.11
2420416	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		318.15
2420420	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		318.15
2420422	Clothing	Edit		07/02/2025	07/21/2025	07/23/2025	07/08/2025		318.15
Vendor 1040 - Ray OHerron Co Inc Totals							Invoices	12	<u>\$3,673.69</u>
Vendor 5579 - S2 Distribution Inc									
PS25-51165	Compressor Control Board	Edit		06/23/2025	07/21/2025	07/22/2025	07/03/2025		299.96
Vendor 5579 - S2 Distribution Inc Totals							Invoices	1	<u>\$299.96</u>
Vendor 1112 - Sams Club Direct									
568304942002	Office Supplies	Edit		05/27/2025	07/21/2025	07/22/2025	07/08/2025		342.64
10309159522	Supplies	Edit		06/18/2025	07/21/2025	07/22/2025	07/10/2025		27.88
10310001455	Coffee, Paper Towels & Plates	Edit		06/19/2025	07/21/2025	07/22/2025	07/10/2025		206.89
Vendor 1112 - Sams Club Direct Totals							Invoices	3	<u>\$577.41</u>
Vendor 6045 - Sheepdog									
41081435146	Ear Piece	Edit		06/11/2025	07/21/2025	07/22/2025	07/10/2025		108.00
Vendor 6045 - Sheepdog Totals							Invoices	1	<u>\$108.00</u>
Vendor 5477 - Jennifer Shelley									



City of Geneva AP Invoice Report

Invoice Due Date Range 07/21/25 - 07/21/25
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
12506203319C0008	Reimbursement - Shipping Charges	Edit		06/20/2025	07/21/2025	07/23/2025	06/23/2025		175.66
Vendor 5477 - Jennifer Shelley Totals							Invoices	1	\$175.66
Vendor 6046 - Megan Solner 07042025	Reimbursement for Meal - No Refusal	Edit		07/04/2025	07/21/2025	07/23/2025	07/10/2025		108.50
Vendor 6046 - Megan Solner Totals							Invoices	1	\$108.50
Vendor 5897 - St Charles Memorial Works 25-LUDKE SLAB	Granite Slab	Edit		07/03/2025	07/21/2025	07/23/2025	07/10/2025		500.00
Vendor 5897 - St Charles Memorial Works Totals							Invoices	1	\$500.00
Vendor 1640 - State Industrial Products 903837764	State Cube Program	Edit		07/01/2025	07/21/2025	07/23/2025	07/02/2025		119.02
Vendor 1640 - State Industrial Products Totals							Invoices	1	\$119.02
Vendor 5358 - Stericycle Inc 8011264656	Document Shredding	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		300.05
Vendor 5358 - Stericycle Inc Totals							Invoices	1	\$300.05
Vendor 5944 - Stoked Graphics 272650	Vinyl Wrap for New B200	Edit		06/27/2025	07/21/2025	07/23/2025	07/08/2025		4,995.00
Vendor 5944 - Stoked Graphics Totals							Invoices	1	\$4,995.00
Vendor 1066 - Suburban Laboratories Inc GA5003466	Lab Testing	Edit		07/01/2025	07/21/2025	07/23/2025	07/02/2025		979.44
Vendor 1066 - Suburban Laboratories Inc Totals							Invoices	1	\$979.44
Vendor 1486 - Superior Asphalt Materials LLC 202505296	Asphalt Repairs	Edit		05/15/2025	07/21/2025	07/23/2025	07/11/2025		275.84
Vendor 1486 - Superior Asphalt Materials LLC Totals							Invoices	1	\$275.84
Vendor 2336 - Taylor Street Pizza 1369	Post Swedish Days Parade Meal	Edit		06/22/2025	07/21/2025	07/22/2025	07/10/2025		362.98
Vendor 2336 - Taylor Street Pizza Totals							Invoices	1	\$362.98
Vendor 4893 - The First Signs Of Fire S25.0334	Equipment Markers	Edit		06/16/2025	07/21/2025	07/23/2025	07/02/2025		571.60
Vendor 4893 - The First Signs Of Fire Totals							Invoices	1	\$571.60
Vendor 4097 - The Responsive Mailroom Inc 64499	Business Cards	Edit		06/24/2025	07/21/2025	07/23/2025	07/03/2025		358.50
Vendor 4097 - The Responsive Mailroom Inc Totals							Invoices	1	\$358.50
Vendor 5756 - TIGRIS Aquatic Services LLC 3943789	Aeration Oils & Seals Change	Edit		06/25/2025	07/21/2025	07/23/2025	07/02/2025		1,276.00
4070708	Cable Installation	Edit		06/30/2025	07/21/2025	07/23/2025	07/02/2025		567.00
Vendor 5756 - TIGRIS Aquatic Services LLC Totals							Invoices	2	\$1,843.00
Vendor 1984 - Tim's Construction 3307	Building Inspection Services - June 2025	Edit		06/28/2025	07/21/2025	07/23/2025	07/03/2025		1,419.00
Vendor 1984 - Tim's Construction Totals							Invoices	1	\$1,419.00



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount		
Vendor 3068 - Transunion Risk And Alternative											
230177-202506-1	Background Checks	Edit		07/01/2025	07/21/2025	07/23/2025	07/10/2025		75.00		
	Vendor 3068 - Transunion Risk And Alternative Totals								Invoices	1	<u>75.00</u>
Vendor 1228 - Tri-City Ambulance											
IN284	Ambulance Billing - May/July 2025	Edit		06/13/2025	07/21/2025	07/23/2025	07/15/2025		51,165.00		
	Vendor 1228 - Tri-City Ambulance Totals								Invoices	1	<u>\$51,165.00</u>
Vendor 1076 - Tyler Medical Services											
462409	Pre-Employment Drug Screen & Physical	Edit		07/01/2025	07/21/2025	07/23/2025	07/08/2025		130.00		
	Vendor 1076 - Tyler Medical Services Totals								Invoices	1	<u>\$130.00</u>
Vendor 5823 - Unifirst Corporation											
1320233248	Uniform Rental	Edit		06/25/2025	07/21/2025	07/23/2025	06/26/2025		82.14		
1320234645	Uniform Rental	Edit		07/02/2025	07/21/2025	07/23/2025	07/02/2025		67.39		
1320236671	Uniform Rental	Edit		07/09/2025	07/21/2025	07/23/2025	07/10/2025		67.39		
	Vendor 5823 - Unifirst Corporation Totals								Invoices	3	<u>\$216.92</u>
Vendor 1047 - UPS											
1885967258	Shipping Charges	Edit		05/23/2025	07/21/2025	07/22/2025	07/09/2025		134.73		
0000601E23225	Shipping Charges	Edit		05/31/2025	07/21/2025	07/01/2025	06/12/2025		18.05		
	Vendor 1047 - UPS Totals								Invoices	2	<u>\$152.78</u>
Vendor 1084 - US Bank											
2916967	2021 Refunding Bond	Edit		06/03/2025	07/21/2025	07/28/2025	07/10/2025		124,300.00		
2922666	2024 Electric Alt Revenue Bonds	Edit		06/09/2025	07/21/2025	07/29/2025	07/11/2025		659,150.00		
	Vendor 1084 - US Bank Totals								Invoices	2	<u>\$783,450.00</u>
Vendor 1230 - USA Bluebook											
INV00736264	Lab Consumables	Edit		06/11/2025	07/21/2025	07/23/2025	07/01/2025		801.76		
INV00741594	Lab Consumables	Edit		06/17/2025	07/21/2025	07/23/2025	07/01/2025		520.90		
	Vendor 1230 - USA Bluebook Totals								Invoices	2	<u>\$1,322.66</u>
Vendor 2287 - USI Education & Government Sales											
0399877000014	Lamintaing Film	Edit		06/26/2025	07/21/2025	07/23/2025	07/08/2025		60.47		
	Vendor 2287 - USI Education & Government Sales Totals								Invoices	1	<u>\$60.47</u>
Vendor 1508 - USPS											
373	Priority Mail	Edit		06/02/2025	07/21/2025	07/22/2025	07/08/2025		19.45		
560	First Class Mail	Edit		06/09/2025	07/21/2025	07/22/2025	07/08/2025		9.75		
790	Postage - Certified Mail	Edit		06/26/2025	07/21/2025	07/22/2025	07/08/2025		8.20		
	Vendor 1508 - USPS Totals								Invoices	3	<u>\$37.40</u>
Vendor 4433 - Verizon Connect Fleet USA LLC											
304000076004	Monthly Vehicle Tracking Subscription	Edit		06/02/2025	07/21/2025	06/30/2025	06/04/2025		1,004.35		
	Vendor 4433 - Verizon Connect Fleet USA LLC Totals								Invoices	1	<u>\$1,004.35</u>
Vendor 1233 - Verizon Wireless											
61166002393	Wireless Phone - June 2025	Edit		06/21/2025	07/21/2025	06/21/2025	07/10/2025		5,683.09		
	Vendor 1233 - Verizon Wireless Totals								Invoices	1	<u>\$5,683.09</u>



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2983 - Vons Electric Inc									
34544	Light Fixture	Edit		06/24/2025	07/21/2025	07/23/2025	06/26/2025		225.00
							Vendor 2983 - Vons Electric Inc Totals		
							Invoices		1
									\$225.00
Vendor 5726 - Walker Wilcox Matousek LLP									
236197	1LF0009TE	Edit		05/12/2025	07/21/2025	07/23/2025	06/24/2025		175.00
236222	1LF0115	Edit		05/13/2025	07/21/2025	07/23/2025	06/24/2025		50.00
236236	1LF0011PE	Edit		05/13/2025	07/21/2025	07/23/2025	06/24/2025		500.00
236241	1LF0014TE	Edit		05/13/2025	07/21/2025	07/23/2025	06/24/2025		500.00
236456	1LF0009TE	Edit		05/23/2025	07/21/2025	07/23/2025	06/24/2025		175.00
236467	1LF0115	Edit		05/24/2025	07/21/2025	07/23/2025	06/24/2025		1,000.00
							Vendor 5726 - Walker Wilcox Matousek LLP Totals		
							Invoices		6
									\$2,400.00
Vendor 1075 - Warehouse Direct									
5950219-0	Paper Towels, Wasp Killer & Supplies	Edit		06/25/2025	07/21/2025	07/23/2025	07/01/2025		387.42
							Vendor 1075 - Warehouse Direct Totals		
							Invoices		1
									\$387.42
Vendor 1088 - Water Products Company of Aurora, Inc.									
0329823	Coupling	Edit		06/23/2025	07/21/2025	07/23/2025	06/26/2025		746.25
0330064	Sewer Pipe Fitting	Edit		07/07/2025	07/21/2025	07/23/2025	07/08/2025		742.00
							Vendor 1088 - Water Products Company of Aurora, Inc. Totals		
							Invoices		2
									\$1,488.25
Vendor 1051 - Wesco Receivables Corp									
207566	Substation Conduit Sealant Kits	Edit		06/17/2025	07/21/2025	07/23/2025	06/30/2025		95.00
207567	UG Cable Replacement Material 25-26	Edit		06/17/2025	07/21/2025	07/23/2025	06/25/2025		4,655.00
212267	UG Cable Replacement Material 25-26	Edit		06/20/2025	07/21/2025	07/23/2025	07/02/2025		2,185.00
212268	Transformer	Edit		06/20/2025	07/21/2025	07/23/2025	06/30/2025		27,461.00
212269	SE Development Project (SEMP) Material	Edit		06/20/2025	07/21/2025	07/23/2025	06/23/2025		2,799.15
214206	UG Cable Replacement Material 25-26	Edit		06/23/2025	07/21/2025	07/23/2025	07/01/2025		27,877.00
220534	Street Light Stock	Edit		06/27/2025	07/21/2025	07/23/2025	07/08/2025		527.76
221730	UG Cable Replacement Material 25-26	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		10,209.75
221732	UG Cable Replacement Material 24-25	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		789.00
222559	LED Cobra Head Fixtures	Edit		06/30/2025	07/21/2025	07/23/2025	07/10/2025		7,353.65
232070	Clamp Connectors	Edit		07/03/2025	07/21/2025	07/23/2025	07/11/2025		3,472.00
232974	SE Development Project (SEMP) Material	Edit		07/07/2025	07/21/2025	07/23/2025	07/09/2025		1,129.92
							Vendor 1051 - Wesco Receivables Corp Totals		
							Invoices		12
									\$88,554.23
Vendor 4658 - West Chicago Fire Protection District									
25-135	Annual Training Facility Usage Fee	Edit		06/17/2025	07/21/2025	07/23/2025	07/02/2025		2,700.00
							Vendor 4658 - West Chicago Fire Protection District Totals		
							Invoices		1
									\$2,700.00



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 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1093 - West Side Exchange									
N70189	Replacement Parts for Vehicle 3032	Edit		06/20/2025	07/21/2025	07/23/2025	06/23/2025		135.45
N70252	Parts for Vehicle 3032	Edit		06/23/2025	07/21/2025	07/23/2025	06/25/2025		159.51
N70673	Bolts for Vehicle 2095	Edit		07/01/2025	07/21/2025	07/23/2025	07/03/2025		97.32
Vendor 1093 - West Side Exchange Totals							Invoices	3	<u>\$392.28</u>
Vendor 1236 - Wills Burke Kelsey Associates LTD									
27037	Bullock Campus	Edit		07/06/2025	07/21/2025	07/23/2025	07/11/2025		508.00
27038	302 River PUD	Edit		07/07/2025	07/21/2025	07/23/2025	07/11/2025		127.00
27039	Prairie Grove Development	Edit		07/07/2025	07/21/2025	07/23/2025	07/11/2025		5,233.00
2-27122	South St - Phase I	Edit		07/10/2025	07/21/2025	07/23/2025	07/11/2025		11,914.25
Vendor 1236 - Wills Burke Kelsey Associates LTD Totals							Invoices	4	<u>\$17,782.25</u>
Vendor 1237 - WM Renewable Energy Controller									
070125	Purchased Power - June 2025	Edit		07/01/2025	07/21/2025	06/30/2025	07/02/2025		61,690.78
Vendor 1237 - WM Renewable Energy Controller Totals							Invoices	1	<u>\$61,690.78</u>
Vendor 1035 - WW Grainger Inc									
9540138683	Air Filters	Edit		06/13/2025	07/21/2025	07/23/2025	06/27/2025		231.84
9548536417	Peyton Substation AC Filters	Edit		06/23/2025	07/21/2025	07/23/2025	06/24/2025		105.60
9551924906	Paper Towels	Edit		06/24/2025	07/21/2025	07/23/2025	07/08/2025		134.10
9552010895	V-Belt, Air Filters & Supplies WWTP	Edit		06/24/2025	07/21/2025	07/23/2025	07/08/2025		850.99
Vendor 1035 - WW Grainger Inc Totals							Invoices	4	<u>\$1,322.53</u>
Vendor 4672 - Zoll Medical Corporation									
90114459	Preventative Maintenance	Edit		07/07/2025	07/21/2025	07/23/2025	07/08/2025		1,020.00
Vendor 4672 - Zoll Medical Corporation Totals							Invoices	1	<u>\$1,020.00</u>
Vendor 6044 - ZR Tactical Solutions									
63707	Conversion Sleeve	Edit		06/06/2025	07/21/2025	07/22/2025	07/10/2025		61.59
Vendor 6044 - ZR Tactical Solutions Totals							Invoices	1	<u>\$61.59</u>
Vendor Peggy Maley									
362848	Lateral Lining Program	Edit		06/23/2025	07/21/2025	07/23/2025	07/11/2025		10,000.00
Vendor Peggy Maley Totals							Invoices	1	<u>\$10,000.00</u>
Vendor Mark Smith									
061125-74	Street Program	Edit		06/12/2025	07/21/2025	07/23/2025	06/30/2025		120.00
Vendor Mark Smith Totals							Invoices	1	<u>\$120.00</u>
Grand Totals							Invoices	351	<u><u>\$5,307,884.86</u></u>



**Payroll Summary Report
07/11/2025**

Net Pay	\$	655,847.08
FICA/Medicare Contributions		30,416.73
IMRF Contributions		-
Dental/Health Premiums		<u>96,022.64</u>
Total Payroll Expenditures	\$	<u><u>782,286.45</u></u>



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Economic Incentive Agreement; Nicolaou (Honeybird, TIF 2)		
Presenter & Title:	Cathleen Tymoszenko, Economic Development Director		
Date:	July 7, 2025		
Please Check Appropriate Box:			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: PGEV:I; II, III			
Estimated Cost: \$ 135,883		Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded: Sales tax or TIF increment</i>			
Executive Summary:			
<p>The owners of Riganato, Nick and Jim Nicolaou, aim to launch a new restaurant concept at 427 E. State, within TIF 2. Honeybird will be a take-out/sit-down style restaurant. A Special Use and an ARPA grant were approved for the project in 2024. During grant discussions, we noted that the owners were seeking additional TIF assistance due to the high costs of converting the space to a restaurant use.</p> <p>At the project onset and still today, the TIF 2 future fund balance is difficult to predict as it depended on for financing of the East State Street Road Construction Project. To secure this investment amidst this uncertainty, the draft Incentive Agreement contemplates reimbursement of a portion of the redevelopment costs with sales tax or TIF increment depending on resources available as determined each budget year. The total reimbursable amount is \$135,883; 19% of the total estimated retrofitting costs of \$700,696 (low estimate). This ratio of private to public investment does not include the ARPA grant amount (\$38,608) or property acquisition costs (\$612,049). With these considerations, the ratio of public assistance shifts to 13% of the total project cost. This proposed level of public financing assistance is consistent with past practices for similar projects. This project meets several TIF and City goals and its completion will add to the business offerings available east of the Fox River.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution & Economic Incentive Agreement 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (Mayor and City Council)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
Approve Resolution Authorizing Economic Incentive Agreement by and between City of Geneva and Nick and Jim Nicolaou for 427 and 421 E. State (Honeybird).			

RESOLUTION NO. 2025-78

RESOLUTION AUTHORIZING EXECUTION OF AN ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS AND NICK AND JIM NICOLAOU

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, an Economic Incentive Agreement By and Between the City of Geneva and Nick, and Jim Nicolaou in the form attached hereto at Exhibit “A”, relating to the redevelopment of 421 and 427 E. State Street.

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the Mayor and City Council of the City of Geneva, Kane County, Illinois, this ___ day of _____, 2025.

AYES: __ **NAYS:** __ **ABSENT:** __ **ABSTAINING:** __ **HOLDING OFFICE:** __

Mayor

ATTEST:

City Clerk

**ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN
THE CITY OF GENEVA, KANE COUNTY, ILLINOIS AND
NICK AND JIM NICOLAOU**

THIS ECONOMIC INCENTIVE AGREEMENT (“*Agreement*”) is entered into as of the _____ day of _____, 2025 (“*Effective Date*”) by and between the City of Geneva, Kane County, Illinois, an Illinois municipal corporation (“*City*”), and Nick and Jim Nicolaou, of 1028 N. Cumberland Avenue, Park Ridge and 702 Chase Lane, Lombard , Illinois (jointly the “*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the City and Developer hereby agree as follows:

ARTICLE 1: RECITALS

1.1 The City is a duly organized and validly existing non home-rule municipality pursuant to Article VII, Section 7 of the Constitution of the State of Illinois of 1970 and the laws of the State.

1.2 The City is engaged in the revitalization of its commercial district including the properties commonly known as 421 East State Street (“*421 State*”) and 427 East State Street (“*427 State*”), which properties are identified by parcel index numbers 12-02-376-009 and 12-03-409-007 (collectively the “*Subject Property*”).

1.3 The City has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

1.4 Pursuant to the Illinois Municipal Code, specifically Section 8-11-20 (65 ILCS 5/8-11-20) (the “*Economic Incentive Act*”), the corporate authorities of a municipality may enter into an economic incentive agreement relating to the development or redevelopment of land within the corporate limits of the municipality and may agree to share or rebate a portion of any retailers’ occupation taxes (the “*Sales Taxes*”) received by the municipality that were generated by the development or redevelopment over a finite period of time.

1.5 Pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the “*TIF Act*”), the Mayor and City Council of the City (collectively, the Corporate Authorities”) are empowered to

undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act.

1.6 To stimulate and induce redevelopment pursuant to the TIF Act, the City, after giving all required notices, conducting a public hearing and making all findings required by law, on February 22, 2000, pursuant to Ordinance Nos. 2000-12, 2000-13 and 2000-14, approved a Redevelopment Plan and Redevelopment Project (the “*Redevelopment Plan*”) for an area designated as the East State Street Redevelopment Project Area (the “*Project Area*”) and adopted tax increment financing for the payment and financing of “Redevelopment Project Costs”, as defined by Section 11-74.4-3(q) of the TIF Act, incurred within the Project Area as authorized by the TIF Act.

1.7 The Developer is the owner of the Subject Property which is located within the Project Area and improved with a 1,414 two story commercial building at 421 State and a 1,433 square foot one and a half story commercial building at 427 State which have buildings that have been vacant since 2022, and submitted a proposal to the City to repurpose the buildings to accommodate a take-out/sit down restaurant with site parking and landscape upgrades which the City approved on April 21, 2025 and thereafter awarded a grant of \$38,608 to the Developer to assist with the costs to add an ADA bathroom and fire alarm to 427 State.

1.8 The Developer has now submitted a proposal to the City to complete all of the improvements to the Subject Property as approved on April 21, 2025 (the “*Project*”) which shall require an additional investment by the Developer of approximately \$700,696.06 for project costs as itemized on Exhibit A attached hereto and has requested financial assistance from the City in order to enable the Developer to proceed with the Project.

1.9 The City believes it to be in the best interests of the City that the Developer proceed with the Project as it shall enhance the amenities available to City residents, stimulate commercial growth and is in furtherance of the Redevelopment Plan; therefore, the City is prepared to reimburse the Developer for certain Redevelopment Project Costs as itemized on Exhibit B attached hereto as authorized by the Economic Incentive Act and the TIF Act, all as hereinafter provided.

NOW, THEREFORE, in consideration of the foregoing Recitals, and of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

ARTICLE 1: RECITALS PART OF AGREEMENT

Incorporation of Recitals. The representations, covenants, and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article 1.

ARTICLE 2: DEVELOPER'S OBLIGATIONS

2.1 Subject to the provision of Section 7.7, the Developer covenants and agrees that the following obligations shall be preconditions to the City's obligations to reimburse the Developer for certain costs which qualify as Redevelopment Project Costs in accordance with the terms and conditions in this Agreement:

- (a) On or before September 1, 2025, the Developer shall have submitted to the City sufficient documentation evidencing the sources of funds, including any financing, that will be used to complete the Project requiring an investment of approximately \$700,000.
- (b) On or before October 1, 2025, the Developer shall have submitted to the City for its approval, all applications as required by the Geneva City Code ("*City Code*") to obtain such permits as necessary to undertake the Project in order to redevelop the Subject Property for its repurposed uses.
- (c) The Developer shall have secured by no later than October 31, 2025, all other approvals, consents, permits and licenses, from the City and all other governmental units and agencies having jurisdiction over the Subject Property, as required by all City building regulations or any other applicable ordinances of the City required to construct the Project; shall have paid all building permit and any connection fees and fees of any other unit or agency of government; and, have commenced construction of the Project.
- (d) On or before May 1, 2026, the Developer shall have completed construction of the Project in accordance with this Agreement, any final plans approved by the City, the City Code and building regulations, and all other applicable laws and have obtained certificates of occupancy for all structures constructed on the Subject Property.
- (e) Upon completion of the Project, the Developer shall deliver to the City an itemization of all costs incurred in connection with the Project accompanied by all paid bills, invoices, receipts, and other documentation requested by the City to evidence a total investment of approximately \$700,000 by the Developer to construct the Project.

(f) On or before May 31, 2027, the Developer shall have commenced the operation of a take-out/sit down restaurant at the subject property (the “*Business*”).

2.2 The Developer covenants and agrees to maintain the Subject Property in accordance with all applicable laws of the City and the State of Illinois throughout the term of this Agreement.

2.3 The Developer covenants and agrees to pay all fees, fines, utility bills and taxes when due to the City, State of Illinois, federal government and all taxing districts having the Subject Property within their jurisdiction, including but not limited to all real estate taxes.

2.4 The Developer covenants and agrees to operate the Business throughout the term of this Agreement.

2.5 Job Counts: The Developer agrees to annually disclose to the City the number of jobs, as of the April 30th following issuance of the final certificate of occupancy for the Subject Property, and annually thereafter on April 30th during the term of this Agreement to assist the City with its reporting requirements on the number of jobs at the Subject Property under Section 11-74.4-5(a) of the TIF Act.

ARTICLE 3: CITY OBLIGATIONS

3.1 In consideration for the Developer undertaking and completing the Project, so long as no notice of an event of default has been issued pursuant to Article 6 hereof and remains outstanding, and the Developer has satisfied all of its obligations under Article 2 hereof, the City shall reimburse the Developer for Redevelopment Project Costs incurred in connection with the Project in an amount not to exceed the lesser of eligible Redevelopment Project Costs or \$135,883 from the sources and in accordance with procedures set forth in Article 4.

ARTICLE 4. PROCEDURES TO REIMBURSE THE DEVELOPER

4.1 The City shall have thirty (30) days after receipt of all documentation submitted by the Developer pursuant to Section 2.1(e) of this Agreement to determine which of the costs incurred by the Developer in connection with the Project constitute eligible Redevelopment Project Costs. The only reasons for determining a cost is not an eligible Redevelopment Project Cost are that such expenditure (i) is not an eligible Redevelopment Project Cost under the TIF Act, (ii) that it was not incurred in connection with the construction of the Project, or (iii) that construction of the Project was not completed in accordance with the City Code, applicable building regulations and ordinances, other applicable laws, and the provisions of this Agreement.

4.2 Pursuant to the Economic Incentive Act the City is prepared to reimburse the Developer, in an amount not to exceed \$135,883, from seventy-five percent (75%) of the “Sales Taxes” as hereinafter defined, generated by the Business operating at the Subject Property. For purposes of this Agreement Sales Taxes shall mean the net portion of taxes imposed by the State of Illinois for distribution to the City pursuant to the Retailer’s Occupation Tax at the rate of one percent (1%) of the total amount of gross sales that are subject to said tax.

4.3 Upon issuance of a certificate of occupancy for the Subject Property, the City shall establish a “Nicolaou Sales Tax Account” into which it shall, upon receipt from the State of Illinois, deposit seventy-five percent (75%) of the net Sales Taxes generated by the Business and distributed to the City for the term of this Agreement. Reimbursement of Redevelopment Project Costs shall be made semi-annually to the Developer until receipt of the lessor of the total of Redevelopment Project Costs of \$135,883 as itemized on Exhibit B; or fifteen (15) years from the date of the issuance of the certificate of occupancy for the Subject Property.

4.4 The City has also established a special tax allocation fund (TIF 2 Fund known as the “STAF”) into which the City shall deposit “Incremental Taxes”, as hereinafter defined, from the Project Area which may be applied by the City (in its sole discretion) for reimbursement to the Developer of Redevelopment Project Costs in lieu of reimbursement from the Sales Taxes generated by the Business and deposited into the Nicolaou Sales Tax Account as provided in 4.3. Use of Incremental Taxes to reimburse the Developer shall not increase the maximum amount of reimbursement due to the Developer being an amount equal to the lessor of the total eligible Redevelopment Project Costs or \$135,883. As used in this Agreement, “*Incremental Taxes*” shall mean the amount in the STAF equal to the amount of ad valorem taxes, if any, paid in respect of the Project Area and its improvements which is attributable to the increase in the equalized assessed value of all the parcels of property located therein over the initial equalized assessed value said parcels.

THE CITY’S OBLIGATION TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION OF THE CITY PAYABLE SOLELY FROM THE NICOLAOU SALES TAX ACCOUNT OR AT THE SOLE DISCRETION OF THE CITY FROM THE STAF, AND SHALL NOT BE SECURED BY ANY OTHER FUND OR ASSET OF THE CITY OR THE FULL FAITH AND CREDIT OF THE CITY.

ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS

5.1 Developer’s Representations Warranties and Covenants. To induce the City to enter into this Agreement, Developer represents, covenants, warrants, and agrees that:

- (a) Recitals. All representations and agreements made by Developer in Article 1 are true, complete, and accurate in all respects.
- (b) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any offering or disclosure statement made, or to be made, on behalf of Developer, or any restriction, organizational document, agreement, or instrument to which Developer, or any of its partners or venturers, is now a party or by which Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.
- (c) Pending Lawsuits. There are no actions at law or similar proceedings either pending or, to the best of Developer's knowledge, threatened against Developer that would materially or adversely affect:
 - (i) The ability of Developer to proceed with the construction and development of the Subject Property;
 - (ii) Developer's financial condition; or
 - (iii) The level or condition of Developer's assets as of the date of this Agreement.

5.2 City Representations, Warranties and Covenants. To induce Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the City represents, covenants, warrants and agrees as follows:

- (a) Recitals. All representations and agreements made by the City in Article 1 are true, complete, and accurate in all respects.
- (b) Authorizations. The City has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Mayor and City Clerk to execute and deliver this Agreement.
- (c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the City, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of

any order, agreement, or other instrument to which the City is a party or by which the City is now bound.

- (d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or to the best of the City's knowledge being threatened against the City that would materially or adversely affect:
- (i) The ability of Developer to proceed with the construction of the Development.
 - (ii) The ability of the City to perform its obligations under this Agreement.

ARTICLE 6: ENFORCEMENT AND REMEDIES

6.1 Enforcement: Remedies. The parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

6.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement, the parties agree that the party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Article 6, 30 days after notice of any breach delivered in accordance with Section 9 to correct the same prior to the non-breaching party's pursuit of any remedy provided for in Section 6.4 and 6.7; provided however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the defaulting party has promptly initiated the cure of the breach, and (iii) if the defaulting party diligently and continuously pursues the cure of the breach until its completion. If any party shall fail to perform any of its obligations under this Agreement, and if the party affected by the default shall have given written notice of the default to the defaulting party, and if the defaulting party shall have failed to cure the default as provided in this Section 6.2, then, except as specifically provided otherwise in the following sections of this Article 6, and in addition to any and all other remedies that may be available either in law or equity, the party affected by the default shall have the right (but not the obligation) to take any action as in its discretion and judgment shall be necessary to cure the default. In any event, the defaulting party hereby agrees to pay and reimburse the party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

6.3 Events of Default by Developer. Any of the following events or circumstances shall be an event of default by Developer with respect to this Agreement:

- (a) If any material representation made by Developer in this Agreement, or in any certificate; permit application; notice, demand to the City; or request made to the City in connection with any documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) Default by Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence or financial condition of Developer.
- (c) Developer's default in the performance or breach of any material covenant, warranty, or obligation, including all obligations set forth in Article 2, contained in this Agreement.
- (d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 90 consecutive days. There shall be no cure period for this event of default.
- (e) The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer' s property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.
- (f) Developer's failure to pay the fees and expenses described in this Agreement.

6.4 Remedies for Default By Developer.

- (a) Subject to the provisions of this Agreement, in the case of an event of default by Developer, the City may terminate this Agreement at which point all future obligations hereunder shall be deemed null and void, or, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel specific performance of Developer of its obligations under this Agreement. In any event, upon determination of an event of default by the Developer, the Developer shall repay the City an amount equal to the amount paid by the City to the Developer as reimbursement for Redevelopment Project Costs.
- (b) In case the City shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the City, then, and in every such case, Developer and the City shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of Developer and the City shall continue as though no such proceedings had been taken.

6.5 Events of Default by City. Any of the following events or circumstances shall be an event of default by the City with respect to this Agreement:

- (a) A default of any term, condition, or provision contained in any agreement or document relating to the Project (other than this Agreement), that would materially and adversely impair the ability of the City to perform its obligations under this Agreement, and the failure to cure such default within the earlier of 30 days after Developer's written notice of such default or in a time period reasonably required to cure such default or in accordance with the time period provided therein.
- (b) Failure to comply with any material term, provision, or condition of this Agreement within the time herein specified and failing to cure such noncompliance within 30 days after written notice from Developer of each failure or in a time period reasonably required to cure such default.
- (c) A representation or warranty of the City contained herein is not true and correct in any material respect for a period of 30 days after written notice to the City by Developer. If such default is incapable of being cured within 30 days, but the City begins reasonable efforts to cure within 30 days, then such default shall not be considered an event of default hereunder for so long as the City continues to diligently pursue its cure.

6.6 Remedies for Default by City. Subject to the provisions of this Agreement, in the case of an event of default by the City, Developer, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel the City's specific performance of its obligations under this Agreement; provided however, no recourse under any obligation contained herein or for any claim based thereon shall be had against the City, its officers, agents, attorneys, representatives in any amount in excess of the specific sum agreed to be paid by the City hereunder, and no liability, right or claim at law or in equity shall be attached to or incurred by the City, its officers, agents, attorneys, representatives or employees in any amount in excess of specific sums agreed by the City to be paid hereunder and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the City.

6.7 Indemnification by Developer: Agreement to Pay Attorneys' Fees and Expenses. Developer agrees to indemnify the City, and all of its elected and appointed officials, officers, employees, agents or representatives, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) Developer's development, construction, maintenance, or use of the Subject Property; or (ii) Developer's default under the provisions of this Agreement. Such indemnification obligation, however, shall not extend to claims asserted against the City or any of the aforesaid parties in connection with or as a result of: (i) the performance of the City's representations, warranties and covenants under Article 5 of this Agreement; (ii) the City's default under the provisions of this Agreement; or (iii) the act, omission, negligence or misconduct of the City or any of the aforesaid parties. If Developer shall commit an event of default and the City should employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of Developer herein contained, Developer, on the City's demand, shall pay to the City the reasonable fees of such attorneys and such other reasonable expenses so incurred by the City.

ARTICLE 7: GENERAL PROVISIONS

7.1 Maintain Improvements in Good and Clean Condition: The Developer shall maintain the Subject Property in reasonably good and clean condition at all times during the development by Developer of the Subject Property, which shall include promptly removing all mud, dirt, and debris that is deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by Developer or any agent of or contractor hired by, or on behalf of Developer and repair any damage to any public property that may be caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, Developer.

7.2 Liability and Indemnity of City.

- (a) No liability for City Review. Developer acknowledges and agrees that (i) the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the City's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.
- (b) Hold Harmless and Indemnification. Developer shall hold harmless the City, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may asserted at any time against any of such parties in connection with (i) the City's review and approval of any plans or improvements or (ii) the City's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the City as a result of a City event of default under this Agreement, claims that are made against the City that relate to one or more of the City's representations, warranties, or covenants under Article 5 and claims that the City, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.
- (c) Defense Expenses. Developer shall pay all expenses, including legal fees and administrative expenses, incurred by the City in defending itself with regard to any and all of the claims identified in the first sentence of Subsection (b) above.

7.6 No Implied Waiver of City Rights. The City shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the City, no failure to exercise at any time any right granted herein to the City shall be construed as a waiver of that or any other right.

7.7 Force Majeure. Time is of the essence of this Agreement, provided however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel

shortages, accidents, casualties, floods, earthquakes, fires, acts of God, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party’s agents, employees or invitees) or similar causes beyond the reasonable control of such party (“Force Majeure”). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure. For the City, the City Administrator or designee shall make such determination in consultation with legal counsel.

ARTICLE 8. TERM

Term. This Agreement shall be in full force and effect upon its execution by the parties and terminate upon first to occur: (i) reimbursement to the Developer for the lesser of Redevelopment Project Costs incurred in connection with construction of the Project or \$135,883; or, (ii) the 15th anniversary of the Effective Date.

ARTICLE 9. NOTICES

Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

Nick and Jim Nicolaou _____ _____ _____	With a copy to: _____ _____ _____
--	--

Notices and communications to the City shall be addressed to and delivered at these addresses:

With a copy to:

City of Geneva
 22 South First Street
 Geneva, Illinois 60134

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
 Attn: Kathleen Field Orr
 1804 N. Naper Blvd., Ste. 350
 Naperville, IL 60563

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

ARTICLE 10. IN GENERAL

10.1 Amendments and Waiver. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the City and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

10.2 No Third Party Beneficiaries/Assignment. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the City or Developer.

Upon notice to the City, the Developer may assign this Agreement to a related company. The Developer may assign the payments under the Developer's Note provided that the assignee is an accredited investor or lender of the Developer; provided however that the Developer remains fully responsible for all of the Developer's obligations under this Agreement. Developer may sell the Property and assign its rights under the Agreement. with the written consent of the City, which consent shall not be unreasonably withheld

10.3 Illinois Law. This Agreement shall be governed pursuant to Illinois law and the venue, in the event of any action taken to enforce any of the terms of this Agreement shall be the Circuit Court of Kane County, Illinois.

10.4 Entire Agreement. This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

10.5 Counterparts. This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Effective Date.

City of Geneva,
an Illinois municipal corporation

Attest:

By: _____
Mayor

By: _____
City Clerk

By: _____
Jim Nicolaou

By: _____
Nick Nicolaou

EXHIBIT A

Total Project Costs

	Estimated Cost
Carpentry	358,723.00
Electrical	8,170.00
Plumbing	39,970.00
Equipment and Fixtures	104,517.74
Kitchen Exhaust Hood	33,625.00
Fire Alarm	12,500.00
HVAC Equipment	27,000.00
Signage	21,702.00
Ansul System	11,289.32
Awnings and Canopy	15,700.00
Alarm System	400.00
New Parking Lot Paving	37,099.00
Landscaping	30,000.00
TOTAL:	700,696.06

EXHIBIT B

Redevelopment Project Costs

Kitchen Exhaust Hood	33,625.00
Ansul System	11,289.00
Electrical	8,170.00
New Parking Lot Paving	37,099.00
Awning and Canopy	15,700.00
Landscaping	30,000.00
TOTAL:	135,833.00



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Police Department Generator Replacement		
Presenter & Title:	Pete Adams, Facilities Manager		
Date:	July 7, 2025		
Please Check Appropriate Box:			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: QIS-III			
Estimated Cost: \$235,825	Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Funding? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded: ILDCEO Grant</i>			
Executive Summary:			
<p>The Existing Emergency Back-up Generator is approximately 50 years old and past the end of its serviceable life. In addition to backing up critical police systems, the generator also provides the emergency back-up for the City's fiber internet network hardware, which supports many local government agencies in addition to the city.</p> <p>A public bid was held for the replacement in May and 4 viable bids were submitted, the lowest from Vons Electric, Inc. of St. Charles. The scope of the bid has been reviewed with Vons and they have been a preferred vendor for the city for many years.</p> <p>The FY26 State approved budget includes a \$250,000 grant to be issued to Geneva for expenses associated with Public Safety and Economic Development. We are earmarking this grant to offset costs associated with the PD Generator.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • PD Generator Replacement RE-BID - Bid Tab Sheet 5.20.25 • Resolution 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend Approval of Resolution Authorizing the City Administrator to Execute Contract with Vons Electric, Inc. in the amount of \$235,825.00 for replacement of the Police Department Generator.</p>			

City of Geneva, IL
Police Department - Generator Replacement Re-Bid
Bid Tab Sheet

5/20/2025

Bidder	Base Bid Price	Generator Manufacturer
Vons Electric, Inc	\$ 235,825.00	Blue Star
Morse Electric, Inc.	\$ 328,825.00	Kohler
Fitzgerald's Electric Contracting, Inc.	\$ 329,900.00	Cummins
Newcastle Electric Inc.	\$ 270,000.00	MTU

RESOLUTION NO. 2025-79

**RESOLUTION AUTHORIZING EXECUTION OF THE
CONTRACT WITH VONS ELECTRIC, INC.
FOR POLICE DEPARTMENT GENERATOR REPLACEMENT**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA,
KANE COUNTY, ILLINOIS, as follows:**

SECTION 1: That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, a Contract with Vons Electric, Inc. in the amount of \$235,825.00 (Exhibit A) for replacement of the Emergency Back-up Generator at the Police Department .

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ___ day of July, 2025.

AYES: ___ NAYS: ___ ABSENT: ___ ABSTAINING: ___ HOLDING OFFICE: ___

APPROVED by me this ___ day of July, 2025.

Mayor

ATTEST:

City Clerk

PROPOSAL

The following proposal is hereby made to the City of Geneva, Illinois, hereinafter called the Owner.

Proposal is submitted in duplicate by VONS Electric, Inc.

The undersigned hereby proposes and agrees to furnish all the necessary labor, materials, equipment, tools and services necessary to perform the "GENEVA PD GENERATOR REPLACEMENT – RE-BID" in accordance with the Specifications and Procedural documents attached.

In submitting this proposal the undersigned declares that the only persons or parties interested in the

Proposal as principals are those named herein and that the Proposal is made without collusion with any other person, firm, or corporation.

The Undersigned acknowledges receipt of the following Addenda.

Addendum No.	Date	Initials
_____	_____	_____
_____	_____	_____
_____	_____	_____

The Undersigned declares that he has examined the Contract Documents and is familiar with the local conditions at the site where the work is to be performed and with the conditions affecting the Contract requirements and understands that in making this Proposal he waives all right to plead any misunderstanding regarding the same.

The undersigned further agrees prosecute the work in such a manner and with sufficient materials, equipment, and labor as will ensure its completion by the completion date, it being understood and agreed that the completion within the time limit is an essential part of the Contract.

The undersigned hereby proposes and agrees to furnish all necessary labor, materials, equipment, tools and services necessary to perform the "GENEVA PD GENERATOR REPLACEMENT - REBID" as described in the contract documents.

FEES FORM

Vendor shall submit pricing on the form below, based on the terms and conditions set forth in this Contract, for the removal and replacement of the existing emergency generator at the City of Geneva Police Department located at 20 Police Plaza, Geneva, IL 60134.

Generator Manufacturer:	BLUE STAR
Generator Make and Model:	John Deere / JD100-01
Manufacturer's Warranty:	2 years / 2000 Hours Limited
Vendor/Installer's Warranty:	1 year from Date of install
Base Price (including Allowance):	\$ 235825. —

On (a) separate sheet(s), provide a written narrative explaining what products will be implemented, the preparation and installation/application process, and expected timeframe for when and how long work transpire.

On (a) separate sheet(s), provide references of similar work performed elsewhere; Public Sector experience preferred.

INCOMPLETE SUBMISSIONS WILL BE CONSIDRED GROUNDS FOR DISQUALIFICATION

Bidder: Vons Electric

Authorized Signature: [Signature] Date: 5/16/25

BID BOND
(Percentage)

Bond Number: 72737455

KNOW ALL PERSONS BY THESE PRESENTS, That we Vons Electric Inc of
2701 Dukane Ave., Saint Charles, IL 60174, hereinafter
referred to as the Principal, and Western Surety Company,
as Surety, are held and firmly bound unto City of Geneva Police Department
of 20 Police Plaza, Geneva, IL 60134, hereinafter referred to as the Obligee, in the sum of 10.00% of the
Amount Bid (10 %) percent of the greatest
amount bid, for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly
and severally, firmly by these presents.

WHEREAS, Principal has submitted or is about to submit a proposal to Obligee on a contract for Generator Replacement

NOW, THEREFORE, if the said contract be awarded to Principal and Principal shall, within such time as may be
specified, enter into the contract in writing and give such bond or bonds as may be specified in the bidding or
contract documents with surety acceptable to Obligee; or if Principal shall fail to do so, pay to Obligee the
damages which Obligee may suffer by reason of such failure not exceeding the penalty of this bond, then this
obligation shall be void; otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED this 19th day of May, 2025.

Vons Electric Inc
(Principal)

By [Signature] (Seal)

Western Surety Company
(Surety)

By [Signature] (Seal)
Susan R. Belmonte,
Attorney In Fact



Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 72737455

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint Susan R. Belmonte

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Vons Electric Inc

Obligee: Generator Replacement

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

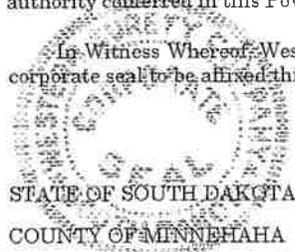
"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

If Bond No. 72737455 is not issued on or before midnight of August 19th, 2025, all authority conferred in this Power of Attorney shall expire and terminate.

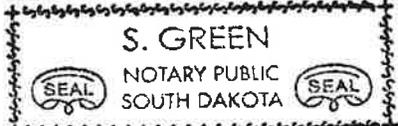
In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Larry Kasten, and its corporate seal to be affixed this 19th day of May, 2025.



WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

On this 19th day of May, in the year 2025, before me, a notary public, personally appeared Larry Kasten, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



S. Green
Notary Public - South Dakota

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 19th day of May, 2025.

WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 72737455

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint Susan R. Belmonte

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Vons Electric Inc

Obligee: City of Geneva Police Department

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

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In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Larry Kasten, and its corporate seal to be affixed this 19th day of May, 2025.

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

On this 19th day of May, in the year 2025, before me, a notary public, personally appeared Larry Kasten, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.

S. GREEN
NOTARY PUBLIC
SOUTH DAKOTA

My Commission Expires February 12, 2027

S. Green
Notary Public - South Dakota

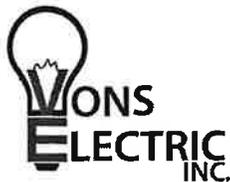
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WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



Vons Electric, Inc

2701 Dukane Drive | St Charles, IL 60174
 6303778667 | info@vonselctric.com | www.vonselctric.com

Quote #11245

Sent on Apr 15, 2025

Total \$235,825.00

RECIPIENT:

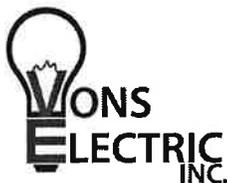
City of Geneva

22 South 1st Street

SERVICE ADDRESS:

City of Geneva Police Dept
 20 Police Plaza
 Geneva, Illinois 60134

Product/Service	Description	Qty.	Unit Price	Total
Quoted Work Commercial	New 208volt 3ph 100kw Blue star Generator -1 New 100KW 208volt Blue star Generator with 24hr fuel tank , block heater and battery charger and battery -1 New concrete Pad with Bollards as required -3 New Asco 7000 series ATS -1 New 400 AMP Main breaker I line panel with 3-150 amp breakers per bid requirements -New ASCO quick connect tap box -New conduits and wires to connect everything per print requirements -Blank existing louvers as per bid requirements -New EM shut off located on the generator -New remote Annunciators -Preventative Quarterly Maintenance per section 3.7 included in total -Infrared scanning Test per bid requirements -Load bank testing included per bid requirements -Equipment to move generator onto new pad -Demo and remove old generator Please note -All diesel fuel for testing and running by others. -state Fire marshal requirements and fees excluded -Prevailing wage to be paid in this quote -All work to be completed on standard business hours -No Taxes included in this bid -Blue star equipment warranty that comes with this purchase 2 years or 2000 hours -Labor warranty 1 yr from date of install -No data lines or online interface included -staff training and start by a certified blue star dealer included -Equipment delivery will be 30-35 weeks after ordering units. (contingent on component availability)	1	\$224,925.00	\$224,925.00



Vons Electric, Inc

2701 Dukane Drive | St Charles, IL 60174
6303778667 | info@vonselctric.com | www.vonselctric.com

Product/Service	Description	Qty.	Unit Price	Total
Quoted Work Commercial	ALLOWANCE: Provide an allowance of ten thousand dollars (\$10,000) for any unforeseen conditions related to the Work of this Project.	1	\$10,000.00	\$10,000.00
Quoted Work Commercial	Bid bond cost and fees	1	\$900.00	\$900.00
				Not included
ADD TO TOTAL OPTION - MUST SELECT TO INCLUDE	100kw Portable Generator -Cables to connect Portable generator. -Cables and equipment to back feed 3 existing panels. -Generator to be onsite while new Generators being installed up to 5 days. -Labor included to hook up portable generator.	1	\$7,925.00	\$7,925.00*
ESTIMATE NOTES	Not responsible for repairing unmarked underground utilities Drywall damage may occur - Drywall patching and painting NOT included This proposal will be adjusted if the authority having jurisdiction makes changes *A signed proposal PO or 50% deposit are required to schedule, balance due at the time the work is performed DUE TO RAPID MATERIAL COST INCREASES this proposal is valid for 14 days Potential material shortages can delay scheduling. Best practices have been implemented to keep delays as minimal as possible EXCLUDES: City permit and fees State permit and fees Restoration of landscaping Painting conduit	1	\$0.00	\$0.00*
Credit Card Fee 3% Applicable	If paying by credit card a 3% fee will be added	1	\$0.00	\$0.00

* Non-taxable

Total **\$235,825.00**

This quote is valid for the next 14 days, after which values may be subject to change.

Engine Generator Set Two (2) Year 2000 Hour Standby Limited Warranty

BLUE STAR Power Systems

Your Blue Star Power Systems product has been designed and manufactured with care by people with many years of experience. Blue Star Power Systems warrants to its buyer that the product is free from defects in materials and/or workmanship for the period of time outlined below. If the product should prove defective within the time period outlined below, it will be repaired, adjusted or replaced at the option of Blue Star Power Systems, provided that the product, upon inspection by Blue Star Power Systems, has been properly installed, maintained and operated in accordance with Blue Star Power Systems's Generator Set Installation Guide and Operating Instructions. This limited warranty is not valid or enforceable unless: (1) all supporting maintenance records are kept on file with the end user and made available upon request from factory, and (2) the generator set is routinely exercised in accordance with operating instructions. This warranty does not apply to malfunctions caused by physical damage, misuse, improper installation, repair or service by unauthorized persons, or normal wear and tear. The warranty is not assignable.

Blue Star Power Systems product warranty period: Engine generator set: Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first). Accessories (installed on the engine generator set or shipped loose): Parts and Labor for one (1) year from the date of factory invoice or 2000 hours (whichever occurs first). Transfer Switches: If purchased with a generator set (same order number): Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first).

The start of the warranty period can be adjusted to the date of unit start-up (limited to 180 days from invoice date) provided that the following information is provided to Blue Star Power Systems within 30 days of start-up. The warranty will not be effective unless a copy of the Blue Star Power Systems Start-Up Instructions & Warranty Validation form is properly filled out and returned to Blue Star Power Systems within 30 days of start-up. If the Start-Up Instructions & Warranty Validation Form is received after 365 days (1 year) from invoicing date, all unit warranties will be void. Additionally, the engine manufacturer's engine registration form must be completed and returned to the engine manufacturer as stated in the instructions with the registration form.

To obtain warranty service: Contact your nearest Blue Star Power Systems Service Representative. For assistance in locating your nearest authorized service representative, contact Blue Star Power Systems at warranty@bluestarps.com.

Warranty service may be performed by authorized Blue Star Power Systems service providers only. Service work performed by unauthorized persons will void all warranties and not be paid.

Blue Star Power Systems shall not be liable for any claim in amount greater than the purchase price of the product. In no event shall Blue Star Power Systems be held liable for any special, indirect, consequential or liquidated damages including but not limited to: loss of profits, loss of time, increased overhead, delays, loss of business opportunity, good will, or any commercial or economic loss.

Blue Star Power Systems shall not be liable for any claim that requires replacement of engine, part, or component of the gen-set that is no longer manufactured or available. Additionally, Blue Star Power Systems will not be liable for any engine replacement that may require emissions tier level change.

THERE ARE NO EXPRESS WARRANTIES OTHER THAN THOSE DESCRIBED HEREIN. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, OR OTHERWISE CREATED UNDER THE UNIFORM COMMERCIAL CODE, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE.

The following items and/or circumstances are excluded from this limited warranty:

- Improper installation or operation as outlined in the Generator Set Installation Guide and Operating Instructions.
- Misapplication and misuse of the equipment outside the original design parameters as stated on the nameplate of the equipment.
- Equipment purchased at the standby rating that is being used in a prime power application(s).
- Failure to properly exercise and maintain your equipment per manufacturer's specifications will void all warranty.
- Any equipment or components adding including fuel tanks and enclosures not installed at the Blue Star Power Systems factory.
- Equipment modifications made without the written consent of Blue Star Power Systems will void all warranty.
- Damages caused by acts of nature, such as lightning, wind, flood, or earthquake.
- Any damage due to situations beyond the control of the manufacturing and/or workmanship of the product.
- Engine starting batteries: The battery manufacturers' warranty applies. Consult your local battery supplier for warranty service.
- Fuel system and/or governing system adjustments performed during or after start-up.
- Normal maintenance items and consumable items such as belts, filters, fluids, and hoses.
- Adjustments and tune-ups performed during start-up or thereafter. Start-up, training, tuning, and adjustments for any paralleling or bi-fuel system.
- Loose connections (electrical and mechanical) before and after unit start-up. Including fittings, connectors, clamps and fasteners.
- Diesel engine "Wet Stacking" due to lightly loaded diesel engines. Regeneration issues, aftertreatment exhaust systems, including DEF related issues.
- All fluid level related items found before, during, or after unit start up.
- Use of steel enclosure within 25 miles of the coast.
- Requested rental generators used while warranty work is being performed.
- Charges, fees, and site delays due to a replacement components availability with the product manufacturer.
- Any labor charges deemed excessive by Blue Star Power Systems factory or component manufacturer.
- Travel labor and mileage for mobile generator sets.
- Additional trips to the site due to a service vehicle was not stocked with normal service parts.
- Any special access fees, equipment, requirements or after hours scheduling to gain access to the equipment for warranty service purposes.
- Lodging expense associated with unit repair and excessive mileage charges (limit to 300 miles and 6 hours travel round trip from nearest service center).
- Shipping damage of any type. All equipment is shipped F.O.B. Blue Star Power Systems and risk of loss transfers to the carrier once loaded for shipment. It is the responsibility of the receiving party to sign for the receipt of and note any shipping damage to the equipment. Freight damage claim filing is the responsibility of the receiving party. In the rare event that damage occurs resulting from shrink wrap during shipment, Blue Star Power Systems will not warrant any damage to the unit.

This agreement is deemed made and executed in North Mankato, Nicollet County, Minnesota and shall be construed and interpreted in accordance with the laws of the state of Minnesota without giving effect to its conflicts of laws principals. Each of the parties submits to the exclusive personal jurisdiction and venue with respect to any action or proceeding arising out of, in connection with, relating to, or by reason of this agreement before the district court of the state of Minnesota, located in Nicollet County and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court.

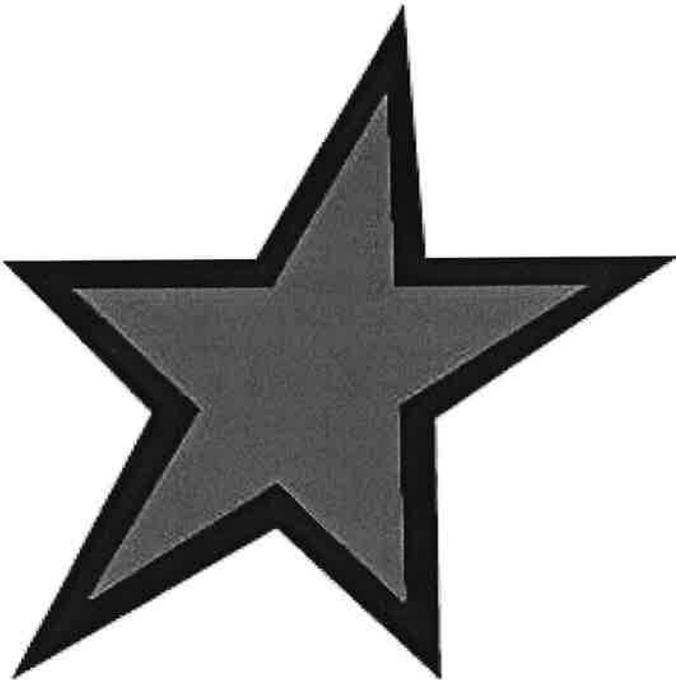
BLUE ST★R

Power Systems Inc.

Submittal

4/8/2025

Project Title	Geneva Police Department-Vons Electric
Quote Number:	0120796-3
Model:	JD100-01



Lionheart Critical Power
Paul Adank
Email: Paul.adank@lhcps.com

BLUE STAR

Power Systems Inc.

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- 14 MX321 Voltage Regulator
- 8 DGC-2020 Control Panel
- 10 RDP110 Remote Annunciator
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- 19 Enclosures
- 20 Sound Attenuation Foam
- 17 Radiators
- 22 Circuit Breakers
- 29 TPS Series Block Heaters
- 31 Single Stage Air Cleaner
- 33 CPJ Series Silencers
- 27 Industrial Batteries
- 25 NRG Series Battery Chargers
- 21 Sub-Base Fuel Tanks
- 47 Factory Load Test
- 2yr 2000hr limited warranty

BLUE STAR

Power Systems Inc.

Sales Quote

Quote Date: 4/8/2025 2:55:47 PM
 Quote Number: 0120796-3
 Project Title: Geneva Police Department-Vons Electric
 Prepared for: Lionheart Critical Power

Distributed
by:

Unit Model	JD100-01	Standby / Prime	Emergency Stationary Standby
kWe Rating	100 kWe	UL 2200 Listed	Yes
Fuel	Diesel	CSA Approved	Yes
EPA	Tier 3	Paint Color	Gray

Engine Model: John Deere 4045HF285 100kW Standby Power Rating at 1800 RPM Governor - Electronic Isochronous

Voltage: 208/120V 3 Phase 60 Hz 0.8 PF

Gen Model: Stamford UCI274D 12 Lead Wired 208V 3 Phase Low Wye 125°C Rise Over 40°C Ambient

Voltage Regulator: Stamford MX321 Automatic Voltage Regulator with PMG Excitation

Control Panel: Blue Star DGC-2020 Fully Enhanced Microprocessor Based Gen-Set Controller Mounted Facing Left from Generator End (Unless Specified Otherwise)
 Standard Features: Low Oil Pressure, High Coolant Temp, Overspeed, Overcrank Shutdowns
 Emergency Stop Pushbutton, Audible Alarm Buzzer with Silencing Switch
 Optional Features Include: Generator Protection (Undervoltage, Overvoltage, Underfrequency, Overfrequency, Overcurrent)
 15 Contact Outputs, RS-485 Communications, Enhanced

Control Panel Options: Low Water Level Sensor with Shutdown

Remote Annunciator: RDP-110 Remote Annunciator Panel (Surface Mounted)

Unit Color: Gray

Enclosure: Level 2 (Weather Proof Enclosure with Foam) Powder Coated 14 Gauge Steel
 Rugged and Durable 200 MPH Wind Rated Enclosure
 Pitched Roof for Increased Structural Integrity and Improved Watershed
 Punched Intake with Baffle and Punched Exhaust Openings
 Keyed Alike Lockable Doors with Draw Down Latches and Stainless Steel Component Hinges
 Additional 1.5" Thick Polydamp Type D Acoustical Foam (PAF)
 Formed Steel Base with Mounting and Lifting Holes
 Includes Vibration Mounts to Isolate Unit from Base Rail

Sound Attenuation Foam: Sound Attenuation Installed in Enclosure

Cooling: Unit Mounted Radiator (50°C Ambient)

Oil Drain Extension: Plumbed to Bulkhead Fitting in Base

Mainline Breaker: 350 Amp 3 Pole 240 Volt Breaker Mounted & Wired in a NEMA 1 Enclosure

Jacket Water Heater: Engine Block Heater 1500W 120VAC Rated for -20°F
 Heater Installed with Isolation Valves and Wired to Terminal

Air Cleaner: Dry Single Stage

Silencer: Critical Grade Compact (CPJ Series) Silencer Mounted to Engine

Battery: 12 Volt System with Rack and Cables

Battery Charger: NRG 12 Volt 10 Amp Mounted and Wired to Terminal

Fuel Tank: 24 Hour / 250 Gallon UL 142 Listed Sub-Base Fuel Tank with Stub-up Area
Double Wall Construction with Secondary Containment Standard
Includes: Supply & Return Connections, Fuel Level Gauge, Fuel Leak Switch and Fill & Vent Plumbing

Factory Test: Standard Commercial Testing Includes:
Verification of Alarm Shutdowns, Voltage Settings, Block Loading to Rated kWe and PF

Owner's Manual: Print Copy (Qty 1) **Standard**

Warranty: 2 Year / 2000 Hour Limited

Notes:**Additional Options
(Not Included in Price):****ATS 1**

Series	300	Volts	208/120V 3 PH
Service Entrance Rated	No	Poles	3
Amps	150	Enclosure	Nema 1

Warranty: Two (2) Year Basic ATS Limited Warranty Standard

Optional Accessories: 11BE Feature Bundle Includes Engine Exerciser/Event Log/RS-485 Enabled/Common AI

ATS Notes:

Payment Terms: Due Upon on Receipt

Lead Time: 8-10 Weeks

Payment Terms: Due Upon Receipt

Delivery Schedule: 32 Weeks (Contingent on component availability)

Terms & Conditions

- This quote is valid for a period of 30 days.
- This proposal is our interpretation of your requirement. It includes only the items listed on this quotation. Should there be other requirements or specifications, we will re-quote accordingly.
- Units are shipped wet to include lube oil and 50/50 water and antifreeze mix unless otherwise noted in this quotation.
- All extended piping, wiring, or other than listed above is performed by "others".
- Seller is not quoting, offloading, job site startup, personnel instructions, field testing, or unit installation.
- Quoted prices include normal testing, packaging, and instructional literature.
- It is the distributor/purchaser and end user's responsibility to ensure that this equipment is operated in accordance with all applicable local, state, and federal laws and regulations governing the use and operation of this equipment.

Distributor Terms & Conditions

BLUE STAR

Power Systems

Diesel Product Line

208-600 Volt

JD100-01

60 Hz / 1800 RPM

100 kWe

Standby

Ratings

	240V	208V	240V	480V	600V
Phase	1	3	3	3	3
PF	1.0	0.8	0.8	0.8	0.8
Hz	60	60	60	60	60
Generator Model	UCI274F	UCI274D	UCI274D	UCI274C	UCI274D
Connection	12 LEAD DD	12 LEAD WYE	12 LEAD DELTA	12 LEAD WYE	4 LEAD WYE
kWe	100	100	100	100	100
AMPS	417	347	301	151	120
Temp Rise	125°C / 40°C	125°C / 40°C	125°C / 40°C	125°C / 40°C	125°C / 40°C

Standard Equipment

Engine

- Radiator Cooled Unit Mounted (50°C)
- Radiator Duct Flange (OPU Only)
- Blower Fan & Fan Drive
- Starter & Alternator
- Oil Pump & Filter
- Oil Drain Extension w/Valve
- Governor - Electronic Isochronous
- 12V Battery System & Cables
- Air Cleaner (Dry Single Stage)
- Critical Grade Silencer Mounted
- Flexible Fuel Connector
- EPA Certified Tier 3

Generator

- Brushless Single Bearing
- Automatic Voltage Regulator
- ± 1% Voltage Regulation
- 4 Pole, Rotating Field
- 125°C Standby Temperature Rise
- 100% of Rated Load - One Step
- 5% Maximum Harmonic Content
- NEMA MG 1, IEEE and ANSI Standards Compliance for Temperature Rise

Additional

- Single Source Supplier
- UL 2200 & cUL Listed
- CSA Certified
- Seismic Certified to IBC 2021
- NFPA 110 / CSA C282 Compliant
- Microprocessor Based Digital Control Panel Mounted in NEMA 12 Enclosure
- Base - Formed Steel
- Main Line Circuit Breaker Mounted & Wired
- Battery Charger 12V 6 Amp
- Jacket Water Heater -20°F 1500W 120V w/Isolation Valves
- Vibration Isolation Mounts
- 2 Year / 2000 Hour Standby Warranty
- Standard Colors - White / Gray

Diesel Product Line

100 kWe

BLUE STAR

Power Systems

Application Data

Engine

Manufacturer:	John Deere	Displacement - Cu. In. (lit):	275 (4.50)
Model:	4045HF285	Bore - in. (cm) x Stroke - in. (cm):	4.19 (10.6) x 5.00 (12.7)
Type:	4-Cycle	Compression Ratio:	19.0:1
Aspiration:	Turbo Charged	Rated RPM:	1800
Cylinder Arrangement:	4 Cylinder Inline	Max HP Stby (kWm):	158 (118)

Exhaust System

Gas Temp. (Stack): °F (°C)	1,076 (580)
Gas Volume at Stack Temp: CFM (m ³ /min)	805 (22.8)
Maximum Allowable Exhaust Restriction: in. H ₂ O (kPa)	30.0 (7.50)

Cooling System

Ambient Capacity of Radiator: °F (°C)	122 (50.0)
Maximum Allowable Static Pressure on Rad. Exhaust: in. H ₂ O (kPa)	0.50 (0.12)
Water Pump Flow Rate: GPM (lit/min)	48.0 (182)
Heat Rejection to Coolant: BTUM (kW)	3,544 (62.0)
Heat Rejection to CAC: BTUM (kW)	1,127 (19.8)
Heat Radiated to Ambient: BTUM (kW)	2,016 (35.3)

Air Requirements

Aspirating: CFM (m ³ /min)	288 (8.15)
Air Flow Required for Rad. Cooled Unit: CFM (m ³ /min)	5,829 (165)
Air Flow Required for Heat Exchanger/Rem. Rad. CFM (m ³ /min)	Consult Factory For Remote Cooled Applications

Fuel Consumption

At 100% of Power Rating: gal/hr (lit/hr)	7.76 (29.4)
At 75% of Power Rating: gal/hr (lit/hr)	6.25 (23.7)
At 50% of Power Rating: gal/hr (lit/hr)	4.55 (17.2)

Fluids Capacity

Total Oil System: gal (lit)	3.43 (13.0)
Engine Jacket Water Capacity: gal (lit)	2.24 (8.50)
System Coolant Capacity: gal (lit)	5.40 (20.4)

Deration Factors: Rated Power is available up to 10,000 ft (3,048 m) at ambient temperatures to 122°F (50°C). Consult factory for site conditions above these parameters.

Diesel Product Line

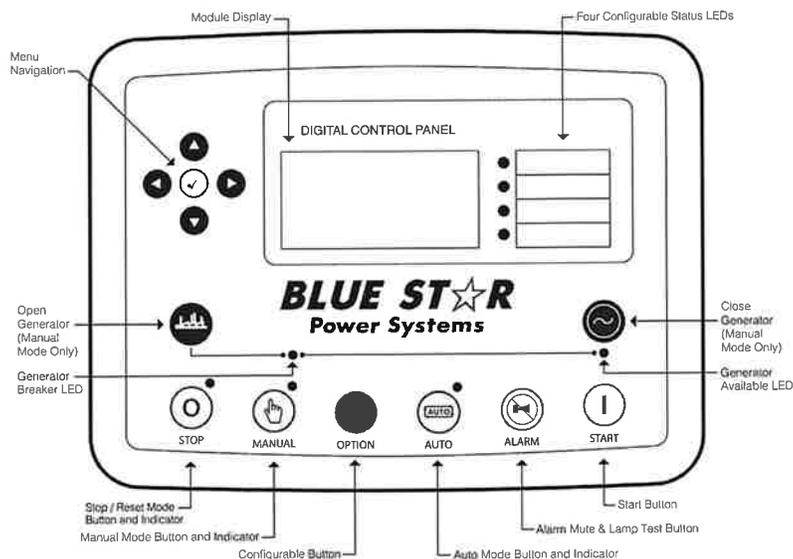
100 kWe



DCP7310 Control Panel

Standard Features

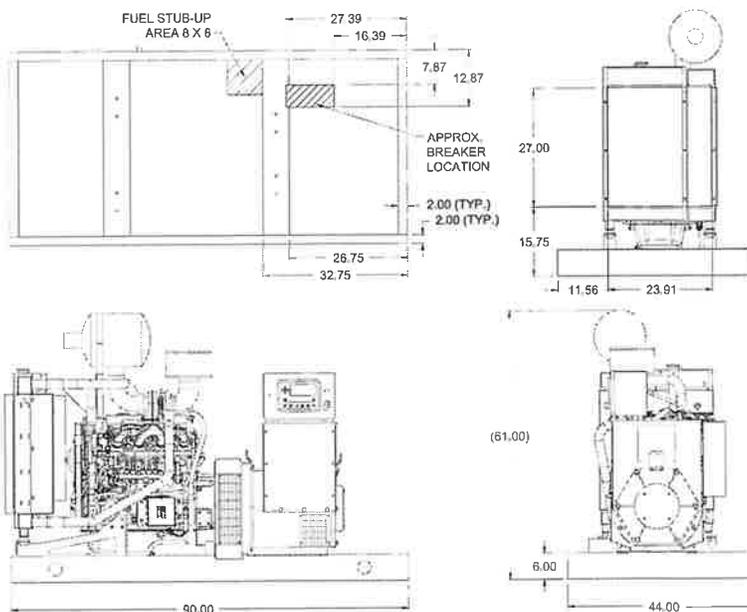
- Digital Metering
- Engine Parameters
- Generator Protection Functions
- Engine Protection
- CAN Bus (J1939) ECU Communications
- Windows-Based Software
- Multilingual Capability
- Remote Communications to DSE2548 Remote Annunciator
- 8 Programmable Contact Inputs
- 10 Contact Outputs
- RS485 Communicator Interface
- cULus Listed, CE Approved
- Event Recording
- IP 65 rating (with supplied gasket) offers increased resistance to water ingress
- NFPA 110 Level 1 Compatible



Weights / Dimensions / Sound Data

	L x W x H	Weight lbs
OPU	90 x 44 x 61 in	2,750
Level 1	102 x 44 x 66 in	3,350
Level 2	102 x 44 x 66 in	3,400
Level 3	132 x 44 x 66 in	3,575

Please allow 6-12 inches for height of exhaust stack.



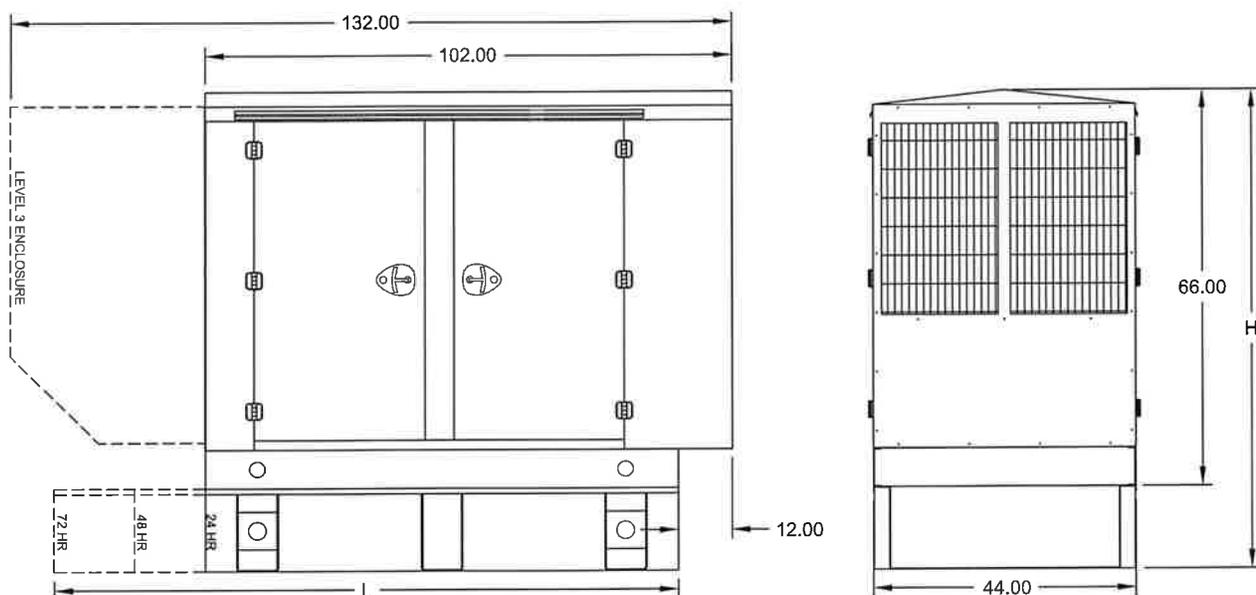
	No Load	Full Load
OPU	78 dBA	82 dBA
Level 1	75 dBA	78 dBA
Level 2	72 dBA	74 dBA
Level 3	66 dBA	68 dBA

Diesel Product Line

100 kWe

BLUE STAR Power Systems

Enclosures & Fuel Tanks



- All enclosure models are 200 MPH wind rating certified in accordance with IBC2021 and ASCE/SEI 7-16 standards.
- Level 2 & 3 enclosures include sound attenuation foam
- Level 3 enclosure includes frontal sound & exhaust hood.
- Enclosure height does not include exhaust stack.

	24 Hour 250 Gallon	48 Hour 500 Gallon	72 Hour 750 Gallon
L	90.00	120.00	174.00
H	94.00	102.00	102.00

Notes

- All specification sheet dimensions are represented in inches.
- All drawings based on standard 480 volt standby generator. Lengths may vary with other voltages. All drawings and dimensions subject to change without notice.
- All enclosures and fuel tanks are based on the standard unit configuration. Any requested deviation can change dimensions.
- Sound data is measured at 23 feet (7 meters) in accordance with ISO 8528-10.
- All materials and specifications subject to change without notice.

Blue Star Power Systems

2250 Carlson Drive
North Mankato, Minnesota 56003
Phone + 1 507 345 1776
bluestarps.com
quote.bluestarps.com
sales@bluestarps.com

/ A DEUTZ COMPANY /



JOHN DEERE

ENGINE PERFORMANCE CURVE

Rating: Gross Power
 Application: Generator (60 Hz)
 Target: 100 kWe Standby Market

PowerTech E™ 4.5L Engine
 Model: 4045HF285

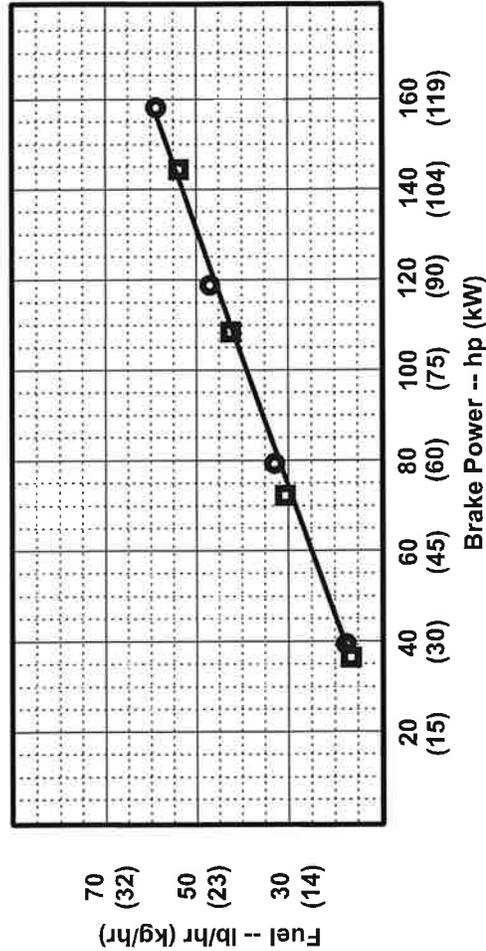
144 hp (107 kW) Prime
 158 hp (118 kW) Standby
 [See Option Code Tables]

Nominal Engine Power @ 1800 RPM			
Prime		Standby	
HP	kW	HP	kW
144	107	158	118

Generator Efficiency %	Fan Power (6% of Standby)		Power Factor		Prime Rating ²		Standby Rating ^{1,2}		ISO 8528 G2 Block Load Capability
	hp	kW	kWe	kVA	kWe	kVA	kWe	kVA	
88-92	8.7	6.5	0.8	111-116	89-93	111-116	98-103	123-129	100%

Note 1: Based on nominal engine power.
 Note 2: kWe / kVA rating assumes 90% efficiency. *Generator Efficiency %" will vary.

■ - PRIME ● - STANDBY



STANDARD CONDITIONS

Air Intake Restriction 12 in.H₂O (3 kPa)
 Exhaust Back Pressure 30 in.H₂O (7.5 kPa)
 Gross power guaranteed within + or - 5% at SAE J1995 and ISO 3046 conditions:
 77 °F (25 °C) air inlet temperature
 29.31 in.Hg (99 kPa) barometer
 104 °F (40 °C) fuel inlet temperature
 0.853 fuel specific gravity @ 60 °F (15.5 °C)
 Conversion factors:
 Power: kW = hp x 0.746
 Fuel: 1 gal = 7.1 lb, 1 L = 0.85 kg
 Torque: N•m = lb-ft x 1.356

All values are from currently available data and are subject to change without notice.

Notes:
 All OEM Gen Set Engine Applications must be pre-screened for torsional vibration compatibility with the respective alternator end hardware.
 OEM Engine Application Engineering will perform this computer-based analysis work upon request.

Tier-3 Emission Certifications: Certified by:

CARB; EPA
 Ref: Engine Emission Label
Michael R. ...
 aa June '07

* Revised Data
 Curve 4045HF2851800158 Sheet 1 of 2
 June 2007

<p>Max. Crankcase Pressure--in. H₂O (kPa).....2 (0.5)</p> <p>Compress. Dischrg. Temp.(Rated) @ 77 °F (25°C) Amb. Air--°F (°C)349(176.2)... 373(189.6)</p> <p>Compress. Dischrg. Temp.(Max.) @ 47°C amb. and 80 kPa bar.--°F (°C).....NA (NA).....NA (NA)</p> <p>Press. Drop. thru CAC--in.H₂O (kPa) Max. 52 (13) Min. None*</p> <p>Intake Manifold Pressure--psi (kPa)22(149).....24 (165)</p> <p>CAC Out Temp @ 77°F (25°C) Amb.--°F (°C) Max. 140 (60) Min. 118 (48)</p> <p>CAC Out Temp @ any Ambient--°F (°C) Max. 190 (88)</p>	<p>Performance Data</p> <p>Rated Power--hp (kW) 144 (107)..... 158 (118)</p> <p>Rated Speed--rpm 1800..... 1800</p> <p>Low Idle Speed--rpm 1150..... 1150</p> <p>Rated Torque--lb-ft (N·m) 772 (569)..... 849 (626)</p> <p>BMEP--psi (kPa) 230 (1589)..... 254 (1748)</p> <p>Friction Power @ Rated Speed--hp (kW) 17 (13)..... 17 (13)</p> <p>Altitude Capability--ft (m) 10,000(3050)..... 7500(2286)</p> <p>Ratio--Air : Fuel 22 : 1..... 21 : 1</p> <p>Smoke @ Rated Speed--Bosch No. 0.67..... 1.3</p> <p>Noise--dB(A) @ 1 m 86.7*..... 87*</p>
<p>Compress. Dischrg. Temp.(Rated) @ 77 °F (25°C) Amb. Air--°F (°C)349(176.2)... 373(189.6)</p> <p>Compress. Dischrg. Temp.(Max.) @ 47°C amb. and 80 kPa bar.--°F (°C).....NA (NA).....NA (NA)</p> <p>Press. Drop. thru CAC--in.H₂O (kPa) Max. 52 (13) Min. None*</p> <p>Intake Manifold Pressure--psi (kPa)22(149).....24 (165)</p> <p>CAC Out Temp @ 77°F (25°C) Amb.--°F (°C) Max. 140 (60) Min. 118 (48)</p> <p>CAC Out Temp @ any Ambient--°F (°C) Max. 190 (88)</p>	<p>Cooling System</p> <p>Engine Heat Reject.--BTU/min (kW).....NA(NA)..... 3544 (62)</p> <p>Coolant Flow--gal/min (L/min).....48(180).....48(180)</p> <p>Thermostat Start to Open--°F (°C).....180 (82)</p> <p>Thermostat Fully Open--°F (°C).....203 (95)</p> <p>Engine Coolant Capacity--qt (L) 9 (8.5)*</p> <p>Min. Pressure Cap--psi (kPa) 14.5 (100)</p> <p>Max. Top Tank Temp--°F (°C) 230 (110)</p> <p>Min. Coolant Fill Rate--gal/min (L/min) 3 (11)</p> <p>Min. Air-to-Boil Temperature--°F (°C) 117 (47)</p> <p>Min. Pump Inlet Pressure--psi (kPa) 4.4 (30)</p>
<p>Compression Ratio 19.0:1</p> <p>Valves per Cylinder--Intake/Exhaust 1 / 1</p> <p>Firing Order 1-3-4-2</p> <p>Combustion System Unit Injection</p> <p>Engine Type In-line, 4-Cycle</p> <p>Aspiration Turbocharged</p> <p>Charge Air Cooling System Air-to-Air</p> <p>Engine Crankcase Vent System Open</p>	<p>Fuel Consumption</p> <p>25 % Power 16.3 (7.4)..... 17.8 (8.1)</p> <p>50 % Power 30.6 (13.9)..... 33.3 (15.1)</p> <p>75 % Power 42.8 (19.4)..... 46.6 (21.1)</p> <p>100 % Power 53.6 (24.3)..... 58.3 (26.5)</p>

<p>Compress. Dischrg. Temp.(Rated) @ 77 °F (25°C) Amb. Air--°F (°C)349(176.2)... 373(189.6)</p> <p>Compress. Dischrg. Temp.(Max.) @ 47°C amb. and 80 kPa bar.--°F (°C).....NA (NA).....NA (NA)</p> <p>Press. Drop. thru CAC--in.H₂O (kPa) Max. 52 (13) Min. None*</p> <p>Intake Manifold Pressure--psi (kPa)22(149).....24 (165)</p> <p>CAC Out Temp @ 77°F (25°C) Amb.--°F (°C) Max. 140 (60) Min. 118 (48)</p> <p>CAC Out Temp @ any Ambient--°F (°C) Max. 190 (88)</p>	<p>Exhaust System</p> <p>Exhaust Flow--ft³/min (m³/min)..... 750 (21.2)... 805(22.8)</p> <p>Exhaust Temperature--°F (°C) 1040(560). 1076 (580)</p> <p>Max. Exhaust Restriction--in. H₂O (kPa)..... 30 (7.5)</p> <p>Min. Exhaust Restriction--in. H₂O (kPa).....None</p> <p>Max. Bend. Moment, Turbo Out.--lb-ft (N·m). 5.2 (7.0)</p> <p>Max. Shear on Turbo Outlet--lb (kg).....24 (11)</p>
<p>Compression Ratio 19.0:1</p> <p>Valves per Cylinder--Intake/Exhaust 1 / 1</p> <p>Firing Order 1-3-4-2</p> <p>Combustion System Unit Injection</p> <p>Engine Type In-line, 4-Cycle</p> <p>Aspiration Turbocharged</p> <p>Charge Air Cooling System Air-to-Air</p> <p>Engine Crankcase Vent System Open</p>	<p>Fuel System</p> <p>ECU Description L16 Controller</p> <p>Fuel Injection Pump Denso HP3</p> <p>Governor Type Electronic</p> <p>Total Fuel Flow--lb/hr (kg/hr) 122(55.3)..... 140(63.5)</p> <p>Fuel Consumption--lb/hr (kg/hr) 51(23.0)..... 58 (26.5)</p> <p>Max. Fuel Inlet Temp.--°F (°C) 176 (80)</p> <p>Fuel Temp. Rise, Init to Retrn--°F (°C)82.6(46)..... 87.3(49)</p> <p>Max. Fuel Inlet Restriction--in. H₂O (kPa) 80 (20)</p> <p>Max. Fuel Inlet Pressure--in. H₂O (kPa) NA (NA)</p> <p>Max. Fuel Return Pressure--in. H₂O (kPa) 80 (20)</p>

<p>Length--in. (mm) 33.9 (860)</p> <p>Width--in. (mm) 24.1 (612)</p> <p>Height--in. (mm) 40.9 (1039)</p> <p>Weight, with oil--lb (kg) 1083 (491)</p> <p>(Includes flywheel hsg., flywheel & electrics)</p> <p>Center of Gravity Location From Rear Face of Block (X-axis)--in. (mm) : 9.8 (249)* Right of Crankshaft (Y-axis)--in. (mm) 2.17 (55)* Above Crankshaft (Z-axis)--in. (mm) 5.7 (145)*</p> <p>Max. Allow. Static Bending Moment at Rear Face of Flywhl Hsg w/ 5-G Load--lb-ft (N·m) ..600 (814)</p> <p>Thrust Bearing Load Limit --lb (N) Forward Rearward Intermittent 899 (4000)..... 450 (2000)</p> <p>Continuous 495 (2200)..... 225 (1000)</p> <p>Max. Front of Crank. Torsional Vibration--DDA 0.25</p>	<p>Electrical System</p> <p>12 Volt 24 Volt</p> <p>Min. Battery Capacity (CCA)--amp 800 570</p> <p>Max. Allow. Start. Circ't Resist.--Ohm .. 0.0012 0.002</p> <p>Starter Rolling Current: At 32 °F (0 °C)--amp 920 600 At -22 °F (-30 °C)--amp 1300 700</p> <p>Min. Volts at ECU while Cranking--volts 6 10</p> <p>Max. ECU Temperature--°F (°C) 221 (105)</p> <p>Max. Harness Temperature--°F (°C) 248 (120)</p> <p>Maximum Voltage From Engine Crankshaft/ Generator Shaft to Ground--VAC 0.15..... 0.15</p>
<p>Length--in. (mm) 33.9 (860)</p> <p>Width--in. (mm) 24.1 (612)</p> <p>Height--in. (mm) 40.9 (1039)</p> <p>Weight, with oil--lb (kg) 1083 (491)</p> <p>(Includes flywheel hsg., flywheel & electrics)</p> <p>Center of Gravity Location From Rear Face of Block (X-axis)--in. (mm) : 9.8 (249)* Right of Crankshaft (Y-axis)--in. (mm) 2.17 (55)* Above Crankshaft (Z-axis)--in. (mm) 5.7 (145)*</p> <p>Max. Allow. Static Bending Moment at Rear Face of Flywhl Hsg w/ 5-G Load--lb-ft (N·m) ..600 (814)</p> <p>Thrust Bearing Load Limit --lb (N) Forward Rearward Intermittent 899 (4000)..... 450 (2000)</p> <p>Continuous 495 (2200)..... 225 (1000)</p> <p>Max. Front of Crank. Torsional Vibration--DDA 0.25</p>	<p>Air System</p> <p>Prime Standby</p> <p>Max. Allowable Temp Rise--Ambient Air to Engine Inlet--°F (°C)..... 15 (8)</p> <p>Maximum Air Intake Restriction Dirty Air Cleaner--in.H₂O (kPa) 25 (6.25) Clean Air Cleaner--in.H₂O (kPa)..... 15 (3.75)</p> <p>Engine Air Flow--ft³/min (m³/min) 273 (7.73)..... 288 (8.16)</p> <p>Air Cleaner Efficiency--% 99.9</p>

All values at rated speed and power with standard options unless otherwise noted.
* Revised Data
Curve 4045HF2851800158 Sheet 2 of 2
June 2007



JOHN DEERE

ENGINE PERFORMANCE CURVE

Rating: Gross Power
 Application: Generator (60 Hz)
 Target: 100 kWe Standby Market

PowerTech E™ 4.5L Engine
 Model: **4045HF285**

144 hp (107 kW) Prime
158 hp (118 kW) Standby

[See Option Code Tables]

Nominal Engine Power @ 1800 RPM			
Prime		Standby	
HP	kW	HP	kW
144	107	158	118

Generator Efficiency %	Fan Power (6% of Standby)		Power Factor	Prime Rating ²		Standby Rating ^{1,2}		ISO 8528 G2 Block Load Capability
	hp	kW		kWe	kVA	kWe	kVA	
88-92	8.7	6.5	0.8	89-93	111-116	98-103	123-129	100%

Note 1: Based on nominal engine power.
 Note 2: kWe / kVA rating assumes 90% efficiency. "Generator Efficiency %" will vary.

STANDARD CONDITIONS

Air Intake Restriction 12 in.H₂O (3 kPa)
 Exhaust Back Pressure 30 in.H₂O (7.5 kPa)

Gross power guaranteed within + or - 5% at SAE J1995 and ISO 3046 conditions:

- 77 °F (25 °C) air inlet temperature
- 29.31 in.Hg (99 kPa) barometer
- 104 °F (40 °C) fuel inlet temperature
- 0.853 fuel specific gravity @ 60 °F (15.5 °C)

Conversion factors:

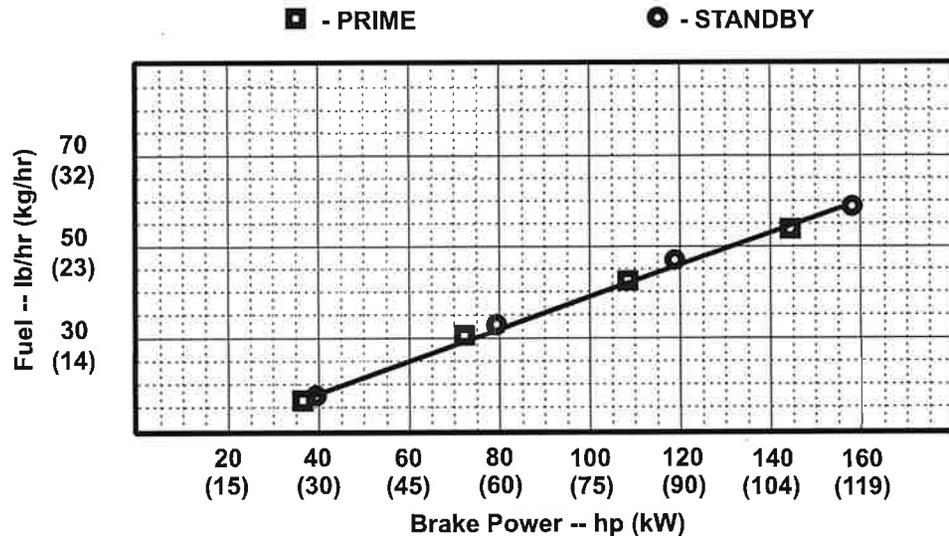
- Power: kW = hp x 0.746
- Fuel: 1 gal = 7.1 lb, 1 L = 0.85 kg
- Torque: N•m = lb-ft x 1.356

All values are from currently available data and are subject to change without notice.

Notes:

All OEM Gen Set Engine Applications must be pre-screened for torsional vibration compatibility with the respective alternator end hardware.

OEM Engine Application Engineering will perform this computer-based analysis work upon request.



Tier-3 Emission Certifications: Certified by:

CARB; EPA
 Ref: Engine Emission Label

Vincent...
 22 June '07

* Revised Data
 Curve 4045HF2851800158 Sheet 1 of 2
 June 2007

Engine Installation Criteria

General Data

Model	4045HF285
Number of Cylinders	4
Bore and Stroke--in. (mm).....	4.19 x 5.00 (106 x 127)
Displacement--in. ³ (L)	275 (4.5)
Compression Ratio	19.0:1
Valves per Cylinder--Intake/Exhaust.....	1 / 1
Firing Order.....	1-3-4-2
Combustion System.....	Unit Injection
Engine Type	In-line, 4-Cycle
Aspiration	Turbocharged
Charge Air Cooling System.....	Air-to-Air
Engine Crankcase Vent System	Open

Physical Data

Length--in. (mm)	33.9 (860)
Width--in. (mm)	24.1 (612)
Height--in. (mm)	40.9 (1039)
Weight, with oil--lb (kg).....	1083 (491)
(Includes flywheel hsg., flywheel & electrics)	
Center of Gravity Location	
From Rear Face of Block (X-axis)--in. (mm) .	9.8 (249)*
Right of Crankshaft (Y-axis)--in. (mm)	2.17 (55)*
Above Crankshaft (Z-axis)--in. (mm)	5.7 (145)*

Max. Allow. Static Bending Moment at Rear	
Face of Flywhl Hsg w/ 5-G Load--lb-ft (N•m) ..	600 (814)
Thrust Bearing Load Limit --lb (N) <u>Forward</u> <u>Rearward</u>	
Intermittent.....	899 (4000).....450 (2000)
Continuous	495 (2200).....225 (1000)
Max. Front of Crank. Torsional Vibration--DDA.....	0.25

Electrical System

	12 Volt	24 Volt
Min. Battery Capacity (CCA)--amp.....	800	570
Max. Allow. Start. Circ't Resist.--Ohm ..	0.0012	0.002
Starter Rolling Current:		
At 32 °F (0 °C)--amp	920	600
At -22 °F (-30 °C)--amp.....	1300	700
Min. Volts at ECU while Cranking--volts.....	6	10
Max. ECU Temperature--°F (°C)	221 (105)	
Max. Harness Temperature--°F (°C)	248 (120)	
Maximum Voltage From Engine Crankshaft/ Generator Shaft to Ground--VAC	0.15	0.15

Air System

	Prime	Standby
Max. Allowable Temp Rise--Ambient Air to		
Engine Inlet--°F (°C).....	15 (8)	
Maximum Air Intake Restriction		
Dirty Air Cleaner--in.H ₂ O (kPa).....	25 (6.25)	
Clean Air Cleaner--in.H ₂ O (kPa).....	15 (3.75)	
Engine Air Flow--ft ³ /min (m ³ /min)	273 (7.73)	288 (8.16)
Air Cleaner Efficiency--%	99.9	

Charge Air Cooling System

	Prime	Standby
Air/Air Exchanger Heat Rejection-- BTU/min (kW)	1002(17.6)	1127 (19.8)
Compress. Dischrg. Temp.(Rated) @ 77 °F (25°C) Amb. Air--°F (°C).....	349(176.2)	373(189.6)
Compress. Dischrg. Temp.(Max.) @ 47°C amb. and 80 kPa bar.--°F (°C).....	NA (NA)	NA (NA)
Press. Drop, thru CAC--in.H ₂ O (kPa)		
Max.	52 (13)	
Min.	None*	
Intake Manifold Pressure--psi (kPa)	22(149)	24 (165)
CAC Out Temp @ 77°F (25°C) Amb.--°F (°C)		
Max.	140 (60)	
Min.	118 (48)	
CAC Out Temp @ any Ambient--°F (°C)		
Max.	190 (88)	

Cooling System

	Prime	Standby
Engine Heat Reject.--BTU/min (kW).....	NA(NA)	3544 (62)
Coolant Flow--gal/min (L/min).....	48(180)	48(180)
Thermostat Start to Open--°F (°C).....	180 (82)	
Thermostat Fully Open--°F (°C).....	203 (95)	
Engine Coolant Capacity--qt (L)	9 (8.5)*	
Min. Pressure Cap--psi (kPa)	14.5 (100)	
Max. Top Tank Temp--°F (°C)	230 (110)	
Min. Coolant Fill Rate--gal/min (L/min)	3 (11)	
Min. Air-to-Boil Temperature--°F (°C)	117 (47)	
Min. Pump Inlet Pressure--psi (kPa).....	4.4 (30)	

Exhaust System

	Prime	Standby
Exhaust Flow--ft ³ /min (m ³ /min).....	750 (21.2)	805(22.8)
Exhaust Temperature--°F (°C)	1040(560)	1076 (580)
Max. Exhaust Restriction---in. H ₂ O (kPa).....	30 (7.5)	
Min. Exhaust Restriction---in. H ₂ O (kPa).....	None	
Max. Bend. Moment, Turbo Out.--lb-ft (N•m) ..	5.2 (7.0)	
Max. Shear on Turbo Outlet--lb (kg)	24 (11)	

Fuel System

	Prime	Standby
ECU Description	L16 Controller	
Fuel Injection Pump	Denso HP3	
Governor Type	Electronic	
Total Fuel Flow--lb/hr (kg/hr).....	122(55.3)	140(63.5)
Fuel Consumption--lb/hr (kg/hr).....	51(23.0)	58 (26.5)
Max. Fuel Inlet Temp.--°F (°C).....	176 (80)	
Fuel Temp. Rise, Inlt to Retrn--°F (°C).....	82.6(46)	87.3(49)
Max. Fuel Inlet Restriction--in. H ₂ O (kPa)	80 (20)	
Max. Fuel Inlet Pressure--in. H ₂ O (kPa).....	NA (NA)	
Max. Fuel Return Pressure--in. H ₂ O (kPa).....	80 (20)	

Lubrication System

	Prime	Standby
Oil Press. at Rated Speed--psi (kPa).....	46(320)	46 (320)
Min. Oil Pressure--psi (kPa).....	15 (105)	
Max. Oil Carryover in Blow-by--lb/hr (g/hr) ..	0.002 (1.0)	
Max. Airflow in Blow-by--gal/min (l/min).....	26 (100)	
Max. Crankcase Pressure--in. H ₂ O (kPa).....	2 (0.5)	

Performance Data

	Prime	Standby
Rated Power--hp (kW)	144 (107)	158 (118)
Rated Speed--rpm	1800	1800
Low Idle Speed--rpm	1150	1150
Rated Torque--lb-ft (N•m).....	772 (569)	849 (626)
BMEP--psi (kPa)	230 (1589)	254 (1748)
Friction Power		
@ Rated Speed--hp (kW)	17 (13)	17 (13)
Altitude Capability--ft (m)	10,000(3050)	7500(2286)
Ratio--Air : Fuel.....	22 : 1	21 : 1
Smoke @ Rated Speed--Bosch No.	0.67	1.3
Noise--dB(A) @ 1 m	86.7*	87*

Fuel Consumption -- lb/hr (kg/h) Prime Standby

25 % Power	16.3 (7.4)	17.8 (8.1)
50 % Power	30.6 (13.9)	33.3 (15.1)
75 % Power	42.8 (19.4)	46.6 (21.1)
100 % Power	53.6 (24.3)	58.3 (26.5)

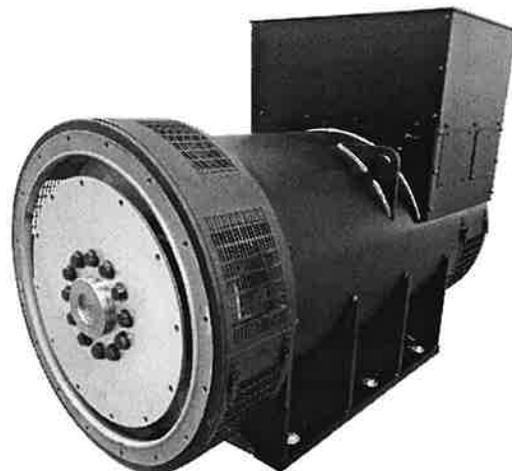
All values at rated speed and power with standard options unless otherwise noted.

* Revised Data
Curve 4045HF2851800158..... Sheet 2 of 2
June 2007

Industrial Alternators

BLUE STAR
Power Systems

Blue Star Power Systems utilizes the highest quality alternators available. Our industrial alternators provide consistent performance, quality design, and great durability required for long life and versatility. Alternators used by Blue Star Power Systems are UL and CSA Listed, which guarantees that each one meets the rigorous demands of industrial power generation and will provide safe and effective service for the life of the alternator. Blue Star Power Systems alternators range from 20 kWe through 2000 kWe.



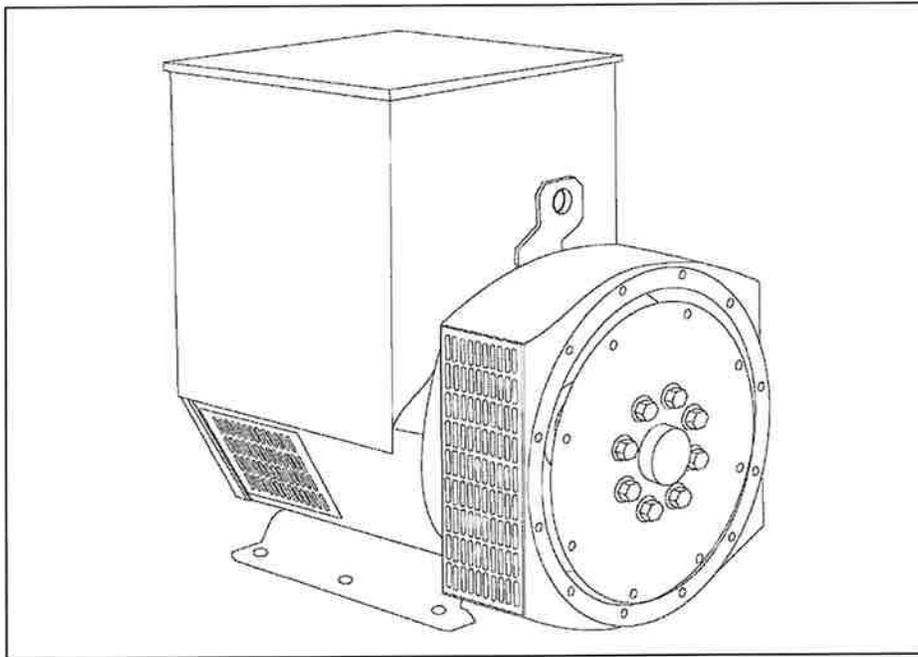
Standard Features

- **Enhanced Ventilation**
Created by a high-efficiency fan that optimizes internal airflow patterns, maximizes heat transfer, and minimizes hot spot differentials for extended winding life.
- **Fully Guarded**
For operator safety and alternator protection. No rotating or electrically energized parts are exposed. All openings are covered by louvers or screens.
- **Large Conduit Box**
Provides ample space for easy connections and allows load line access from all sides, top, or bottom.
- **Design Specs and Agency Approvals**
All Blue Star Power Systems alternators are UL and CSA Listed (unless specified otherwise) and meet NEMA MG1-32, BS5000, CSA C22.2, IEC 34 and VDE 0530 requirements.
- **Class H Insulation System**
Utilizes an unsaturated polyester varnish for optimal insulation life and superior moisture protection.
- **Optimized Windings**
Provide low reactances and exceptional motor starting capability. The stator windings utilize a 2/3 pitch to minimize harmonic distortion and facilitate parallel operation.
- **Permanent Magnet Generator (optional)**
Ensures 300% short circuit current during fault conditions and provides the regulator with input power isolated from load distortion.
- **Heavy-Duty Bearing**
Resists contamination and gives a life expectancy up to 40,000 hours.
- **Automatic Voltage Regulator**
Provides accurate 1% regulation, under-speed protection, stability adjustment to optimize transient performance, and EMI filtering to commercial standards. Fully encapsulated for rugged durability in virtually any environment.

STAMFORD[®]

UCI274D - Winding 311

Technical Data Sheet



UCI274D

SPECIFICATIONS & OPTIONS

STAMFORD

STANDARDS

Stamford industrial generators meet the requirements of BS EN 60034 and the relevant section of other international standards such as BS5000, VDE 0530, NEMA MG1-32, IEC34, CSA C22.2-100, AS1359.

Other standards and certifications can be considered on request.

VOLTAGE REGULATORS

SX460 AVR - STANDARD

With this self excited control system the main stator supplies power via the Automatic Voltage Regulator (AVR) to the exciter stator. The high efficiency semiconductors of the AVR ensure positive build-up from initial low levels of residual voltage.

The exciter rotor output is fed to the main rotor through a three phase full wave bridge rectifier. This rectifier is protected by a surge suppressor against surges caused, for example, by short circuit.

AS440 AVR

With this self-excited system the main stator provides power via the AVR to the exciter stator. The high efficiency semiconductors of the AVR ensure positive build-up from initial low levels of residual voltage.

The exciter rotor output is fed to the main rotor through a three-phase full-wave bridge rectifier. The rectifier is protected by a surge suppressor against surges caused, for example, by short circuit or out-of-phase paralleling.

The AS440 will support a range of electronic accessories, including a 'droop' Current Transformer (CT) to permit parallel operation with other ac generators.

MX341 AVR

This sophisticated AVR is incorporated into the Stamford Permanent Magnet Generator (PMG) control system.

The PMG provides power via the AVR to the main exciter, giving a source of constant excitation power independent of generator output. The main exciter output is then fed to the main rotor, through a full wave bridge, protected by a surge suppressor. The AVR has in-built protection against sustained over-excitation, caused by internal or external faults. This de-excites the machine after a minimum of 5 seconds.

An engine relief load acceptance feature can enable full load to be applied to the generator in a single step.

If three-phase sensing is required with the PMG system the MX321 AVR must be used.

We recommend three-phase sensing for applications with greatly unbalanced or highly non-linear loads.

MX321 AVR

The most sophisticated of all our AVRs combines all the features of the MX341 with, additionally, three-phase rms sensing, for improved regulation and performance.

Over voltage protection is built-in and short circuit current level adjustments is an optional facility.

WINDINGS & ELECTRICAL PERFORMANCE

All generator stators are wound to 2/3 pitch. This eliminates triplen (3rd, 9th, 15th ...) harmonics on the voltage waveform and is found to be the optimum design for trouble-free supply of non-linear loads. The 2/3 pitch design avoids excessive neutral currents sometimes seen with higher winding pitches, when in parallel with the mains. A fully connected damper winding reduces oscillations during paralleling. This winding, with the 2/3 pitch and carefully selected pole and tooth designs, ensures very low waveform distortion.

TERMINALS & TERMINAL BOX

Standard generators are 3-phase reconnectable with 12 ends brought out to the terminals, which are mounted on a cover at the non-drive end of the generator. A sheet steel terminal box contains the AVR and provides ample space for the customers' wiring and gland arrangements. It has removable panels for easy access.

SHAFT & KEYS

All generator rotors are dynamically balanced to better than BS6861:Part 1 Grade 2.5 for minimum vibration in operation.

Two bearing generators are balanced with a half key.

INSULATION/IMPREGNATION

The insulation system is class 'H'.

All wound components are impregnated with materials and processes designed specifically to provide the high build required for static windings and the high mechanical strength required for rotating components.

QUALITY ASSURANCE

Generators are manufactured using production procedures having a quality assurance level to BS EN ISO 9001.

The stated voltage regulation may not be maintained in the presence of certain radio transmitted signals. Any change in performance will fall within the limits of Criteria 'B' of EN 61000-6-2:2001. At no time will the steady-state voltage regulation exceed 2%.

DE RATES

All values tabulated on page 8 are subject to the following reductions

5% when air inlet filters are fitted.

3% for every 500 metres by which the operating altitude exceeds 1000 metres above mean sea level.

3% for every 5°C by which the operational ambient temperature exceeds 40°C.

Note: Requirement for operating in an ambient exceeding 60°C must be referred to the factory.

NB Continuous development of our products entitles us to change specification details without notice, therefore they must not be regarded as binding.

Front cover drawing typical of product range.

UCI274D

STAMFORD

WINDING 311

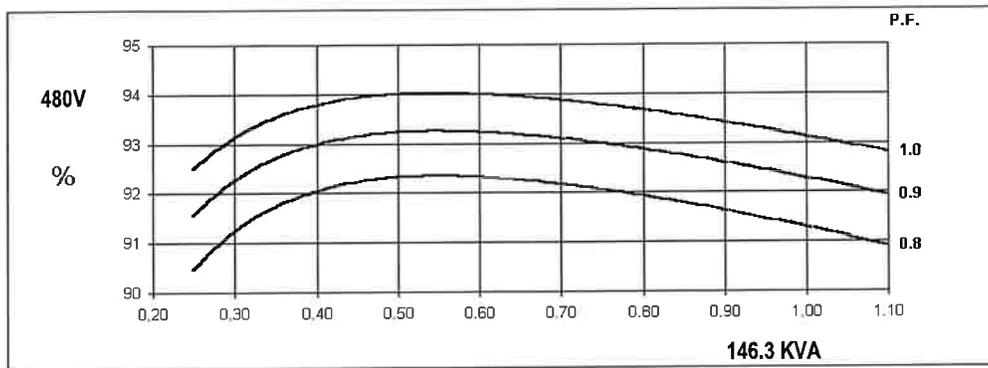
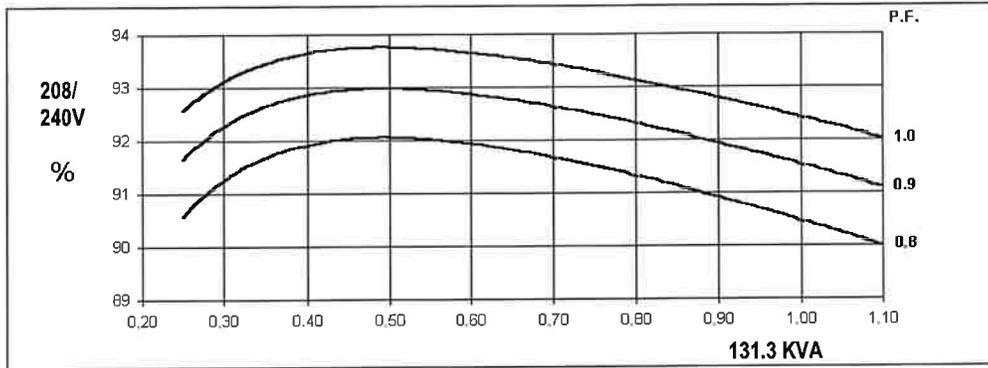
CONTROL SYSTEM	SEPARATELY EXCITED BY P.M.G.							
A.V.R.	MX321	MX341						
VOLTAGE REGULATION	± 0.5 %	± 1.0 %	With 4% ENGINE GOVERNING					
SUSTAINED SHORT CIRCUIT	REFER TO SHORT CIRCUIT DECREMENT CURVES (page 7)							
CONTROL SYSTEM	SELF EXCITED							
A.V.R.	SX460	AS440						
VOLTAGE REGULATION	± 1.0 %	± 1.0 %	With 4% ENGINE GOVERNING					
SUSTAINED SHORT CIRCUIT	SERIES 4 CONTROL DOES NOT SUSTAIN A SHORT CIRCUIT CURRENT							
INSULATION SYSTEM	CLASS H							
PROTECTION	IP23							
RATED POWER FACTOR	0.8							
STATOR WINDING	DOUBLE LAYER CONCENTRIC							
WINDING PITCH	TWO THIRDS							
WINDING LEADS	12							
STATOR WDG. RESISTANCE	0.044 Ohms PER PHASE AT 22°C SERIES STAR CONNECTED							
ROTOR WDG. RESISTANCE	1.26 Ohms at 22°C							
EXCITER STATOR RESISTANCE	20 Ohms at 22°C							
EXCITER ROTOR RESISTANCE	0.091 Ohms PER PHASE AT 22°C							
R.F.I. SUPPRESSION	BS EN 61000-6-2 & BS EN 61000-6-4, VDE 0875G, VDE 0875N. refer to factory for others							
WAVEFORM DISTORTION	NO LOAD < 1.5% NON-DISTORTING BALANCED LINEAR LOAD < 5.0%							
MAXIMUM OVERSPEED	2250 Rev/Min							
BEARING DRIVE END	BALL. 6315-2RS (ISO)							
BEARING NON-DRIVE END	BALL. 6310-2RS (ISO)							
	1 BEARING				2 BEARING			
WEIGHT COMP. GENERATOR	431 kg				450 kg			
WEIGHT WOUND STATOR	141 kg				141 kg			
WEIGHT WOUND ROTOR	149.37 kg				138.41 kg			
WR ² INERTIA	1.1962 kgm ²				1.1455 kgm ²			
SHIPPING WEIGHTS in a crate	458 kg				476 kg			
PACKING CRATE SIZE	105 x 67 x 103(cm)				105 x 67 x 103(cm)			
	50 Hz				60 Hz			
TELEPHONE INTERFERENCE	THF<2%				TIF<50			
COOLING AIR	0.514 m ³ /sec 1090 cfm				0.617 m ³ /sec 1308 cfm			
VOLTAGE SERIES STAR	380/220	400/231	415/240	440/254	416/240	440/254	460/266	480/277
VOLTAGE PARALLEL STAR	190/110	200/115	208/120	220/127	208/120	220/127	230/133	240/138
VOLTAGE SERIES DELTA	220/110	230/115	240/120	254/127	240/120	254/127	266/133	277/138
KVA BASE RATING FOR REACTANCE VALUES	114	120	114	N/A	131.3	137.5	137.5	146.3
X _d DIR. AXIS SYNCHRONOUS	2.17	2.06	1.82	-	2.52	2.36	2.16	2.11
X' _d DIR. AXIS TRANSIENT	0.18	0.18	0.16	-	0.21	0.20	0.18	0.17
X'' _d DIR. AXIS SUBTRANSIENT	0.12	0.11	0.10	-	0.15	0.14	0.13	0.12
X _q QUAD. AXIS REACTANCE	1.39	1.32	1.17	-	1.49	1.39	1.28	1.25
X'' _q QUAD. AXIS SUBTRANSIENT	0.16	0.16	0.14	-	0.21	0.20	0.18	0.17
X _L LEAKAGE REACTANCE	0.07	0.06	0.06	-	0.07	0.07	0.06	0.06
X ₂ NEGATIVE SEQUENCE	0.14	0.13	0.12	-	0.17	0.16	0.15	0.14
X ₀ ZERO SEQUENCE	0.09	0.08	0.07	-	0.10	0.09	0.09	0.08
REACTANCES ARE SATURATED				VALUES ARE PER UNIT AT RATING AND VOLTAGE INDICATED				
T' _d TRANSIENT TIME CONST.	0.031 s							
T'' _d SUB-TRANSTIME CONST.	0.01 s							
T' _{do} O.C. FIELD TIME CONST.	0.85 s							
T _a ARMATURE TIME CONST.	0.0073 s							
SHORT CIRCUIT RATIO	1/X _d							

**60
Hz**

UCI274D
Winding 311

STAMFORD

THREE PHASE EFFICIENCY CURVES

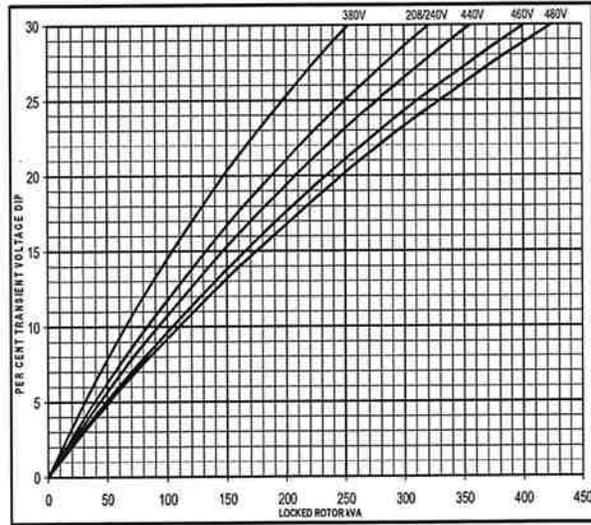
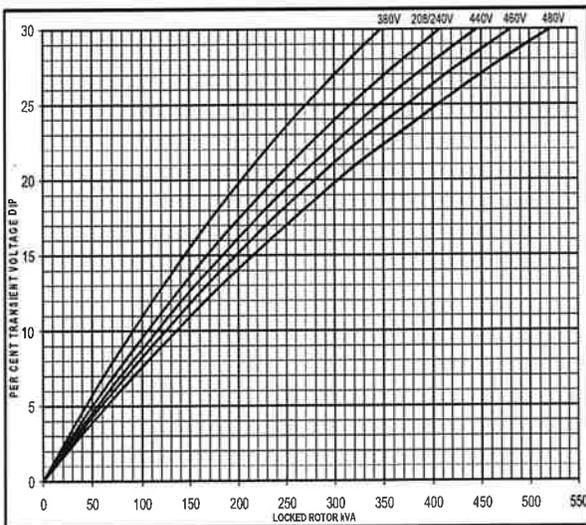


Locked Rotor Motor Starting Curve

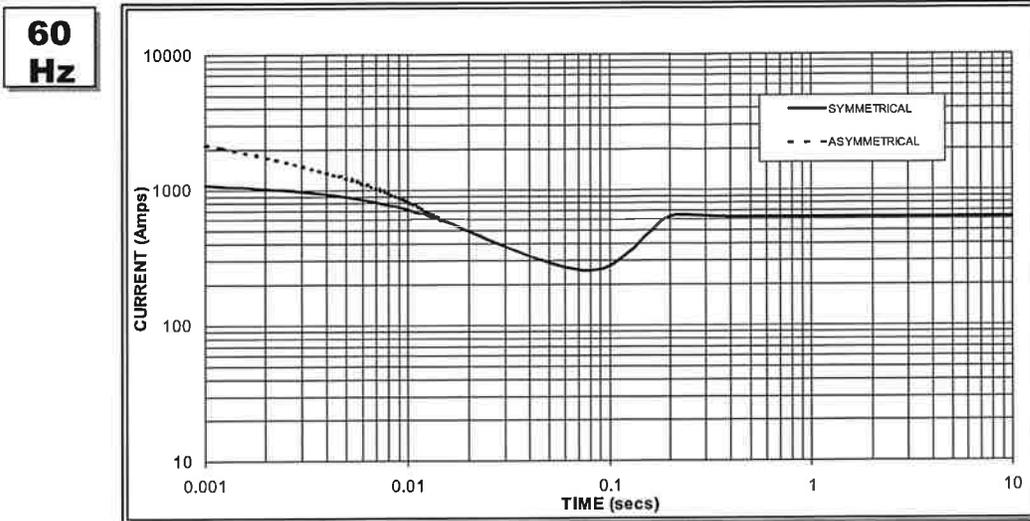
MX

**60
Hz**

SX



**Three-phase Short Circuit Decrement Curve. No-load Excitation at Rated Speed
Based on star (wye) connection.**



Sustained Short Circuit = 630 Amps

Note 1

The following multiplication factors should be used to adjust the values from curve between time 0.001 seconds and the minimum current point in respect of nominal operating voltage :

50Hz		60Hz	
Voltage	Factor	Voltage	Factor
380v	X 1.00	416v	X 1.00
400v	X 1.07	440v	X 1.06
415v	X 1.12	460v	X 1.12
		480v	X 1.17

The sustained current value is constant irrespective of voltage level

Note 2

The following multiplication factor should be used to convert the values calculated in accordance with NOTE 1 to those applicable to the various types of short circuit :

	3-phase	2-phase L-L	1-phase L-N
Instantaneous	x 1.00	x 0.87	x 1.30
Minimum	x 1.00	x 1.80	x 3.20
Sustained	x 1.00	x 1.50	x 2.50
Max. sustained duration	10 sec.	5 sec.	2 sec.

All other times are unchanged

Note 3

Curves are drawn for Star (Wye) connected machines. For other connection the following multipliers should be applied to current values as shown :

Parallel Star = Curve current value X 2

Series Delta = Curve current value X 1.732

RATINGS

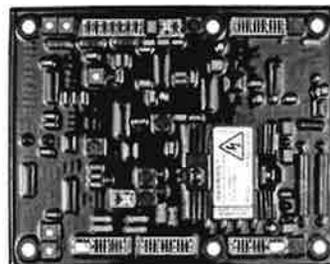
Class - Temp Rise	Cont. F - 105/40°C				Cont. H - 125/40°C				Standby - 150/40°C				Standby - 163/27°C				
60 Hz	Series Star (V)	416	440	460	480	416	440	460	480	416	440	460	480	416	440	460	480
	Parallel Star (V)	208	220	230	240	208	220	230	240	208	220	230	240	208	220	230	240
	Series Delta (V)	240	254	266	277	240	254	266	277	240	254	266	277	240	254	266	277
kVA	120.0	125.0	125.0	131.3	131.3	137.5	137.5	146.3	137.5	145.0	145.0	156.3	142.5	150.0	150.0	158.8	
kW	96.0	100.0	100.0	105.0	105.0	110.0	110.0	117.0	110.0	116.0	116.0	125.0	114.0	120.0	120.0	127.0	
Efficiency (%)	90.9	91.2	91.5	91.6	90.5	90.8	91.2	91.3	90.2	90.6	91.0	91.0	90.1	90.4	90.8	91.0	
kW Input	105.6	109.6	109.3	114.7	116.1	121.1	120.6	128.2	122.0	128.0	127.5	137.4	126.5	132.7	132.2	139.6	

MX321 Voltage Regulator

BLUE STAR

Power Systems

MX321 is a three phase sensed Automatic Voltage Regulator and forms part of the excitation system for a brush-less generator. Excitation power is derived from a three-phase permanent magnet generator (PMG), to isolate the AVR control circuits from the effects of nonlinear loads and to reduce radio frequency interference on the generator terminals. Sustained generator short circuit current is another feature of the PMG system.



Voltage Adjustment

The screwdriver adjustable potentiometer adjusts the generator output voltage. Adjustment clockwise increases the generator output voltage.

When using a remote voltage adjust rheostat, remove the jumper wire across terminals 1 and 2 and install a 1k ohm 1 watt rheostat. This will give $\pm 10\%$ voltage variation from the nominal.

Stability Adjustment

The AVR includes a stability or damping circuit to provide good steady state and transient performance of the generator.

A jumper link selector is provided to optimize the response of the stability circuit to various size generators. The link should be positioned as shown in the diagram according to the kW rating of the generator.

The correct setting of the Stability adjustment can be found by running the generator at no load and slowly turning the stability control anti-clockwise until the generator voltage starts to become unstable.

The optimum or critically damped position is slightly clockwise from this point (i.e. where the machine volts are stable but close to the unstable region).

Under Frequency Roll Off (UFRO) Adjustment

The AVR incorporates an underspeed protection circuit which gives a volts/Hz characteristic when the generator speed falls below a presettable threshold known as the "knee" point.

The red Light Emitting Diode (LED) gives indication that the UFRO circuit is operating.

The UFRO adjustment is preset and sealed and only requires the selection of 50 or 60Hz and 4 pole or 6 pole, using the jumper link as shown in the diagram.

For optimum setting, the LED should illuminate as the frequency falls just below nominal, i.e. 47Hz on a 50Hz system or 57Hz on a 60Hz system.

Specifications

Sensing Input

Voltage	190 to 264VAC max, 1 or 3 phase
Frequency	50 to 60 Hz Nominal

Power Input (PMG)

Voltage	170 to 220VAC, 3 phase
Current	3A
Frequency	100 to 120 Hz Nominal

Output

Voltage	max 120VDC
Current	Continuous 3.7A Intermittent 6A for 10 secs
Resistance	15 ohms Minimum

Regulation $\pm 0.5\%$ RMS

Thermal Drift 0.02% per 1°C change in AVR ambient

Soft Start Ramp Time 0.4 - 4 seconds

Typical System Response

AVR Response	10 ms
Field Current to 90%	80 ms
Machine Volts to 97%	300 ms

External Voltage Adjustment $\pm 10\%$ with 1k ohm 1 watt trimmer

Under Frequency Protection

Set Point	95% Hz
Slope	100 to 300% down to 30 Hz
Max. Dwell	20% volts/S Recovery

Unit Power Dissipation 18 watts Maximum

Analog Input

Maximum Input	± 5 VDC
Sensitivity	1V for 5% Generator Volts (Adjustable)
Input Resistance	1k ohm

Quadrature Droop Input 10 ohms Burden

Max. Sensitivity	0.22A for 5% Droop OPF
Max. Input:	0.33A

Current Limit Input 10 ohms burden

Sensitivity Range	0.5 to 1A
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Over Voltage Detection Input 10 ohms Burden

Set Point	300V Time Delay: 1 sec (Fixed)
CB Trip Coil Volts	10 to 30VDC
CB Trip Coil Resistance	20 to 60 ohms
Time Delay	1 second (Fixed)

Over Excitation Protection

Set Point	75VDC
Time Delay	8 to 15 seconds (Fixed)

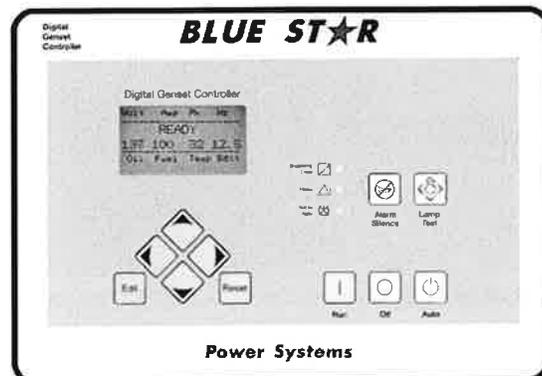
DGC-2020 Control Panel

BLUE STAR Power Systems

Blue Star Power Systems Digital Generator Set Control Panel (DGC-2020) is a highly advanced integrated generator set control system. The DGC-2020 is perfectly focused, combining rugged construction and microprocessor technology to offer a product that will hold up to almost any environment and flexible enough to meet your application's needs. This device provides generator set control, transfer switch control, metering, protection and programmable logic in a simple, easy to use, reliable, rugged, and cost effective package.

Highlights

- UL Recognized, CSA & CE approved
- Microprocessor based
- Complete system metering
- Remote communication options
- Rugged encapsulated construction



Standard Features

- Generator Metering
- Engine Metering
- Generator Set Control
- Engine Protection:
 - Oil Pressure
 - Engine Temperature
 - Overspeed
 - Overcrank
- BESTCOMS Plus:
 - Programming and Setup Software
 - Intuitive and Powerful
 - Remote Control and Monitoring
 - Programmable Logic
 - USB Communications
 - SAE J1939 Engine ECU Communications (Where Applicable)
- Extremely Rugged, Fully Encapsulated Design
- 16 Programmable Inputs
- 7 Contact Outputs: (3) 30ADC and (4) Programmable 2ADC Rated Contacts
- Wide Ambient Temperature Range
- UL Recognized, CSA Certified, CE Approved
- HALT (Highly Accelerated Life Test) Tested
- IP54 Front Panel Rating with Integrated Gasket
- NFPA110 Level One Compliant
- Real Time Clock with Battery Backup and Event Log
- Emergency Stop Pushbutton
- Current Sensing: 5A CT inputs
- Generator Frequency: 50/60 Hz
- LCD Display Heater to -40°F
- Event Recording (up to 99 occurrences)

Standard Gen-Set Monitoring

- Generator parameters: voltage, current, frequency, real power (Watts), apparent power (VA), and power factor
- Engine parameters: oil pressure, coolant temperature, RPM, battery voltage, fuel level, engine runtime, and various J1939 supported parameters where applicable

Standard Engine Control Functions

Cranking Control

- Cyclic or Continuous (Fully Programmable)

Successful Start Counter

- Counts and Records Successful Engine Starts

Timers

- Engine Cooldown Timer (Specify)
- Engine Maintenance Interval Timer (Specify)
- Pre-Alarm Time Delays for Weak/Low

Battery Voltage

- Alarm Time Delay for Overspeed

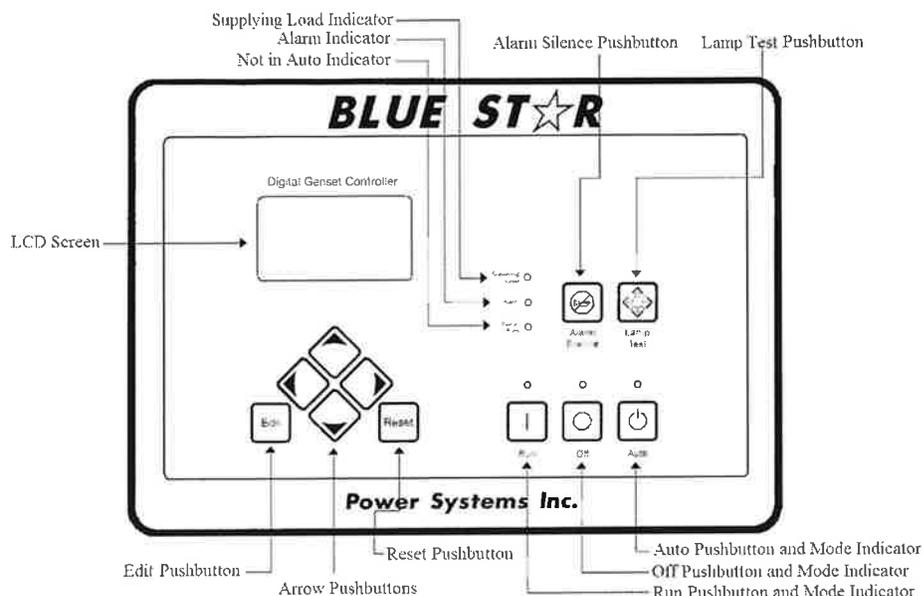
- Alarm Time Delay for Sender Failure
- Arming Time Delays After Crank Disconnect:
 - Low Oil Pressure
 - High Coolant Temperature
 - Pre-Crank Delay
- Continuous/Cyclic Cranking Timing Sequence

DGC-2020 Control Panel

BLUE STAR Power Systems

Front Panel LED Indicators:

- Run: Green – Indicates controller is in the RUN mode
- Off: Red – Indicates controller is in the OFF mode
- Auto: Green – Indicates unit is in the AUTO mode
- Not in Auto: Red – Indicates DGC-2020 is not in AUTO mode
- Supplying Load: Green – Indicates system is supplying current to a connected load
- Alarm: Red – Indicates an alarm situation by continuous illumination
A pre-alarm will flash



Standard Engine Protection Functions

Pre-Alarms (Warnings)

- Low Oil Pressure
- High Coolant Temperature
- Low Coolant Temperature
- Battery Overcharge (High Voltage)
- Weak Battery (Low Voltage)

- Battery Charger Failure
- Engine Sender Unit Failure
- Engine kWe Overload
- Maintenance Interval Timer
- Low Fuel Level
- Fuel Leak Detect

Alarms (Shutdowns)

- Low Oil Pressure
- High Coolant Temperature
- Overspeed
- Overcrank
- Fuel Sender Failure

- All alarms and pre-alarms can be configured via the BESTCOMSPPlus PC software or the front panel.

Optional Features

- Generator Protection
27(2), 32, 40Q, 51(2), 59(2), 81O, 81U
- Enhanced Generator Protection - 51 and 47
- Selection of Integrating Reset or Instantaneous Reset Characteristics for Overcurrent Protection
- Remote Communication to RDP-110 / NFPA-110 Compliant Remote Annunciator
- Additional (8) Programmable 2ADC Contacts
- Remote Dial-out and Dial-in Capability with Modem

- Modbus Communications with RS-485
- Expandable I/O Capability via J1939 CANBUS
- Automatic Transfer Switch Control
- Remote Emergency Stop
- Multilingual Capability
- High Fuel Level Pre-Alarm
- Critical Low Fuel Level Alarm
- Analog Meters

Generator Protection

- Undervoltage (27)
- Underfrequency (81U)
- Overcurrent (51)
- Reverse Power (32)
- Phase Imbalance (47)
- Overvoltage (59)
- Overfrequency (81O)
- Phase Imbalance (57)
- Loss of Excitation (400)
- Generator Overcurrent (51)

All generator protection features are programmable as alarms or pre-alarms.

DGC-2020 Control Panel



Contact Outputs

For those applications where more output contacts are needed, the DGC-2020 can be adapted to include 8 additional 2ADC rated dry contact outputs. These are real contacts and not the solid-state type that require additional external circuitry to properly operate. These contacts are fully programmable via the easy-to-use BESTCOMSPlus PC software and can be assigned to numerous user-defined functions.

DC Voltage Panel Mounted Modem

The DGC-2020 can provide long distance communication by adding a modem. When a modem is used, the user can access the DGC-2020 from virtually anywhere via a dedicated telephone line. The user can monitor and control the gen-set as if standing right in front of it. The DGC-2020 can also dial out for pre-programmed circumstances to alert the user of selected situations.

RS-485 Communication

When the RS-485 option is selected, the user can send and receive information from the DGC-2020 via the RS-485 communications port and Modbus protocol. This feature allows the DGC-2020 to be fully integrated into the building management system. Please see the instruction manual for the Modbus register list.

Enhanced Generator Protection

In addition to the standard generator protection (27, 59, 81O, 81U) the DGC-2020 can be equipped with a more sophisticated generator protection system. This option provides an overcurrent element (51) with 17 selectable time current characteristic curves and a voltage phase balance protection function.

Transfer Switch Control (Mains Failure)

The DGC-2020 monitors utility (mains) and determines if it is providing power that is suitable for the loads. If the utility supply goes outside of predetermined levels, the generator is started and the utility is disconnected from the load and the generator is connected. When the utility returns to acceptable levels for a sufficient time, the generator is disconnected and the utility is reconnected to the load. It also includes appropriate adjustable timers or time delays for establishing stable utility operation.

Contact Expansion Module (CEM)

The CEM add-on module increases the contact input and contact output capability adding 10 contact inputs and 24 form C contact outputs. This module communicates to the DGC-2020 via SAE J1939 CANBUS and allows the user to program the functionality of these inputs and outputs in the BESTCOMS programmable logic program. The user can add labels for the inputs and outputs that appear on BESTCOMS front panel, and in the programmable logic. All the functionality can be assigned to these inputs and outputs as if they were an integrated part of the DGC-2020. The CEM-2020 module has all of the environmental ratings, like the DGC-2020, including a model for UL Class1 Div2 applications (consult price list for part number). The output ratings of the form C contacts are: (12 contacts) 10A @ 30VDC and (12 contacts) 2A @ 30VDC. The 2A rated contacts are gold flash contacts for low current circuits. The CEM-2020 terminals accept a maximum wire size of 12 AWG while the chassis ground requires 12 AWG wire. The CEM-2020 provides the user with the flexibility to use the same model DGC-2020 gen-set controller for simple applications or more complicated applications that require contact functionality or duplication of contacts for remote annunciation. Flexibility is one of the benefits of the DGC-2020, and this add-on module enhances that benefit even further.

ModBus TCP/RTU (NetBiter RTU-TCP Gateway)

NetBiter® RTU-TCP Gateway connects the fully enhanced DGC-2020 with Ethernet and mobile networks. The gateway acts as a transparent bridge translating DGC-2020 Modbus registers allowing control systems, such as PLCs, SCADA, etc. to communicate over Ethernet. One gateway is required per generator allowing multiple generator sets to be accessed and monitored simultaneously. Note: This option does not interface with BESTCOMSPlus software. Features include: connectivity between serial Modbus devices and the Modbus TCP; RS-232, RS-485 and RS-422 connectivity; Ethernet and mobile network connectivity; 10/100 Mbit/s Ethernet; web-based configuration; DIN rail mounting; and network and serial status indicators.

Load Share Module 2020 (LSM-2020)

The LSM is an easy to connect and use add-on module for the DGC-2020 to allow the DGC-2020 to control the kW load sharing of multiple generator sets. The LSM-2020 is remotely mounted and communicates to the DGC-2020 via J1939 CANbus communications.

RDP-110 Remote Annunciator

BLUE STAR
Power Systems

The RDP-110 is a powerful remote display to match Blue Star Power Systems' DGC-2020 control panel. It may be powered from the engine starting batteries at 12 or 24VDC. The RDP-110 uses RS-485 communications between itself and the DGC to reduce the number of wires required to activate all the alarms to four. The RS-485 communications can be used on remote displays up to 4000 feet away from the DGC. The RDP-110 has 18 LEDs to indicate Alarms, Pre-Alarms and operating conditions of the emergency standby generator system. It has an audible alarm horn rated at 80db (from a distance of two feet). The RDP-110 also comes complete with a conduit box for easy installation. The RDP-110 is available in two mounting configurations: surface and semi-flush mount. This panel complies with the requirements of NFPA 110.



Standard Features

- Annunciation of 16 alarms and pre-alarms as detected by the DGC
- Annunciation of 2 status indicators
- Audible alarm horn
- Lamp Test and Alarm Silence switches
- Power supply inputs for 12 or 24VDC
- RS-485 communications
- Two mounting configurations
- Conduit box included
- Designed for use in harsh environments
- UL recognized & CSA certified

Specifications

Power Input

- DC Voltage: 8-32VDC (2W max.)

Communications Port

- RS-485 interface with DGC

Isolation

- 1800VDC for one minute between chassis ground and AC voltage input. 700VDC for one minute between any of the following groups:
 - Chassis ground
 - Battery and RS-485 terminals
 - AC voltage inputs

Operating Range

- Up to 4000 ft. from the DGC
- Recommended Wire - Belden 9463

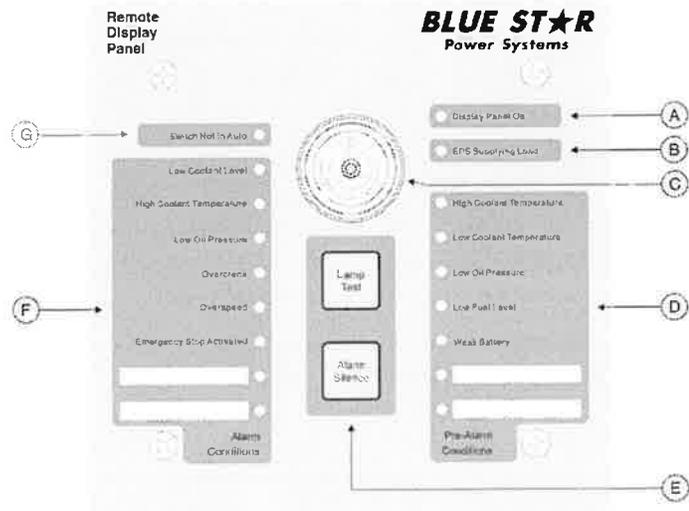
RFI (Radio Frequency Interference)

- Type tested using a 5W handheld transceiver operating at random frequencies centered around 144MHz and 440MHz with the antenna located within six inches of the device in both vertical and horizontal planes

Environmental and Physical

- Operating temperature: -40°F to +158°F
- Storage temperature: -40°F to +185°F
- Salt Fog: Qualified to ASTM 117B-1989
- Vibration: The device withstands 2g in each of three mutually perpendicular planes, swept over the range of 10 - 500Hz for a total of six sweeps, 15 minutes each sweep, without structural damage or degradation of performance
- Shock: 15g
- Weight: 6.5 pounds (3 kilograms)

RDP-110 Remote Annunciator



- (D) The amber Pre-Alarm LEDs light when the corresponding pre-alarm setting is exceeded. Conditions announced by the pre-alarm LEDs include:
- High coolant temperature,
 - Low coolant temperature,
 - Low oil pressure,
 - Low fuel level,
 - Weak battery,
 - Battery overvoltage, and
 - Battery charger failure.

When the RDP-110C is used with a DGC-2020, the bottom two LEDs (Battery Overvoltage and Battery Charger Failure) can be reprogrammed to indicate other pre-alarm conditions. See Programmable Alarm and Pre-Alarm Configuration for information about configuring the two programmable pre-alarm indicators.

- (E) RDP-110C controls consist of two pushbuttons.
- The Alarm Silence pushbutton silences the horn (locator C).
 - The Lamp Test pushbutton can be used to verify operation of all RDP-110C LEDs and the horn.

- (F) The red Alarm LEDs light when the corresponding alarm settings are exceeded. Conditions announced by the alarm LEDs include:
- Low coolant level,
 - High coolant temperature,
 - Overcrank,
 - Overspeed,
 - Emergency stop activated,
 - Fuel leak/sender failure, and
 - Sender failure.

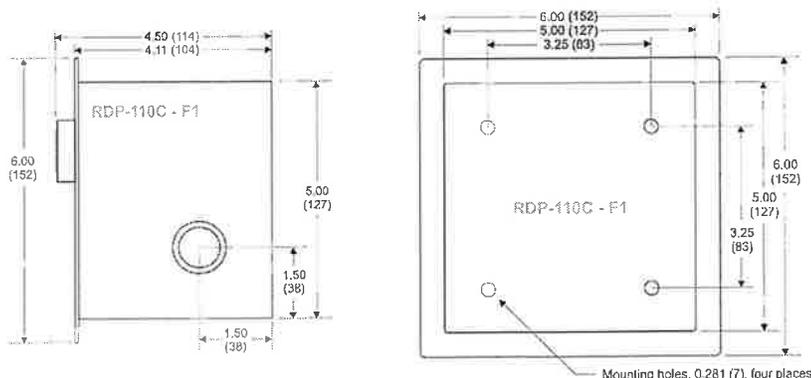
When the RDP-110C is used with a DGC-2020, DGC-2020ES, or DGC-2020HD, the bottom two LEDs (Fuel Leak/Sender Failure and Sender Failure) can be reprogrammed to indicate other alarm conditions. See Programmable Alarm and Pre-Alarm Configuration for information about configuring the two programmable alarm indicators.

- (G) Red Switch Not in Auto LED lights when the DGC is not operating in Auto mode.

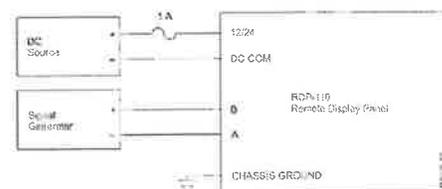
Front Panel LED Indicators

- (A) Green Display Panel On LED lights when control power is applied to the RDP-110C.
- (B) Green EPS Supplying Load LED lights when the genset is supplying more than 2% of rated load.
- (C) The horn sounds when an alarm or pre-alarm exists or the connected DGC is not operating in Auto mode. The horn is silenced by pressing the Alarm Silence pushbutton (locator E).

Outline Diagram: Rear and Side Views



Wiring Diagram



Please consult Blue Star electrical drawings for verification.

Paint & Powder Coat

BLUE STAR Power Systems

Generator Set

Blue Star Power Systems completely paints all of its generator sets in our state-of-the-art downdraft paint booth. It begins with an extensive cleaning of the unit through sanding and a full wipe down using an alkaline-based cleaner. Once completely clean, the unit is then painted with Cardinal Industrial Semigloss paint. Electrostatic paint equipment ensures correct and even coverage. The unit then receives a complete covering of Cardinal Industrial Clear Coat in a hammer texture to provide extra protection and a durable long-lasting easy-to-clean finish.

Performance Characteristics

- 3.0+ Mills TDFT
- Xenon Arc 1100 hours - Excellent Weatherability
- 1000 Hour Salt Spray - Over Primer - Passed (3.0 Mills Total TDFT)
- Adhesion, Crosshatch - 5B
- Gloss 90+ @ 60°

Generator Set Enclosure

Blue Star Power Systems provides Cardinal Industrial Hammer Textured Semi-Gloss Polyester Powder Coating as standard on all our enclosures. Long term exterior durability, high performance mechanical properties and high gloss are standard characteristics of Cardinal Powder Coating. Cardinal TGIC Polyester Coating exceeds UL 2200 & CSA requirements.

Performance Characteristics

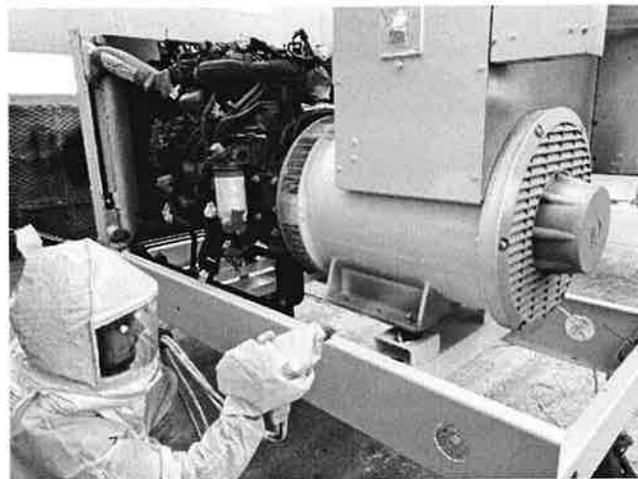
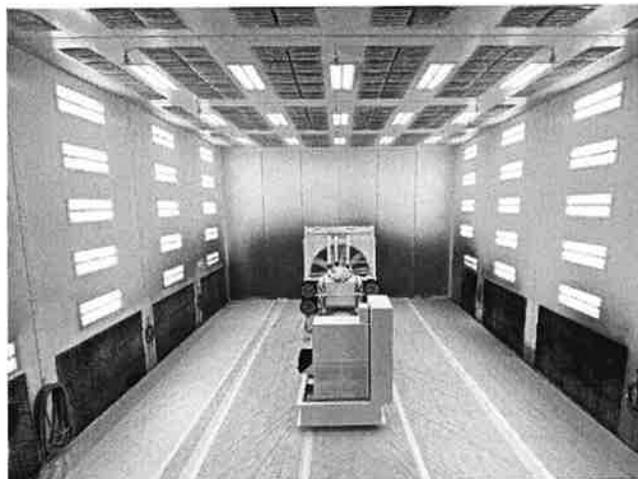
- Cured Powder Properties 2.0+ Mills DFT
- PCI Powder Smoothness 1 Mil
- Pencil Hardness 2H+
- Flexibility 1/8 in Diameter - No Fracture
- Salt Spray ASTM-B117 1000 Hours - Pass
- Humidity ASTM-02247 1000 Hours - Pass
- Adhesion, Crosshatch - 5B
- Gloss 90+ @ 60°

Standard Colors



Custom Colors

Custom Colors: Blue Star Power Systems offers custom color options for your generator set enclosure. Cardinal is licensed by PANTONE® to accurately simulate both the PANTONE MATCHING SYSTEM® colors and the PANTONE® Textile Color System® with our powder and liquid coatings. Additional Charges apply.



Sub-Base Fuel Tanks

Blue Star Power Systems provides either Diamond Vogel Nexgen Technology Paint or Cardinal Industrial Hammer Textured Semi-Gloss Polyester Powder Coat on all of our sub-base fuel tanks. Nexgen and Cardinal Industrial both offer excellent coverage and performance characteristics. Nexgen and Cardinal Industrial both exceed UL requirements.

Performance Characteristics

- 3.0+ Mills TDFT
- Xenon Arc 1100 Hours
- 500 Hour Salt Spray - Over Primer - Passed (3.0 Mills Total TDFT)
- Adhesion Crosshatch - 5B
- Gloss 90+ @ 60°

Standard Color



BLUE STAR Power Systems

Enclosures

Blue Star Power Systems enclosures are specifically designed for optimal protection against the elements. They are designed to protect the entire system from even the most extreme environments, and to reduce sound levels to most specified requirements. Blue Star Power Systems' vast flexibility allows the design of standard enclosures to meet most specifications or requirements. All standard enclosure models are constructed of 14 gauge steel and feature a pitched roof for increased structural integrity and superior watershed. All enclosures feature a rugged UL listed hammer powder coat finish as standard for a long lasting and durable finish in standard white or gray. Custom colors are available as specified.

Enclosure Design Features

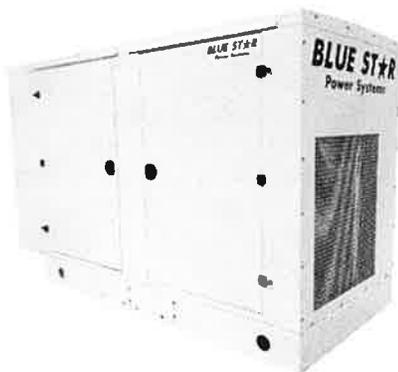
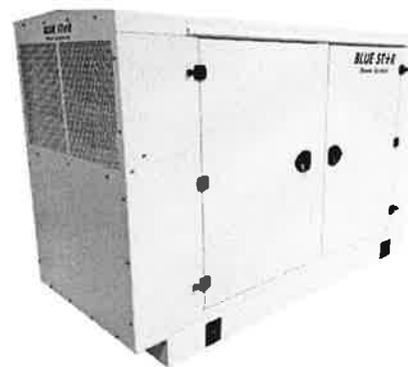


- UL 2200 & CSA Listed as standard
- All enclosure models are 200 MPH wind rating certified in accordance with IBC2018 and ASCE/SEI 7-16 standards.
- Lockable gasketed doors with draw down latches and Stainless Steel component hinges
- All Stainless Steel fasteners
- UL & CSA listed extreme-wear hammer powder coat finish
- Pitched roof for high structural integrity and superior watershed
- Above-door drip guards
- Optimal airflow means no cooling system de-rates on most models
- Internally mounted exhaust silencers standard up to 600 kW
- Sound attenuation options
- Stainless Steel and Aluminum enclosure options

Level 1

Weather Proof Enclosure

Blue Star Power Systems Level 1 enclosures have the rugged construction and weather proof protection required for most outdoor environments. These enclosures will effectively protect the gen-set through high wind (200 MPH), rain, snow, and other extreme weather conditions. Weather proof enclosures feature standard hinged lockable doors, a pitched roof to prevent water accumulation and improved structural integrity. The enclosure is painted with extreme-wear UL and CSA listed hammer powder coat finish.



Level 2

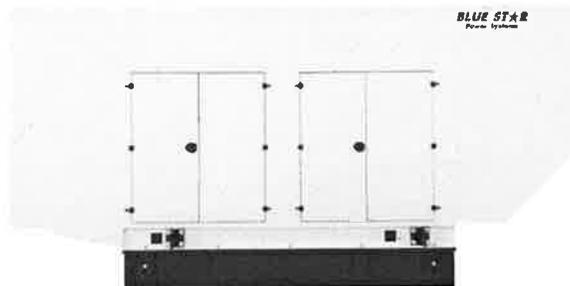
Weather Proof Enclosure with Foam

Blue Star Power Systems Level 2 enclosures include all of the same great features of the Level 1 enclosures, and include even more. With the addition of high performance 1.5" Type D Sound Attenuating Foam, our Level 2 Enclosures offer an even lower dBA rating with the same great weather proof protection.

Level 3

Sound Attenuated Enclosure

Blue Star Power Systems Level 3 enclosures feature the same great weather proof protection and standard features as the Level 1 & 2 enclosure models, but with a greater emphasis on reducing sound levels. Standard Level 3 features include the same high performance 1.5" type D sound attenuating foam, and also feature the addition of a separate frontal exhaust sound chamber and dual rear air intake to ensure that your system runs exceptionally quiet. These features make this enclosure among the best in the industry for noise reduction and quality.



BLUE STAR Power Systems

Sound Attenuation Foam

Polydamp® Type D Acoustical Foam, (PAF) is an acoustical grade, open cell, flexible ether based urethane foam designed to give maximum sound absorption for a given thickness. It has excellent resistance to heat, moisture and chemicals. All applications use 1.5" foam as standard.



Foam Characteristics

Sound Absorption: Nominal values of random incidence sound absorption coefficient per ASTM C384-77 for Plain/Tufflym

Foam Thickness	125	250	500	1000	2000	4000
(1.5 in) 38.1 mm	15/20	27/49	60/96	77/93	90/82	98/67
(2.0 in) 50.8 mm	20/30	40/66	90/98	100/96	96/85	100/75

	Test Standard	U.S. Standard	Service Temperature
Density, Nominal: (lb/ft ³ -kg/m ³)	ASTM-D-3574-91	1.85	Continuous -45°F (-43°C) TO 212°F (100°C)
Tensile Strength: (PSI-KPa)	ASTM-D-3574-91	12	Intermittent 250°F (121°C)
Elongation, %	ASTM-D-3574-91	120	Flame Resistance
Tear Resistance: (lb/in - N/M)	ASTM-D-3574-91	1.3	UL94 HF-1
IFD: (PSI - KN/M ²)	ASTM-D-3574-91	30	FAR.853(B) PASS
Compression Set (50%): %	ASTM-D-3574-91	10	SAEJ-369(B) PASS
Air Permeability (Tested at 1" thickness): (Rayles/M)	ASTM C-522		MVSS-302 PASS
Thermal Conductivity			DIN PASS
(BTU/hr. ft ² , °F/in.)	ASTM C-177	0.25	Humidity Resistance
			Excellent; no significant decrease in tensile strength or elongation after 5 hrs. of steam autoclave at 250°F (121°C) per ASTM D3574-86, Test J.
			Chemical Resistance
			Excellent - no significant change in strength after 4 weeks immersion in common solvents, alkalies, acids, and water.
			Estimated Service Life:
			Min. 10 years at 80F (27°C) and 95% R.H.

Adhesive Characteristics

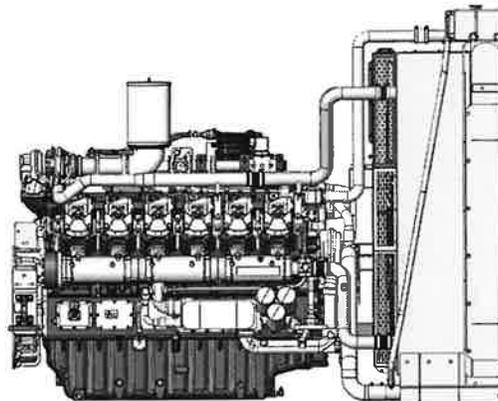
P4 is a high performance unsupported acrylic pressure sensitive adhesive exhibiting aggressive tack, high peel and shear, and good heat resistance. In addition, it has good chemical and plasticizer resistance as well as excellent long term aging and the ability to withstand environmental extremes.

Adhesive Thickness (Nominal)	0.004"
Color of Adhesive	Water Clear
Release Liner	76 lb Polycoated bleached kraft paper
Service Temperature	-40°F +200°F

Radiators

BLUE STAR Power Systems

Blue Star Power Systems radiators offer a variety of styles and configurations including radiator and charged air assemblies, radiator and aftercooler assemblies with durable core construction. Our radiators are compact and efficient meeting the most stringent enclosure footprint requirements. All radiators are sized for 50°C (122°F) ambient. The single-source design ensures a perfect match with your generator set package.



Radiator Features

Standard Radiator Package

- Engine-specific tank design with variant coolant connection locations and sizes (dependant on engine size)
- Complete cooling package with mounting foot and plumbing kit
- All steel construction of top and bottom tanks
- Dual Core designs -
 - Jacket Water / Charged Air Circuit
 - Jacket Water / After Cooler Circuit
- Individual radiators designed to meet manufacturer's specific requirements
- Top tank has built in expansion capacity - no need for an external recover tank
- Full or partial deration system built into the top tank
- Standard cooling package includes fan shroud & fan guard
- Corrosion preventive options:
 - Hot dipped galvanizing on all steel parts or stainless steel
 - Epoxy coated cores

Fan-On Radiator Design

- Engine-specific tank design with variant coolant connection locations and sizes (dependant on engine size)
- Rigid built construction for fan support
- High speed bearings within pillow blocks
- Dual Core designs with variable jacket water / after cooler circuit designs
- All steel construction of top and bottom tanks
- Individual radiators designed to meet manufacturer's specific requirements

Circuit Breakers

BLUE STAR

Power Systems

Blue Star Power Systems MC (Molded Case) Series Circuit Breakers are the highest quality in the industry. They will protect the power system and corresponding equipment from damaging fault currents circuits and overloads.

80% Rated Circuit Breakers

80% rated breakers can only be applied continuously at 80% of the rated breaker. Tripping of the circuit breaker if the current goes above 80% will depend on the amount of current and the duration.

100% Rated Circuit Breakers

100% rated breakers can be applied at 100% of their current rating continuously.

Accessories

Shunt Trip - Provides a means of tripping the circuit breaker from a remote source by energizing a solenoid in the breaker. This can be achieved through the panel faults such as engine shutdowns, overcurrent, etc. The circuit breaker will have to be reset locally in the event of a tripped breaker.

Bell Alarm / Alarm Switch - Provides remote indication of whether the circuit breaker is in a tripped position. The bell alarm will remain unchanged during on-off operations and during operation by the Push-to-Trip button on the circuit breaker.

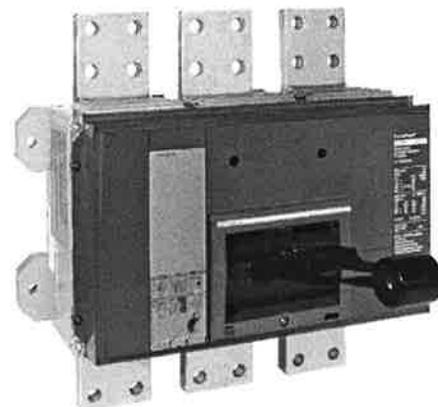
Auxiliary Switch/Contacts - Provides remote indication of whether the circuit breaker is in an open or closed state.

Ground Fault Indication/Alarm - Adjustable relay that indicates a ground fault condition with adjustable time delay.

Trip Unit

LI Breakers - Includes adjustable Long-Time pickup and delay and adjustable Instantaneous pickup.

LSI Breakers - Includes features of LI Breakers with addition of Short-Time pickup and delay.



Breaker Model	Amperage	Percentage Rated	Maximum Voltage Rating (AC)	UL Listed Interrupting Rating (kA)			Lug Qty. and Size (Cu & Al)
				240	480	600	
H-Frame	15-150	80% or 100%	600	25	18	14	(1) #14-3/0
Q-Frame	70-250	80%	240	10	-	-	(1) #4-300 kcmil
J-Frame	150-175 200-250	80% or 100%	600	25	18	14	(1) #4-4/0 (1) 3/0-350 kcmil
L-Frame	125-400 200-600	80% or 100%	600	65	35	18	(2) 2/0-500 kcmil
M-Frame	300-800	80%	600	65	35	18	(3) 3/0-500 kcmil
Breaker Model	Frame Size	Percentage Rated	Maximum Voltage Rating (AC)	UL Listed Interrupting Rating (kA)			Lug Qty. and Size (Cu & Al)
				240	480	600	
P-Frame	600	80% or 100%	600	65	35	18	(3) 3/0-500 kcmil
	800						(4) 3/0-500 kcmil
	1000						(12) 3/0-750 kcmil
	1200						(15) 3/0-750 kcmil
R-Frame (LSI Standard)	2000 2500 3000	100%	600	65	35	18	(18) 3/0-750 kcmil (21) 3/0-750 kcmil

BLUE STAR

Power Systems

TPS Series Block Heaters

The TPS engine block heater is designed to preheat diesel and gaseous engines. It is simple to install, lightweight, and heats engines up to 12L displacement. Thermosiphon circulation of the coolant delivers even heat throughout the entire engine block.



Features

- cULus Listed
- CE Compliant
- Various temperature settings available, including an optional adjustable thermostat 90° - 130°F (32° - 54°C)
- Can be supplied with UL marked 120 or 240V NEMA plug

Specifications

Part Number	Volts	Watts	Amps	Male Plug	Outlet Size (Inches)
13224	120	500	4.2	Yes	5/8
14209	240	500	2.1	Yes	5/8
10014	120	1000	8.4	Yes	5/8
10015	240	1000	4.2	Yes	5/8
10016	120	1500	12.5	Yes	5/8
10017	240	1500	6.3	Yes	5/8
10018	120	1800	15	Yes	5/8
10019	240	2000	8.3	Yes	5/8

Single Stage Air Cleaner

BLUE STAR
Power Systems

Single Stage Air Cleaners are tough, non-metallic, lightweight, self-supporting and completely disposable. They are also easy to install, durable, and reliable. They are designed to function well under high and severe pulsation conditions found in many applications. Vibration-resistant media is potted into molded housings of rugged ABS plastic – so they don't fall apart as other designs might. They can be mounted vertically or horizontally.



Specifications

- No serviceable parts - Air cleaner housing and filter are one unit
- Designed to withstand severe intake pulsation
- Economical replacement cost
- Self-supporting, sturdy
- Very reliable: only one critical seal
- Lightweight and compact in size
- Non-metallic, non-corrosive
- Completely disposable - acceptable for normal trash pick-up (should not be incinerated)
- Easily installed and maintained
- Minimal removal clearance needed: only 1.5"
- Three airflow styles available to fit virtually any engine intake configuration
- Various media available for specific generator set applications: high pulsation, high humidity, etc.
- Temperature tolerance: 180°F/83°C continuous 220°F/105°C intermittent

CPJ Series Critical Grade Silencers

BLUE STAR
Power Systems

Blue Star Power Systems "CPJ" Series is the accumulation of research and development offering a compact silencer without compromising performance. It incorporates a unique combination of resonator chambers, acoustically packed internal components and diffusers to achieve a stunning level of performance for its size. All CPJ series silencers are critical grade silencers and are packed with insulation to greatly reduce radiated noise and exterior shell temperature.



Standard Construction Features

- Available in sizes from 2 inch to 12 inch
- Multitude of inlet/outlet design styles to meet almost any requirement
- Packed with fiberglass insulation to reduce shell temperature and noise levels
- Fully welded double shell carbon steel weldment construction, corrosive resistant
- High density fiberglass acoustic blanket good to 1500°F, wrapped with 304 Stainless Steel wire mesh cloth and encased in a carbon steel perforated facing
- Black phenolic resin based finish paint

Optional Construction Features and Accessories

- Stainless Steel construction
- Aluminum construction
- Aluminized Steel construction
- Vertical mounting legs
- Round mounting bands
- Horizontal mounting saddles
- Horizontal and vertical shell lugs
- Special finish per specification
- Air leak test
- ASME code construction
- Oversized flanges
- Acoustic shell lagging
- High temperature acoustic pack material
- Contact factory for additional features to meet your requirements

Model #	Part #	Outlet Size	Flanged Connection	WT (lbs)
CPJS-02	10660	2.0" OD	No	12
CPJS-25	10661	2.5" OD	No	18
CPJS-03	10662	3.0" OD	No	20
CPJS-35	10663	3.5" OD	No	30
CPJS-04	10664	4.0" OD	No	31
CPJS-05	10665	5.0" OD	No	50
CPJS-06	10666	6.0" OD	Yes	50
CPJS-08	10667	8.0" OD	Yes	120
CPJS-10	10668	10.0" OD	Yes	180

Industrial Batteries

BLUE STAR

Power Systems

Engine Starting Batteries

Blistering heat and bitter cold are ruthless battery killers. That's why Blue Star Power Systems utilizes a pioneered climatized battery. Designed to offer you long-life and high-performance starting power that will get your gen-set running even under extreme conditions. Blue Star Power Systems "all-climate" batteries stand up to the harshest temperatures and are available in sizes and configurations to fit almost any application.



Standard Features

- Unique Manifold Vent - Virtually eliminates corrosion by venting gases away from terminals and cables
- Exclusive TRP™ Construction – Rib reinforced TRP™ container significantly improves the vibration and impact resistance
- Armored Plate Cell Bonding - Vibration is the number one killer of commercial batteries. To solve this problem, the cells of every battery are bonded
- Polyethylene Enveloped Separator Design – Super tough polyethylene material reduces electrical resistance and provides higher cranking performance
- Center Lug Design - Suppresses the vibration inherent in traditional construction for improved performance (where applicable)
- TTP™ - Through-the-Partition inter-cell connectors create a shorter current path to deliver more power to the terminals
- Heavy Duty Cases - Reinforced polyethylene or hard rubber cases stand up to the demands of standby gen-sets
- Convenient Lifting Slots - a handle is built in the top of the battery for easy carrying and transportation
- Protective Bottom Design - Waffled bottom design provides protection against nuts, bolts, or stones that might become lodged under the battery
- Computer Designed Radical Grids - An improved state-of-the-art design which adds power and resists vibration
- Threaded Accessory Ports - Features a sealed "O" ring that does not work loose during severe service (78DT only)

Specifications

BCI Group Size	NEMA Type			Dimensions (Inches)			
	Part Number	CCA at 0°F	CCA at 32°F	Length	Width	Height	Weight (lbs.)
78DT	78DT-HD	800	960	10-11/16	7-1/16	8-1/8	54
4D	4D-HD	1000	1200	19-9/16	8-5/16	10	95
8D	8D-HD	1300	1560	20-3/4	11	10	117

NRG Series Battery Chargers

BLUE STAR

Power Systems

Blue Star Power Systems NRG series chargers are the most advanced and feature-rich battery chargers available. NRG battery chargers maximize starting system reliability by utilizing a 10 or 20 amp output, microprocessor controlled power and an array of other features.

Highlights

- Fully automated battery charging
- Easy to understand interface with state-of-the-art system status display
- Battery-fault alarm
- Watertight, shock and corrosion proof
- Increases battery life and watering intervals by 400% or more
- cULus listed



Specifications

AC Input

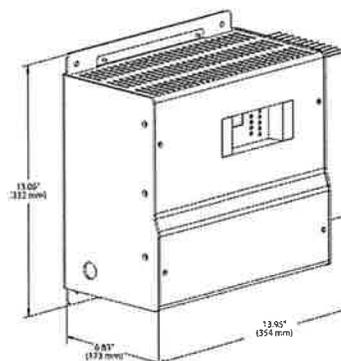
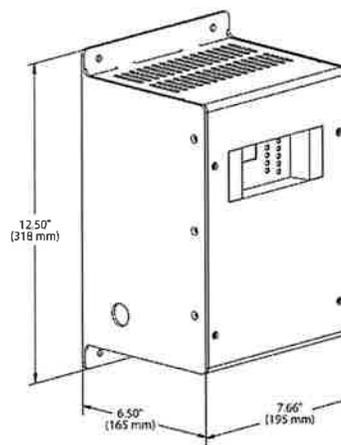
- Voltage: 110-120/208-240 VAC, +/-10%, single phase, field selectable
- Input current: 10A charger: 6.6/3.3 amps maximum | 20A charger: 12.6/6.3 amps maximum
- Frequency: 60 Hz +/-5% standard; 50/60 Hz +/-5% optional
- Input protection: 1-pole fuse, soft-start, transient suppression

Charger Output

- Nominal voltage ratings: 12/24 volt nominal
- Optional voltage rating: 12/24 volt, field selectable
- Battery settings: Six discrete battery voltage programs
 - Low or high S.G. Flooded
 - Low or high S.G. VRLA (sealed)
 - Nickel cadmium 9, 10, 18, 19 or 20 cells
- Regulation: +/-0.5% line and load regulation
- Current: 10 or 20 amps nominal
- Electronic current limit: 105% rated output typical – no engine cranking disconnect required
- Charge characteristic: Constant voltage, current limited, 4-rate automatic equalization
- Temperature compensation: Enable or disable anytime, remote sensor optional
- Output protection: Current limit, 1-pole fuse, transient suppression

Housing Dimensions

Amps	Width (in.)	Depth (in.)	Height (in.)	Weight (lbs.)
10	7.66	6.5	12.5	23
20	13.95	6.83	13.06	42



NRG Series Battery Chargers

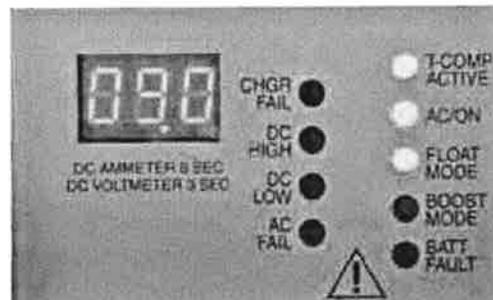
BLUE STAR Power Systems

User Interface, Indication and Alarms

- Digital Meter: Automatic meter alternately displays output volts, amps⁴
- Accuracy +/-2% volts, +/-5% amps
- Alarms LED and Form C contact(s) per table

Alarms Systems Functions

Alarm	Alarm Code "1" ¹	Alarm Code "C" ² NFPA 110
AC Good	LED	LED
Float Mode	LED	LED
Fast Charge	LED	LED
Temp Comp Active	LED	LED
AC Fail	LED ²	LED and Form C contact
Low Battery Volts		LED and Form C contact
High Battery Volts		LED and Form C contact
Charger Fail	LED ²	LED and Form C contact
Battery Fault	LED ²	LED and Form C contact



Alarms "1" available only on 10A charger

Form C contact provides summary alarm of these conditions. BBHH chargers include this alarm configuration. Contacts rated 2A @ 30VDC resistive

Battery fault alarm indicates these fault conditions: Battery disconnected - Battery polarity reversed - Mismatched charger and battery voltage - Open or high resistance charger to battery connection- Open battery cell or excessive internal resistance

Three-position jumper allows user to select from three display settings: alternating volts / amps (normal), constant volts, or constant amps

Controls

- AC Input Voltage Select: Field-selectable switch
- Optional 12/24-volt Output Select: Field-selectable two-position jumper
- Battery Program Select: Field-selectable six-position jumper
- Meter Display Select: Field-selectable three-position jumper
- Fast Charger Enable/Disable: Field-selectable two-position jumper
- Temp Compensation Enable: Standard. Can be disabled or re-enabled in the field
- Remote Temp Comp Enable: Connect optional remote sensor to temp comp port

Environmental

- Operating Temperature: -4°F - 140°F (-20°C - 60°C), meets full specification to 113°F (45°C)
- Over Temperature Protection: maintains safe power device temperature
- Humidity: 5% to 95%, non-condensing
- Vibration (10A unit): UL 991 Class B (2G sinusoidal)
- Transient Immunity: ANSI/IEEE C62.41, Cat. B, EN50082-2 heavy industrial, EN 61000-6-2
- Seismic Certification: IBC 2000, 2003, 2006 Maximum Sds of 2.28G

Construction

- Housing/configuration Material: Non-corroding aluminum. Configuration options:
 - Fully enclosed: cUL listed enclosure
 - Open frame: cUL recognized
- Dimensions: See drawings and dimensions for details
- Printed Circuit Card: Surface mount technology, conformal coated
- Cooling: Natural convection
- Protection Degree: Listed housing: NEMA-1 (IP20). Optional IP21 drip shield. Optional NEMA 3R
- Damage Prevention: Fully recessed display and controls
- Electrical connections: Compression terminal blocks

Agency Standards

- Safety:
 - cUL listed to UL 1236 (required for UL 2200 gensets)
 - CSA standard 22.2 no. 107.2-M89
 - CE: 50/60 Hz units DOC to EN 60335
- Agency Marking:
 - 60 Hz: cULus listed
 - 50/60 Hz: cULus listed plus CE marked
- EMC:
 - Emissions: FCC Part 15, Class B; EN 50081-2
 - Immunity: EN 61000-6-2
- NFPA standards: NFPA 70, NFPA 110. (NFPA 110 requires Alarms "C")
- Optional Agency Compliance: Units with Alarms "1" configuration available with additional compliance to UL category BBHH and NFPA 20

Sub-Base Fuel Tanks

BLUE STAR
Power Systems

Blue Star Power Systems sub-base fuel tanks are listed and manufactured under UL 142 & ULC-S601 standards for steel above ground tanks, which guarantees that every fuel tank meets the structural and mechanical integrity requirements for mounting a generator set directly on top of the tank. This provides a convenient, efficient, and safe way to store fuel for your generator set.



Sub-Base Fuel Tank Standard Features

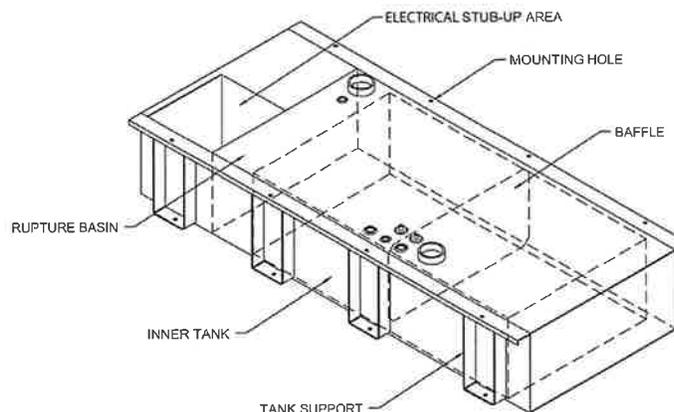
- Double walled secondary containment UL 142 & ULC-S601 Listed
- Electrical stub-up openings are standard to provide generator set wiring provisions through the base tank
- Heavy gauge steel construction
- Diamond Vogel Nexgen Technology Paint or Cardinal Industrial Hammer Textured Semi-Gloss Polyester Powder Coat
- Standard fittings: fuel supply with check valve (sized per unit), fuel return (sized per unit), 2" NPT for normal vent, 2" - 6" NPT for emergency vent (sized per unit), 2" NPT for manual fill, 1 1/2" NPT for fuel level gauge, and 3/8" NPT basin drain (plugged). Removable 1/2" supply dip tube standard (size may vary with gen-set model), 1 1/2" NPT for leak detection
- Interior tank baffle: Separates cold engine supply fuel from hot returning fuel
- Direct reading fuel level gauge
- Low fuel level and fuel leak alarms

Design Options

- High and critical low fuel level shutdowns or alarms
- Full pumping control systems for a true day tank system with a full array of electrical options
- Additional Tank Fittings
- Custom Fuel Tank Designs (sizes and shapes)
- Fuel Heater
- Fill / Spill Containment

Blue Star Power Systems offers two distinctive types of double wall sub-base fuel tanks, those with an electrical stub up area (standard) and those without. Each type can be customized to any specification to meet your specific requirements.

UL 142 & ULC-S601 double wall secondary containment sub-base fuel tank with stub-up.



Factory Load Test

BLUE STAR Power Systems

Blue Star Power Systems factory testing is performed with the same extreme diligence and attention to detail that is given to the prototype testing process. Every engine generator set receives a complete factory load test that certifies and ensures that the set will function in accordance to every specific application. Test metering will have an accuracy of 1.3% or better. This metering equipment is calibrated annually, and is directly traceable to the National Institution of Standards & Technology (NIST). All test procedures are conducted in accordance with MIL-STD-705C where applicable.



Factory Acceptance Testing Procedures

- Insulation Resistance Test (301.1c)*
- High Potential Test (302.1b)*
- Alternator Over Speed
- Complete Engine Inspection
- Generator Inspection
 - Winding Resistance Test (401.1b)
 - Exciter Field Stator
 - Main Field Stator
- Mounting & Coupling Inspection
- Engine Fuel System Inspection
- Engine Lube Oil System Inspection
- Engine Cooling System Inspection
- DC Charging System Inspection
- Main Output Circuit Breaker Inspection
- Anticipatory Alarms and Shutdowns Test (505.2b, 515.1b, 515.2b)
- Optional Equipment Inspection (513.2a)
- Load Test (640.1d)
 - Regulator Range Test (511.1d)
 - No Load
 - MAX Load @ 1.0 P.F. (640.2d)
 - MAX Load @ 0.8 P.F.
 - Block Loads @ 0-25%, 0-50%, 0-75%, 0-100% of rated load tests (640.2d)
- 1.0 Power Factor Max Load
- 1.0 Power Factor Max Block Load Pickup
- Full Name Plate Rated Load.
- Standard Readings Taken Every 5 Minutes.

* Performed By Alternator OEM

Standard Reading Recorded During Load Test Inspection

Run Time	AC Frequency
AC Voltage	Exciter Field Voltage
AC Amperage	Exciter Field Current
kVA	Lube Oil Pressure
kWe	Engine Coolant Temp.
Power Factor	Ambient Temp.

Factory Load Test Summary

All engine generator sets are visually inspected prior to testing. This includes a complete visual/mechanical inspection to ensure that all fasteners and electrical connections are secure, that all rotating components are free of obstruction/interference and are properly guarded.

Once the unit is started, the AC voltage and frequency are set to rated values. The unit is operated at no load while all of the safety shutdowns and warnings are verified and tested. The unit is then restarted and run at 25%, 50% and 100% of rated load and power factor until the engine temperature has stabilized for at least ten minutes. During the rated and maximum load pickup portion of the test, the voltage regulator gain, stability and under frequency compensation adjustments are set for optimal performance. All test procedures are performed in accordance with MIL-STD-705C where applicable.

Throughout these test procedures the AC parameters, engine oil pressure, engine temperature, exhaust temperature, timing and air/fuel ratio (gaseous units) are monitored and recorded. The unit and all installed accessory equipment are continually examined for oil and coolant leaks, excessive vibration and foreign noises.

Once all test procedures are performed and recorded, the unit is allowed a cool down period prior to being shut down. The unit is once again inspected for leaks, loose fasteners and connections prior to leaving the test facility.

The unit receives another complete final inspection process prior to packaging and shipment.

Note: All units are tested after the painting process is complete to prevent unforeseen difficulties resulting from the painting process being performed after testing.

Witnessed Factory Load Test

Standard witnessed factory load testing must be scheduled and approved at least four weeks prior to the engine generator sets scheduled shipping date. Any requests for witnessed factory load testing after this four week period may incur additional charges.

Witnessed Extended Run Factory Load Test

Witnessed extended run factory load testing must be scheduled and approved at the time of order placement. Any requests for witnessed extended run factory load testing after this time could be denied and would if approved incur additional cost.

All units are built and tested to cUL, CSA and NFPA 110 standards.



Engine Generator Set Two (2) Year 2000 Hour Standby Limited Warranty



Your Blue Star Power Systems product has been designed and manufactured with care by people with many years of experience. Blue Star Power Systems warrants to its buyer that the product is free from defects in materials and/or workmanship for the period of time outlined below. If the product should prove defective within the time period outlined below, it will be repaired, adjusted or replaced at the option of Blue Star Power Systems, provided that the product, upon inspection by Blue Star Power Systems, has been properly installed, maintained and operated in accordance with Blue Star Power Systems's Generator Set Installation Guide and Operating Instructions. This limited warranty is not valid or enforceable unless: (1) all supporting maintenance records are kept on file with the end user and made available upon request from factory, and (2) the generator set is routinely exercised in accordance with operating instructions. This warranty does not apply to malfunctions caused by physical damage, misuse, improper installation, repair or service by unauthorized persons, or normal wear and tear. The warranty is not assignable.

Blue Star Power Systems product warranty period: Engine generator set: Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first). Accessories (installed on the engine generator set or shipped loose): Parts and Labor for one (1) year from the date of factory invoice or 2000 hours (whichever occurs first). Transfer Switches: If purchased with a generator set (same order number): Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first).

The start of the warranty period can be adjusted to the date of unit start-up (limited to 180 days from invoice date) provided that the following information is provided to Blue Star Power Systems within 30 days of start-up. The warranty will not be effective unless a copy of the Blue Star Power Systems Start-Up Instructions & Warranty Validation form is properly filled out and returned to Blue Star Power Systems within 30 days of start-up. If the Start-Up Instructions & Warranty Validation Form is received after 365 days (1 year) from invoicing date, all unit warranties will be void. Additionally, the engine manufacturer's engine registration form must be completed and returned to the engine manufacturer as stated in the instructions with the registration form.

To obtain warranty service: Contact your nearest Blue Star Power Systems Service Representative. For assistance in locating your nearest authorized service representative, contact Blue Star Power Systems at warranty@bluestarps.com.

Warranty service may be performed by authorized Blue Star Power Systems service providers only. Service work performed by unauthorized persons will void all warranties and not be paid.

Blue Star Power Systems shall not be liable for any claim in amount greater than the purchase price of the product. In no event shall Blue Star Power Systems be held liable for any special, indirect, consequential or liquidated damages including but not limited to: loss of profits, loss of time, increased overhead, delays, loss of business opportunity, good will, or any commercial or economic loss.

Blue Star Power Systems shall not be liable for any claim that requires replacement of engine, part, or component of the gen-set that is no longer manufactured or available. Additionally, Blue Star Power Systems will not be liable for any engine replacement that may require emissions tier level change.

THERE ARE NO EXPRESS WARRANTIES OTHER THAN THOSE DESCRIBED HEREIN. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, OR OTHERWISE CREATED UNDER THE UNIFORM COMMERCIAL CODE, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE.

The following items and/or circumstances are excluded from this limited warranty:

- Improper installation or operation as outlined in the Generator Set Installation Guide and Operating Instructions.
- Misapplication and misuse of the equipment outside the original design parameters as stated on the nameplate of the equipment.
- Equipment purchased at the standby rating that is being used in a prime power application(s).
- Failure to properly exercise and maintain your equipment per manufacturer's specifications will void all warranty.
- Any equipment or components adding including fuel tanks and enclosures not installed at the Blue Star Power Systems factory.
- Equipment modifications made without the written consent of Blue Star Power Systems will void all warranty.
- Damages caused by acts of nature, such as lightning, wind, flood, or earthquake.
- Any damage due to situations beyond the control of the manufacturing and/or workmanship of the product.
- Engine starting batteries: The battery manufacturers' warranty applies. Consult your local battery supplier for warranty service.
- Fuel system and/or governing system adjustments performed during or after start-up.
- Normal maintenance items and consumable items such as belts, filters, fluids, and hoses.
- Adjustments and tune-ups performed during start-up or thereafter. Start-up, training, tuning, and adjustments for any paralleling or bi-fuel system.
- Loose connections (electrical and mechanical) before and after unit start-up. Including fittings, connectors, clamps and fasteners.
- Diesel engine "Wet Stacking" due to lightly loaded diesel engines. Regeneration issues, aftertreatment exhaust systems, including DEF related issues.
- All fluid level related items found before, during, or after unit start up.
- Use of steel enclosure within 25 miles of the coast.
- Requested rental generators used while warranty work is being performed.
- Charges, fees, and site delays due to a replacement components availability with the product manufacturer.
- Any labor charges deemed excessive by Blue Star Power Systems factory or component manufacturer.
- Travel labor and mileage for mobile generator sets.
- Additional trips to the site due to a service vehicle was not stocked with normal service parts.
- Any special access fees, equipment, requirements or after hours scheduling to gain access to the equipment for warranty service purposes.
- Lodging expense associated with unit repair and excessive mileage charges (limit to 300 miles and 6 hours travel round trip from nearest service center).
- Shipping damage of any type. All equipment is shipped F.O.B. Blue Star Power Systems and risk of loss transfers to the carrier once loaded for shipment. It is the responsibility of the receiving party to sign for the receipt of and note any shipping damage to the equipment. Freight damage claim filing is the responsibility of the receiving party. In the rare event that damage occurs resulting from shrink wrap during shipment, Blue Star Power Systems will not warrant any damage to the unit.

This agreement is deemed made and executed in North Mankato, Nicollet County, Minnesota and shall be construed and interpreted in accordance with the laws of the state of Minnesota without giving effect to its conflicts of laws principals. Each of the parties submits to the exclusive personal jurisdiction and venue with respect to any action or proceeding arising out of, in connection with, relating to, or by reason of this agreement before the district court of the state of Minnesota, located in Nicollet County and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court.



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Professional Services Agreement - Bodwe WBK Engineering		
Presenter & Title:	Richard Babica, Director of Public Works		
Date:	July 21, 2025		
Please Check Appropriate Box:			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: PGEV-II, SAWC-III, ES-I, ES-II, QIS-III			
Estimated Cost: \$86,914.44	Budgeted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
Executive Summary:			
<p>The FY25 Budget includes funds within the Capital Budget to provide engineering services using outside consultants to assist staff due to time constraints, expertise or the size of the project exceeding staff resources. The Gateway Business Center will have over \$6 Million in public improvements installed for this development. In order to meet the aggressive construction schedule proposed by the development, and to ensure the expertise of the inspections, staff secured a professional engineering and construction oversight contractor. In accordance with the City Code, staff published a proposal request, reviewed, interviewed, selected, and negotiated a contract that best served the needs of the City. Staff anticipated a 3-year completion and therefore secured costs through April 2028 with the following years requiring approval pending budget authorization. Attached for your review is a proposal form Bodwe WBK Engineering providing part-time as needed construction oversight. Staff anticipates an average of twenty hours of on-site oversight on a weekly basis.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution • Proposal 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend Approval of Resolution Authorizing Execution of a Professional Services Agreement with Bodwe WBK Engineering not to exceed \$86,914.44 to provide Construction Oversight for Public Improvements Inspections within the City of Geneva.</p>			

RESOLUTION NO. 2025-80

**RESOLUTION AUTHORIZING EXECUTION OF
A PROFESSIONAL SERVICES AGREEMENT WITH
BODWE WBK ENGINEERING
TO PROVIDE CONSTRUCTION OVERSIGHT
FOR PUBLIC IMPROVEMENTS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, a Professional Services Agreement to provide construction oversight for public improvements for the Gateway Business Park and City of Geneva, in the form attached hereto at Exhibit "A."

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ____ day of _____, 2025

AYES: __ NAYS: __ ABSENT: __ ABSTAINING: __ HOLDING OFFICE: __

Approved by me this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

GENEVA SOUTHEAST MASTER PLAN - MIDWEST INDUSTRIAL FUNDS CONSTRUCTION OVERSIGHT

City of Geneva, IL

July 2, 2025

Mr. Rich Babica
Director of Public Works
City of Geneva, Illinois
1800 South Street
Geneva, Illinois 60134

Mr. Babica,

WBK Engineering, LLC (WBK) is pleased to provide this proposal for professional engineering and construction oversight services for the Midwest Industrial Funds project, part of the City of Geneva Southeast Master Plan. WBK looks forward to the opportunity to assist the City with construction observation and land development management services. Included below is our understanding of the assignment, scope of services, project assumptions, and estimate of fee.

Project Understanding

WBK is intimately familiar with the City of Geneva Southeast Master Plan developed in 2011/2012. We have also been involved with the development of the Kautz Road corridor roadway geometry and technical engineering review of development plans since 2019. We understand the primary utility routing, earthwork and mass grading schedule challenges, roadway geometry, land development objectives, environmentally sensitive areas and coordination with many stakeholders including the Illinois Department of Transportation (IDOT), Kane County Division of Transportation (KDOT), DuPage County Division of Transportation (DuDOT), City of Batavia, Union Pacific Railroad and adjacent landowners. We have also been working with City staff on land development projects for decades and have a clear understanding of the Public Works Department staff organization and operations.

We understand the City is looking to supplement the construction oversight services that have begun on this land development project with City staff. The primary goals of our services include:

- Ensure critical infrastructure is constructed in accordance with approved plans
- Coordinate construction conflicts with contractor, developer, and City staff
- Document materials and operations to provide a record for future maintenance and operations
- Facilitate third party coordination with City advocacy in mind

We understand the project is to be constructed into two primary phases. Construction has commenced and the project is expected to continue into 2027 with final acceptance of public improvements. We have structured our fee estimate based on the construction phasing, the City fiscal year calendar, and anticipated scope and tasks. The primary tasks are noted hereafter. We understand City staff may request additional services and increase or decrease the field time necessary to complete services under this contract. We stand by ready to assist City staff as warranted and authorized.



Scope of Services

TASK 1 | PROJECT SCHEDULE COORDINATION

Understanding that project schedule is important to both the City as well as the developer, we will initiate communication with the developer's representative and contractors to establish a clear and definitive construction schedule. This will allow for proper allocation of our staff as well as City resources involved with the project. Major project milestones and phases will be identified. The schedule will be updated as changes occur and/or monthly to confirm progress. This will be beneficial to ensure timely completion of the project to develop tax increment as well as for City and public information.

TASK 2 | CONSTRUCTION OBSERVATION & DOCUMENTATION

WBK staff will generally provide daily on-site construction oversight services based on construction schedule on a part-time basis. Certain phases and stages of construction may require full-time daily inspection and as directed by City staff we will perform full-time services. Construction Observation Services Include:

- Observe the progress and quality of the executed work and determine if the work is proceeding in accordance with the approved final engineering plans. The Engineer will keep the City informed of the progress of the work, seek to identify defects and deficiencies in the work, and advise the City of observed and recognized deficiencies of the work.
- Serve as the City liaison with the developer working principally through the developer's primary point of contact.
- Facilitate City coordination with third party agencies.
- Review the Contractor's schedule and their progress on a regular basis. Compare actual progress to Contractor's schedule.
- Maintain orderly files for correspondence, reports of job conferences, shop drawings and other submissions, reproductions or original contract documents including all change order and additional drawings issued after the approval of the project.
- Record the names, address and phone numbers of all contractors, subcontractors and major material suppliers in the daily field report.
- Keep an inspector's daily field report which shall contain a daily report and quantity of hours on the job site, weather conditions, list of visiting officials, daily activities, job decisions and observations as well as general and specific observations and job progress when on-site. In addition, a relevant photo log of the daily activities.
- Except upon written instructions of the City, WBK staff shall not authorize any deviation from the approved final engineering plans.

TASK 3 | GPS WATER MAIN LAYOUT

WBK will utilize GPS equipment to locate all water main fittings and bends during the construction of the water main to provide an accurate record of these elements. This will ensure the City GIS system is reliable for future repairs or expansion of the water supply system. GIS data can be delivered to the City or as desired uploaded directly into the City GIS system.

TASK 4 | PRIMARY STAGE PRE-CONSTRUCTION COORDINATION

Prior to construction starting on primary elements including the retaining wall at the north end of the Kautz Road corridor, roadway construction, Fabyan Parkway and IL Route 38 improvements, WBK will host a pre-



construction conference with the relevant subcontractors to verify schedule, material requirements, testing requirements and communication protocols. Meetings will be documented with meeting minutes and preserved for the project record.

TASK 5 | EROSION CONTROL PERFORMANCE VERIFICATION

While on-site performing daily construction observation duties noted in Task 2, we will observe and record the condition and adequacy of erosion control measures. We will also review the on-going NPDES documentation on a regular basis to verify the inspection and documentation requirements of the permits are being met. We will notify the City, developer, and contractors of any apparent deficiencies. Neither WBK nor the City is assuming direct responsibility for project NPDES NOI compliance as a result of this task.

TASK 6 | UTILITY TESTING DOCUMENTATION

WBK will witness utility testing as directed by City staff acting in a primary or supplementary role as determined by the City. We will document and record the results of all utility testing including water main, storm sewer and sanitary sewer utilities. All test results will be provided to the City for project record purposes.

TASK 7 | PUNCH LIST & PROJECT CLOSE OUT

WBK will coordinate final inspection of all City infrastructure except for the City electric utility (by others). Final inspections will be performed and led by WBK staff as determined by the City with coordination and engagement of City staff for each element of infrastructure being inspected. We will develop a written final punch list of items for the developer and contractor to repair noting the deficiency observed and where appropriate a remediation approach or action. Photo logs will be provided when necessary. Subsequent punch list inspections will be coordinated with both City and developer / contractor staff to seek resolution of all open items. Upon completion of all the punch list items we will provide a letter documenting the substantial completion of the improvements. Record drawings are required as part of the punch list project closeout process and will be reviewed prior to or concurrent with field inspections. Improvements to be inspected and approved:

- Public Roadway (Kautz Road)
- Water Main
- Sanitary Sewer
- Storm Sewer (Within Public Roadway)
- Private Stormwater Management System including basins and storm sewer
- Landscaping within ROW
- Street lighting

TASK 8 | PUBLIC IMPROVEMENT ACCEPTANCE & FINANCIAL GUARANTEE MANAGEMENT

WBK will coordinate formal acceptance of the public improvements with the developer and City staff following typical City protocols. This includes a formal Acceptance Resolution, Bill of Sale, maintenance Guarantee and as warranted Lien waivers. For private improvements such as the stormwater basins, WBK will acknowledge them as complete and note compliance with any third party permitting, volume and vegetative conditions. WBK will also manage any financial guarantee / letter of credit reduction requests providing a recommendation to City staff based on that status of construction.



TASK 9 | CONSTRUCTION OBSERVATION CONTRACT MANAGEMENT

We will regularly monitor the time spent on-site and, on the tasks, noted herein with monthly evaluation as to construction progress versus estimated budget and contract value. If we see construction not keeping pace with the budget, we will notify the city. At that time, we will also identify opportunities to adjust our responsibilities to fit within the approved budgeted amount. We will coordinate with the city at the end of construction of Phase 1 and as the city develops the budget for the subsequent fiscal year reporting on available budget and anticipated tasks remaining for the project.

Project Assumptions

We have provided you a scope of services to satisfy the overall goals of the project based on our understanding of City need and the project scope at this point in time. In doing so, WBK has made assumptions and exclusions. Project task and requests scope not consistent with assumptions and exclusions will be reviewed and discussed prior to proceeding.

- On-Site survey
- Material Testing
- Observation of work within IDOT or KDOT/DuDOT ROW (coordination only)
- Private utility coordination (gas, communication, etc.)
- Electric Utility inspections
- Weekly construction meetings
- Direct coordination with the public
- Third Party Permit coordination
- NPDES Inspections (IEPA NOI)

NOT TO EXCEED - Estimate of Fee

WBK has provided time and material budgets for the tasks outlined in the above scope of services. Actual invoices will be based on the employee’s record of time invested to accomplish each task and will not exceed the budget provided without prior written authorization.

TASK #	TASK NAME	UNIT RATE PER FDH SITE
TASK 1	FY 2025/2026 (July 22,2025 thru April 30, 2026)	\$ 86,914.44
TASK 2	FY 2026/2027 (May 1, 2026 thru April 30, 2027)	\$ 36,152.50
TASK 3	FY 2027/2028 (May 1, 2027 thru April 30, 2028)	\$ 23,214.02
TOTAL		\$ 146,280.96

We propose to bill you monthly based on the attached Schedule of Charges. We establish our contract in accordance with the attached General Terms and Conditions. These General Terms and Conditions are expressly incorporated into and are made an integral part of this contract for professional services. We reserve the right to revise our billing rates by five percent (5%) on December 31st of each calendar year.



If this proposal is acceptable, please return one (1) signed copy to us for our files to serve as a notice to proceed. Thank you for the opportunity to provide service to you. If you have any questions, please do not hesitate to call.

Sincerely,

**Greg Chismark, PE
President**

Encl: 2025 Schedule of Charges
General Terms and Conditions (February 4, 2016)

THIS PROPOSAL, SCHEDULE OF CHARGES, AND GENERAL TERMS & CONDITIONS ACCEPTED FOR THE CITY OF GENEVA.

Authorized By

Position

Date

AUTHORIZATION FOR CONSTRUCTION ENGINEERING SERVICES FOR THE GENEVA SOUTHEAST MASTER PLAN – MIDWEST INDUSTRIAL FUNDS CONSTRUCTION OVERSIGHT IN THE CITY OF GENEVA.



Geneva South East Master Plan - Midwest Industrial Funds Construction Oversight

Phase I - Construction of Kautz Road from Fabyan Parkway north to IL 38. Includes:

- Mass grading of entire site including embankment for roadway connection to IL 38. Includes retaining wall adjacent to stormwater basin.
- Excavation of all stormwater basins including project outfalls
- Utility Construction
 - Water main from IL 38 crossing UPRR and connecting to Batavia (emergency only) and extension west towards water tower.
 - Sanitary sewer from south to existing trunk line along UPRR.
 - Storm sewer associated with roadways, stormwater basins and project outfalls.
- Roadway and pedestrian improvements from Fabyan Parkway to toe of embankment.
- Widening of Fabyan parkway
- Protection of wetlands and monitoring SESC measures

Phase I Exclusions

- Electric infrastructure
- KDOT covered inspections

Phase II - Construction of Kautz Road from end of Phase I to IL 38. Includes:

- Finish grading of roadway embankment to IL 38.
- Restoration and establishment of all stormwater basins including project outfalls
- Utility Construction – Punchlist and Acceptance
- Roadway and pedestrian improvements from Phase I to IL 38.
- IL 38 Improvements
- **Protection of wetlands and monitoring SESC measures**

Phase II Exclusions

- Electric infrastructure
- IDOT covered inspections

Future Improvements Not Included – Roadway and Utilities along Cherry Lane corridor

Tasks/Services Include:

- Coordination with City and Developer Contractor on schedule
- Daily site visits and documentation of construction activities
- GPS of water main fittings for City GIS
- Stage Construction Coordination (pre-con for roadway, retaining wall, Fabyan parkway)
- Erosion Control Verification while on-site
- Witnessing of all Utility Testing and verification of materials testing
- Punch List inspection / preparation of punch list / project closeout
- Prepare complete project construction documentation – daily reports, construction testing report compilation

- Financial Guarantee Management – review reduction requests and release. Procure maintenance guarantee and amount verification
- Public Improvement Acceptance Management, Punchlist, Record Plan review, Financial Guarantees, Bill of Sale, Acceptance Resolution. Council recommendation
- Management of contract budget coordinated with City fiscal year.

Tasks Excluded

- On-Site survey
- Materials Testing
- Observation of work within IDOT or KDOT/DuDOT ROW (coordination only)
- Private utility coordination (gas, communication, etc.)
- Weekly construction meetings
- Direct coordination with the public
- Third Party Permit coordination
- NPDES Inspections

Fee Development

Based on the construction stages and tasks listed herein we have developed a fee structure around the City fiscal year and based on a general part time construction observation role. It is recognized that at times full time inspection will be required and at other times no work and therefore no inspection will be required. We will work with City staff and adjust our involvement to optimize our engagement to assure construction is in compliance with approved construction documents and meets the City, State and other agency (as applicable) construction requirements. All work will be billed on a time and materials basis based only on the time actually spent working on the project and this contract up to the Not To Exceed amount noted. Fee summary:

- FY 2025/26 - \$86,914.44
- FY 2026/27 - \$36,152.50
- FY 2027/28 - \$23,214.02



**Public Improvement Inspections
Kautz Road Extension - Midwest Industrial Funds
South of Intersection of Route 38 & Kautz Road**

Cost Estimate of Consultant's Services in Dollars

Element of Work	Employee Classification	Man-Hours	Hourly Rate	(MH) x Hourly Rate	Services by Others	In-House Direct Costs (IHDC)	Total	TOTAL COST BY TASK	TOTAL HOURS BY TASK
1 Fiscal Year 2025/2026 (July 21, 2025 thru April 30, 2026)					\$ -	\$ 4,450.00	\$4,450.00	Task: 1	
	Principal	24.0	\$269.49	\$6,467.76			\$6,467.76		
	Engineer V	48.0	\$207.96	\$9,982.08			\$9,982.08		
	Engineer III	400.0	\$161.27	\$64,508.00			\$64,508.00		
	ERS IV	10.0	\$150.66	\$1,506.60			\$1,506.60		
2 Fiscal Year 2026/2027 (May 1, 2026 thru April 30, 2027)					\$ -	\$1,560.00	\$1,560.00	Task: 2	
	Principal	10.0	\$269.49	\$2,694.90			\$2,694.90		
	Engineer V	14.0	\$207.96	\$2,911.44			\$2,911.44		
	Engineer III	176.0	\$161.27	\$28,383.52			\$28,383.52		
	ERS IV	4.0	\$150.66	\$602.64			\$602.64		
3 Fiscal Year 2027/2028 (May 1, 2027 thru December 31, 2027)					\$ -	\$390.00	\$390.00	Task: 3	
	Principal	12.0	\$269.49	\$3,233.88			\$3,233.88		
	Engineer V	12.0	\$207.96	\$2,495.52			\$2,495.52		
	Engineer III	106.0	\$161.27	\$17,094.62			\$17,094.62		
Totals		816.0		\$ 139,880.96	\$ -	\$ 6,400.00	\$ 146,280.96		





WORK HOUR ESTIMATE FOR CONSULTING SERVICES
Public Improvement Inspections
Kautz Road Extension - Midwest Industrial Funds

Description	Principal	Engineer V	Engineer III	ERS IV	In House Direct Costs
1 Fiscal Year 2025/2026 (July 21, 2025 thru April 30, 2026)					
1.1 Public Improvement Construction Inspection (Assumed 19 wks @ 3 hr/day on avg)			285		
1.2 Construction Documentation (Assumed 19 wks @ 1 hr/day on avg)			95		
1.3 Weekly Coordination / Conflict Resolution / LOC Reduction Requests (1-2 hr / week avg.)	20	40			
1.4 Wetland / Environmental Coordination				10	
1.5 Punchlist / Winter Shutdown	4	8	20		
SUB-TOTAL	482.0	24.0	48.0	400.0	\$ 4,450.00
PERCENT		5%	10%	83%	2%
2 Fiscal Year 2026/2027 (May 1, 2026 thru April 30, 2027)					
2.1 Public Improvement Construction Inspection (Assumed 8 wks @ 3 hr/day on avg)			120		
2.2 Construction Documentation (Assumed 8 wks @ 1 hr/day on avg)			40		
2.3 Weekly Coordination / Conflict Resolution / LOC Reduction Requests (1-2 hr / week avg.)	8	8			
2.4 Wetland / Environmental Coordination				4	
2.5 Punchlist / Record Drawings / Closeout	2	6	16		
SUB-TOTAL	204.0	10.0	14.0	176.0	\$ 1,560.00
PERCENT		5%	7%	86%	2%
3 Fiscal Year 2027/2028 (May 1, 2027 thru December 31, 2027)					
3.1 Public Improvement Construction Inspection (Assumed 4 wks @ 3 hr/day on avg)			60		
3.2 Construction Documentation (Assumed 4 wks @ 1 hr/day on avg)			20		
3.3 Weekly Coordination / Conflict Resolution / LOC Reduction Requests (1-2 hr / week avg.)	8	8			
3.4 Punchlist / Record Drawings / Closeout			10		
3.5 One-Year Maintenance Inspection / Resolution	4	4	16		
SUB-TOTAL	130.0	12.0	12.0	106.0	\$ 390.00
PERCENT		9%	9%	82%	
TOTALS	816.0	46.0	74.0	682.0	\$ 6,400.00
PERCENT		6%	9%	84%	2%

Bodwé
WBK Engineering

WBK ENGINEERING, LLC
2025 Standard Charges for Professional Services

<u>Classification</u>	<u>Hourly Rate</u>
Principal	\$ 254
Engineer VI	\$ 215
Engineer V	\$ 196
Engineer IV	\$ 170
Engineer III	\$ 152
Engineer II	\$ 135
Engineer I	\$ 120
Urban Planner VI	\$ 242
Urban Planner V	\$ 195
Urban Planner IV	\$ 172
Urban Planner III	\$ 149
Urban Planner II	\$ 125
Environmental Resource Specialist V	\$ 158
Environmental Resource Specialist IV	\$ 142
Environmental Resource Specialist III	\$ 125
Environmental Resource Specialist II	\$ 110
Environmental Resource Specialist I	\$ 99
Technician V	\$ 182
Technician IV	\$ 160
Technician III	\$ 145
Technician II	\$ 110
Technician I	\$ 98
Intern	\$ 75
Administrative	\$ 85
Direct Costs: Copies & Prints, Messenger & Delivery Services, Mileage, etc.	Cost +10%

Charges include overhead and profit.

WBK Engineering, LLC reserves the right to increase these rates by 5% annually.

1. Relationship Between Engineer and Client: WBK ENGINEERING, LLC (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.
4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumption of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period
5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.
6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files.

Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer.

The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. **Compliance with Laws:** The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement. With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.
- Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.
10. **Affirmative Action:** The Engineer is committed to the principles of equal employment opportunity. Moreover, as a government contractor bound by Executive Order 11246, Engineer takes its affirmative action obligations very seriously. Engineer states as its Policy of Affirmative Action the following:
- It will be the policy of the Engineer to recruit, hire, train and promote persons in all job titles without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.
- All employment decisions shall be consistent with the principle of equal employment opportunity, and only job-related qualifications will be required.
- All personnel actions, such as compensation, benefits, transfers, tuition assistance, social and recreational programs, etc. will be administered without regard to race, color, religion, sex, age, disability, veteran status, national origin, or any other characteristic protected by applicable law.
11. **Indemnification:** Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.
- Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.
- In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.
- Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.
12. **Opinions of Probable Cost:** Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.
13. **Governing Law & Dispute Resolutions:** This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.
- Any claim, dispute or other matter in question arising out of or related to this Agreement, which cannot be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to arbitration (if arbitration is agreed upon by the parties of this Agreement) or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.
- The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.
- The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.
14. **Successors and Assigns:** The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.
15. **Waiver of Contract Breach:** The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.
16. **Entire Understanding of Agreement:** This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.
17. **Amendment:** This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".
18. **Severability of Invalid Provisions:** If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.
19. **Force Majeure:** Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.
20. **Subcontracts:** Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.
21. **Access and Permits:** Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer performs such services.

22. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.
23. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.
24. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.
25. Client's Responsibilities: The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder.

Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer.

Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

26. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.
27. Payment: Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:

Collection Costs: In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.

Suspension of Services: If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in (Item 4 of) this Agreement.

28. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

Kotecki Waiver: Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the Illinois Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third-party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

29. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

30. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor's failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

31. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Memorandum of Agreement (MOA) with Midwest Industrial (MWI)		
Presenter & Title:	Richard Babica, Director of Public Works		
Date:	July 21, 2025		
<i>Please Check Appropriate Box:</i>			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: PGEV-II, QIS-III			
Estimated Cost: \$N/A		Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
Executive Summary:			
<p>In December 2021 the City of Geneva secured a Pipeline Crossing Agreement with the Union Pacific Railroad (UPRR) to allow for the future extension of water utilities for SEMP. That area has matured into the Gateway Business Center currently under development by MWI. In order to extend water utility service to that area, MWI has agreed to install the necessary improvements and comply with the requirements as specified by the Pipeline Agreement. The attached MOA provides the necessary framework to accomplish this task.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution • Memorandum of Agreement 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend Approval of Resolution Authorizing Execution of a Memorandum of Agreement with MIF Geneva Park-J, LLC and MIF Geneva Park-M, LLC to extend watermain improvements in accordance with the Pipeline Crossing Agreement dated December 20, 2021.</p>			

RESOLUTION NO. 2025-81

**RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT
WITH MIF GENEVA PARK-J, LLC AND MIF GENEVA PARK-M, LLC
TO EXTEND WATERMAIN IMPROVMENTS
IN ACCORDANCE WITH THE PIPELINE CROSSING AGREEMENT
DATED DECEMBER 20, 2021**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, a Memorandum of Agreement with MIF Geneva Park-J, LLC and MIF Geneva Park-M, LLC, in the form attached hereto at Exhibit “A.”

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ____ day of _____, 2025

AYES: __ **NAYS:** __ **ABSENT:** __ **ABSTAINING:** __ **HOLDING OFFICE:** __

Approved by me this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

MEMORANDUM OF AGREEMENT

between

THE CITY OF GENEVA AND

MIF Geneva Park-J, LLC & MIF Geneva Park-M, LLC

This MEMORANDUM OF AGREEMENT (MOA), dated June 16, 2025 between the City of Geneva (City), an Illinois municipal corporation, and MIF Geneva Park-J, LLC & MIF Geneva Park-M, LLC, Illinois limited liabilities companies ("MWI") and collectively referred to as "Parties" describes the intentions, agreements and future obligations for Pipeline Crossing system improvements across the Union Pacific Railroad Company's railroad mainline at Union Pacific Railroad Mile Post 33.34 Geneva Subdivision, Geneva, Kane County, Illinois.

I. INTENTIONS

The Parties have been working to finalize the installation of watermain distribution facilities through the Pipeline Crossing system improvements for the benefit of MWI's Gateway Business Center of Geneva, Illinois (hereafter referred to as the "Project"). The Project is the subject matter of that certain Annexation Agreement dated June 17, 2024 by and between the City and MWI ("Annexation Agreement"). Under the Annexation Agreement, MWI is obligated to install all potable water facilities onsite and offsite to serve the Gateway Business Center. With the on-site mobilization of construction crews working for MWI for its Gateway Business Center, the Parties determined that a public-private partnership would be mutually beneficial to allocate the costs associated with the Project.

II. MUTUAL AGREEMENT

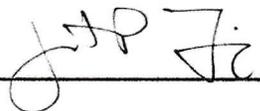
The extent of the Project is the installation of a watermain only to be constructed in accordance with the terms and specifications of WBK Engineering, LLC Watermain and Electric Duct Plan and Profile dated November 30, 2020. The City and MWI acknowledge and agree to the design features of the underground pipeline crossing as shown in Exhibit A of the Pipeline Crossing Agreement dated December 20, 2021 by and between the City and the Union Pacific Railroad Company (hereafter Exhibit A shall be referred to as "Exhibit A"). The design allows for watermain improvements which will provide required subdivision development improvements with cost benefits to the Gateway Business Center of Geneva, Illinois as well as infrastructure improvements to the City (Cost Benefit Improvements).

III. RESPONSIBILITIES AND OBLIGATIONS OF PARTIES:

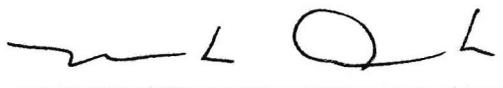
Parties agree to the following responsibilities and obligations:

- A. All work shall comply with all applicable Federal, State, County, Union Pacific Railroad and City regulations, including but not limited the regulations note at Paragraph C below. The parties acknowledge and agree that MWI's work is subject to the Illinois Prevailing Wage Act (820 ILCS 130/1 et. Seq.)(hereafter referred to as "Act") and the parties will abide by the applicable regulations promulgated under the Act.
- B. MWI shall abide by and follow all conditions as required in Exhibit A to complete this Project.
- C. All work under this Project shall be prosecuted pursuant to the City's current Utility Facilities Construction provisions of Title 8 of the City Code of Ordinances, Subdivision Procedures of Chapter 2 of Title 12 of the City Code of Ordinances, and Act's wage scales; and MWI shall comply with the Act, including but not limited to maintaining certified payrolls that must be submitted to the State of Illinois.
- F. Parties shall work together, in good faith, to reduce costs associated with this Project including but not limited to the City's Public Works Department and technical expertise and personnel support as resources allow. All costs associated with personnel/material support will be incidental to the Project.
- H. Parties shall abide by the terms of this MOA, including but not limited to timely payment of eligible costs to any applicable contractor.
- I. **Applicable Law.** This Agreement shall be governed by and interpreted under Illinois law. The venue of any judicial cause of action relating to this Agreement shall be Kane County, Illinois.
- J. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, that provision shall be severable, and the remaining provisions of this MOA will be fully enforceable.
- K. **Nonwaiver.** The failure of either party at any time to require the performance by the other party of any provision of this Agreement shall in no way affect that party's right to subsequently enforce that provision.
- L. **Entire Agreement.** This MOA embodies the entire agreement between the parties with respect to its subject matter, and it supersedes all prior agreements, whether written or oral. No amendment of this MOA shall be effective unless in writing and signed by both parties.
- M. The signatories to this MOA have full authority to bind the Parties hereto.

III. SIGNATURES



MIF Geneva Park-J, LLC
1211 W 22Nd Street
Suite 800
Oak Brook, IL 60523



MIF Geneva Park-M, LLC
1211 W 22Nd Street
Suite 800
Oak Brook, IL 60523

Stephanie K. Dawkins, City Administrator
City of Geneva
22 S. First
Street
Geneva, IL 60134

Memorandum of Agreement (MOA)

Page 4 of 5

City of Geneva and MIF Geneva Park-J, LLC & MIF Geneva Park-M, LLC

EXHIBIT A
PIPELINE CROSSING AGREEMENT

Pipeline Crossing 080808
Last Modified: 06/05/18
Form Approved, AVP-Law

Folder No. 03254-98

PIPELINE CROSSING AGREEMENT

Mile Post: 33.34, Geneva Subdivision
Location: Geneva, Kane County, Illinois

December **THIS AGREEMENT** ("Agreement") is made and entered into as of this 20th day of December, 2021, ("Effective Date") by and between **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation, ("Licensor") and **CITY OF GENEVA**, an Illinois municipal corporation to be addressed at 22 South First Street, Geneva, Illinois 60134 ("Licensee").

IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

Article 1. LICENSOR GRANTS RIGHT.

A. In consideration of the license fee to be paid by Licensee set forth below and in further consideration of the covenants and agreements to be performed by Licensee, Licensor hereby grants to Licensee the right to construct and thereafter, during the term hereof, maintain and operate 24" Potable Water underground only, including any appurtenances required for the operation of said pipeline (collectively, "Licensee's Facilities") across Licensor's real property, trackage, or other facilities located in Geneva, Kane County, State of Illinois ("Railroad Property"). The specific specifications and limited purpose for Licensee's Facilities on, along, across and under Railroad Property are described in and shown on the Print and Specifications dated November 13, 2020, attached hereto as **Exhibit A** and made a part hereof.

B. Licensee represents and warrants that Licensee's Facilities will (i) only be used for 24" Potable Water underground, and (ii) not be used to convey any other substance, any fiber optic cable, or for any other use, whether such use is currently technologically possible, or whether such use may come into existence during the life of this Agreement.

C. Licensee acknowledges that if it or its contractor provides Licensor with digital imagery depicting Licensee's Facilities ("Digital Imagery"), Licensee authorizes Licensor to use the Digital Imagery in preparing **Exhibit A**. Licensee represents and warrants that through a license or otherwise, it has the right to use the Digital Imagery and to permit Licensor to use the Digital Imagery in said manner.

Article 2. TERM.

This Agreement shall take effect as of the Effective Date first herein written and shall continue in full force and effect until terminated as provided in the "TERMINATION; REMOVAL OF LICENSEE'S FACILITIES" Section of **Exhibit B**.

Article 3. LICENSEE'S COMPLIANCE WITH GENERAL TERMS.

Licensee represents and warrants that all work on Licensee's Facilities performed by Licensee or its contractors will strictly comply with all terms and conditions set forth herein, including the General Terms and Conditions, attached hereto as Exhibit B and made a part hereof.

Article 4. INSURANCE.

A. During the term of this Agreement, Licensee shall fully comply or cause its contractor(s) to fully comply with the insurance requirements described in **Exhibit C**, attached hereto and made a part hereof. Upon request only, Licensee shall send copies of all insurance documentation (e.g., certificates, endorsements, etc.) to Licensor at the address listed in the "NOTICES" Section of this Agreement.

B. If Licensee is subject to statute(s) limiting its insurance liability and/or limiting its ability to obtain insurance in compliance with **Exhibit C** of this Agreement, those statutes shall apply.

Article 5. DEFINITION OF LICENSEE.

For purposes of this Agreement, all references in this Agreement to Licensee will include Licensee's contractors, subcontractors, officers, agents and employees, and others acting under its or their authority (collectively, a "Contractor"). If a Contractor is hired by Licensee to perform any work on Licensee's Facilities (including initial construction and subsequent relocation, maintenance, and/or repair work), then Licensee shall provide a copy of this Agreement to its Contractor(s) and require its Contractor(s) to comply with all terms and conditions of this Agreement, including the indemnification requirements set forth in the "INDEMNITY" Section of **Exhibit B**. Licensee shall require any Contractor to release, defend, and indemnify Licensor to the same extent and under the same terms and conditions as Licensee is required to release, defend, and indemnify Licensor herein.

Article 6. ATTORNEYS' FEES, EXPENSES, AND COSTS.

If litigation or other court action or similar adjudicatory proceeding is undertaken by Licensee or Licensor to enforce its rights under this Agreement, all fees, costs, and expenses, including, without limitation, reasonable attorneys' fees and court costs, of the prevailing Party in such action, suit, or proceeding shall be reimbursed or paid by the Party against whose interest the judgment or decision is rendered. The provisions of this Article shall survive the termination of this Agreement.

Article 7. WAIVER OF BREACH.

The waiver by Licensor of the breach of any condition, covenant or agreement herein contained to be kept, observed and performed by Licensee shall in no way impair the right of Licensor to avail itself of any remedy for any subsequent breach thereof.

Article 8. ASSIGNMENT.

A. Licensee shall not assign this Agreement, in whole or in part, or any rights herein granted, without the written consent of Licensor, which must be requested in writing by Licensee. Any assignment or attempted transfer of this Agreement or any of the rights herein granted, whether voluntary, by operation of law, or otherwise, without Licensor's written consent, will be absolutely void and may result in Licensor's termination of this Agreement pursuant to the "TERMINATION; REMOVAL OF LICENSEE'S FACILITIES" Section of **Exhibit B**.

B. Upon Licensor's written consent to any assignment, this Agreement will be binding upon and inure to the benefit of the parties thereto, successors, heirs, and assigns, executors, and administrators.

Article 9. SEVERABILITY.

Any provision of this Agreement which is determined by a court of competent jurisdiction to be invalid or unenforceable shall be invalid or unenforceable only to the extent of such determination, which shall not invalidate or otherwise render ineffective any other provision of this Agreement.

Article 10. NOTICES.

Except Licensee's commencement of work notice(s) required under **Exhibit B**, all other notices required by this Agreement must be in writing, and (i) personally served upon the business address listed below ("Notice Address"), (ii) sent overnight via express delivery by a nationally recognized overnight delivery service such as Federal Express Corporation or United Parcel Service to the Notice Address, or (iii) by certified mail, return receipt requested to the Notice Address. Overnight express delivery notices will be deemed to be given upon receipt. Certified mail notices will be deemed to be given three (3) days after deposit with the United States Postal Service.

If to Licensor: Union Pacific Railroad Company
Attn: Analyst – Real Estate Utilities (Folder No. 03254-98)
1400 Douglas Street, MS 1690
Omaha, Nebraska 68179

If to Licensee: CITY OF GENEVA
22 South First Street
Geneva, Illinois 60134

Article 11. SPECIAL PROVISION – CONSTRUCTION OBSERVATION.

Licensor requires Licensee to provide monitoring of tracks and construction observation through Licensor approved observer named below during all construction and installation work. Licensee is to directly coordinate services with the named inspector:

Railpros Field Services
Email: RP.Utility@railpros.com
Phone (682)223-5271

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first herein written.

UNION PACIFIC RAILROAD COMPANY

CITY OF GENEVA

By: 

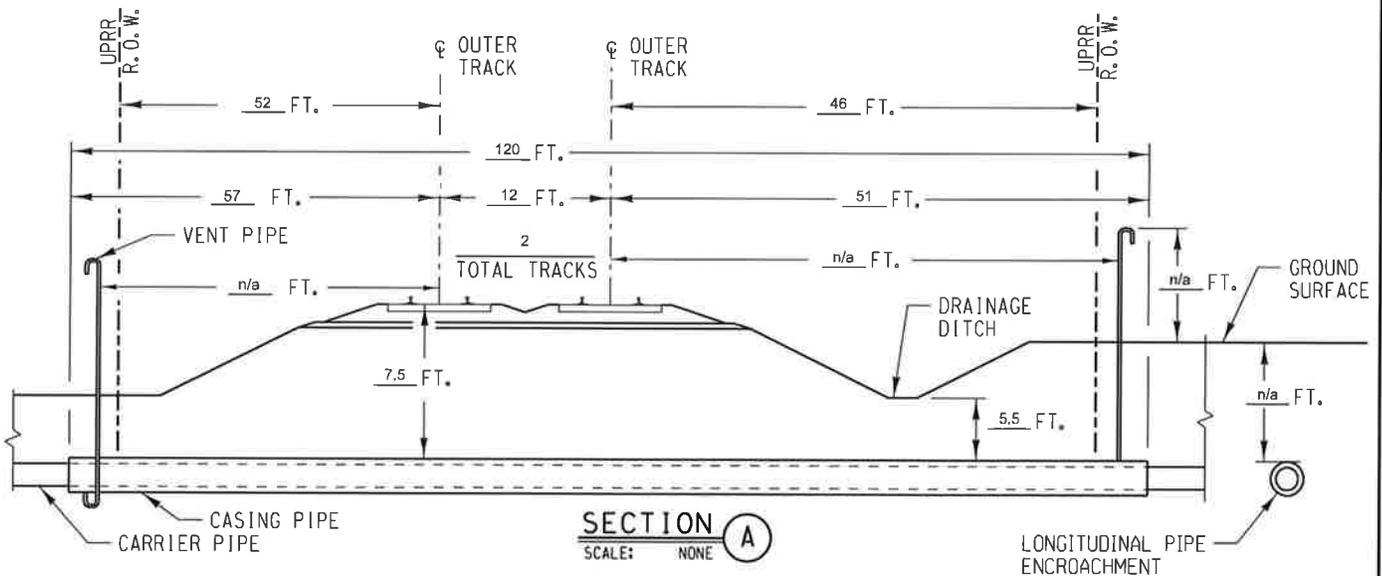
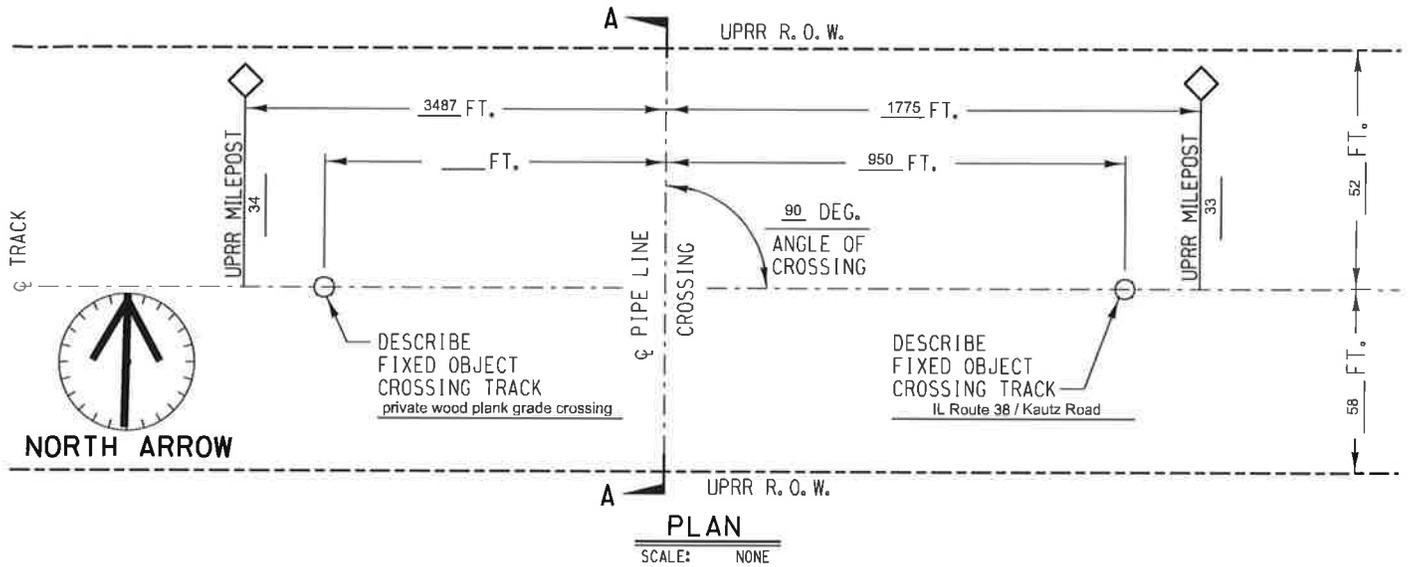
By: 

Stan Dulinski
Manager – Real Estate

Name Printed: Stephanie K. Dawkins
Title: City Administrator

NON-FLAMMABLE LIQUID PIPELINE

- CROSSING ¹⁷⁸
- ENCROACHMENT
- BOTH



NOTES:
 1) ALL DIMENSIONS MEASURED PERPENDICULAR TO THE CENTERLINE OF TRACK.
 2) REFER TO AREMA VOLUME 1, CHAPTER 1, PART 5, SECTION 5.3.

- A) METHOD OF INSTALLATION _____
- B) DIST. FROM CENTERLINE OF TRACK TO PIPE ENCROACHMENT n/a
- C) SIGNS PROVIDED? no
- D) CARRIER MATERIAL PVC C900, IF RCP, CLASS V? _____
 COMMODITY TO BE CONVEYED Potable Water
 OPERATIONAL PRESSURE 65 PSI. MAOP 100 PSI.
 WALL THICKNESS (INCH)/ SCHEDULE C900. DIAMETER 12 IN.
 CATHODIC/COATING PROTECTION no
- E) CASING MATERIAL Steel, IF RCP, CLASS V? _____
 TOTAL LENGTH CASING PIPE: 120 FT.
 WALL THICKNESS 0.406 IN. DIAMETER 24 IN.
 CATHODIC/COATING PROTECTION no
 CASING PIPE IS sealed AT THE ENDS.
- F) DISTANCE FROM CENTERLINE OF TRACK TO NEAR FACE OF BORING AND JACKING PITS WHEN MEASURED AT RIGHT ANGLES
52 AND 46



BUILDING AMERICA®

EXHIBIT "A"

SUBDIVISION: <u>Geneva</u>		
TRACK TYPE: <u>MAINLINE</u>		
M.P.: <u>33.34</u>	LAT.:	
E.S.M.:	LONG.:	
NEAREST CITY: <u>Geneva</u>	COUNTY: <u>Kane</u>	STATE: <u>IL</u>
APPLICANT: <u>City of Geneva</u>		
FILE NO.: <u>3254-98</u>	DATE: <u>11 / 13 / 2020</u>	

EXHIBIT B

GENERAL TERMS AND CONDITIONS

Section 1. LIMITATION AND SUBORDINATION OF RIGHTS GRANTED.

A. The foregoing grant is subject and subordinate to the prior and continuing right and obligation of Licensor to use and maintain its entire property including the right and power of Licensor to construct, maintain, repair, renew, use, operate, change, modify or relocate railroad tracks, signal, communication, fiber optics, or other wirelines, pipelines and other facilities upon, along or across any or all parts of its property, all or any of which may be freely done at any time or times by Licensor without liability to Licensee or to any other party for compensation or damages.

B. The foregoing grant is also subject to all outstanding superior rights (including those in favor of licensees and lessees of Railroad Property) and the right of Licensor to renew and extend the same, and is made without covenant of title or for quiet enjoyment. It shall be Licensee's sole obligation to obtain such additional permission, license and grants necessary on account of any such existing rights.

Section 2. ENGINEERING REQUIREMENTS; PERMITS.

A. Licensee's Facilities will be designed, constructed, operated, maintained, repaired, renewed, modified, reconstructed, removed, or abandoned in place on Railroad Property by Licensee or its contractor to Licensor's satisfaction and in strict conformity with: (i) Licensor's current engineering standards and specifications, including those for shoring and cribbing to protect Licensor's railroad operations and facilities ("UP Specifications"), except for variances approved in advance in writing by Licensor's Assistant Vice President Engineering – Design or its authorized representative ("UP Engineering Representative"); (ii) such other additional safety standards as Licensor, in its sole discretion, elects to require, including, without limitation, American Railway Engineering and Maintenance-of-Way Association ("AREMA") standards and guidelines (collectively, "UP Additional Requirements"); and (iii) all applicable laws, rules, and regulations, including any applicable Federal Railroad Administration and Federal Energy Regulatory Commission regulations and enactments (collectively, "Laws"). If there is any conflict between UP Specifications, UP Additional Requirements, and Laws, the most restrictive will apply.

B. Licensee shall keep the soil over Licensee's Facilities thoroughly compacted, and maintain the grade over and around Licensee's Facilities even with the surface of the adjacent ground.

C. If needed, Licensee shall secure, at Licensee's sole cost and expense, any and all necessary permits required to perform any work on Licensee's Facilities.

Section 3. NOTICE OF COMMENCEMENT OF WORK; EMERGENCIES.

A. Licensee and its contractors are strictly prohibited from commencing any work associated with Licensee's Facilities without Licensor's written approval that the work will be in strict compliance with the "ENGINEERING REQUIREMENTS; PERMITS" Section of this Exhibit B. Upon Licensor's approval, Licensee shall contact both of Licensor's field representatives ("Licensor's Field Representatives") at least ten (10) days before commencement of any work on Licensee's Facilities.

B. Licensee shall not commence any work until: (1) Licensor has determined whether flagging or other special protective or safety measures ("Safety Measures") are required for performance of the work pursuant to the "FLAGGING" Section of this **Exhibit B** and provided Licensee written authorization to commence work; and (2) Licensee has complied with the "PROTECTION OF FIBER OPTIC CABLE SYSTEMS" Section of this **Exhibit B**.

C. If, at any time, an emergency arises involving Licensee's Facilities, Licensee or its contractor shall immediately contact Licensor's Response Management Communications Center at (888) 877-7267.

Section 4. FLAGGING.

A. Following Licensee's notice to Licensor's Field Representatives required under the "NOTICE OF COMMENCEMENT OF WORK; EMERGENCIES" Section of this **Exhibit B**, Licensor shall inform Licensee if Safety Measures are required for performance of the work by Licensee or its contractor on Railroad Property. If Safety Measures are required, no work of any kind may be performed by Licensee or its contractor(s) until arrangements for the Safety Measures have been made and scheduled. If no Safety Measures are required, Licensor will give Licensee written authorization to commence work.

B. If any Safety Measures are performed or provided by Licensor, including but not limited to flagging, Licensor shall bill Licensee for such expenses incurred by Licensor, unless Licensor and a federal, state, or local governmental entity have agreed that Licensor is to bill such expenses to the federal, state, or local governmental entity. Additional information regarding the submission of such expenses by Licensor and payment thereof by Licensee can be found in the "LICENSEE'S PAYMENT OF EXPENSES" Section of this **Exhibit B**. If Licensor performs any Safety Measures, Licensee agrees that Licensee is not relieved of any of responsibilities or liabilities set forth in this Agreement.

C. For flagging, the rate of pay per hour for each flagger will be the prevailing hourly rate in effect for an eight-hour day for the class of flagmen used during regularly assigned hours and overtime in accordance with Labor Agreements and Schedules in effect at the time the work is performed. In addition to the cost of such labor, a composite charge for vacation, holiday, health and welfare, supplemental sickness, Railroad Retirement and unemployment compensation, supplemental pension, Employees Liability and Property Damage, and Administration will be included, computed on actual payroll. The composite charge will be the prevailing composite charge in effect at the time the work is performed. One and one-half times the current hourly rate is paid for overtime, Saturdays and Sundays, and two and one-half times current hourly rate for holidays. Wage rates are subject to change, at any time, by law or by agreement between Licensor and its employees, and may be retroactive as a result of negotiations or a ruling of an authorized governmental agency. Additional charges on labor are also subject to change. If the wage rate or additional charges are changed, Licensee (or the governmental entity, as applicable) shall pay on the basis of the new rates and charges.

D. Reimbursement to Licensor will be required covering the full eight-hour day during which any flagger is furnished, unless the flagger can be assigned to other railroad work during a portion of such day, in which event reimbursement will not be required for the portion of the day during which the flagger is engaged in other railroad work. Reimbursement will also be required for any day not actually worked by the flaggers following the flaggers' assignment to work on the project for which Licensor is required to pay the flaggers and which could not reasonably be avoided by Licensor by assignment of such flaggers to other work, even though Licensee may not be working during such time. When it becomes necessary for Licensor to bulletin and assign an employee to a flagging position in compliance with union collective bargaining agreements, Licensee must provide Licensor a minimum of

five (5) days notice prior to the cessation of the need for a flagger. If five (5) days notice of cessation is not given, Licensee will still be required to pay flagging charges for the days the flagger was scheduled, even though flagging is no longer required for that period. An additional ten (10) days notice must then be given to Licensor if flagging services are needed again after such five day cessation notice has been given to Licensor.

Section 5. SAFETY.

A. Safety of personnel, property, rail operations and the public is of paramount importance in the prosecution of any work on Railroad Property performed by Licensee or its contractor, and takes precedence over any work on Licensee's Facilities to be performed Licensee or its contractors. Licensee shall be responsible for initiating, maintaining and supervising all safety operations and programs in connection with any work on Licensee's Facilities. Licensee and its contractor shall, at a minimum comply, with Licensor's then current safety standards located at the below web address ("Licensor's Safety Standards") to ensure uniformity with the safety standards followed by Licensor's own forces. As a part of Licensee's safety responsibilities, Licensee shall notify Licensor if it determines that any of Licensor's Safety Standards are contrary to good safety practices. Licensee and its contractor shall furnish copies of Licensor's Safety Standards to each of its employees before they enter Railroad Property.

Union Pacific Current Safety Requirements

B. Licensee shall keep the job site on Railroad Property free from safety and health hazards and ensure that their employees are competent and adequately trained in all safety and health aspects of the work.

C. Licensee represents and warrants that all parts of Licensee's Facilities within and outside of the limits of Railroad Property will not interfere whatsoever with the constant, continuous, and uninterrupted use of the tracks, property, and facilities of Licensor, and nothing shall be done or suffered to be done by Licensee at any time that would in any manner impair the safety thereof.

D. Licensor's operations and work performed by Licensor's personnel may cause delays in Licensee's or its contractor's work on Licensee's Facilities. Licensee accepts this risk and agrees that Licensor shall have no liability to Licensee or any other person or entity for any such delays. Licensee must coordinate any work on Railroad Property by Licensee or any third party with Licensor's Field Representatives in strict compliance with the "NOTICE OF COMMENCEMENT OF WORK; EMERGENCIES" Section of this **Exhibit**

E. Licensor shall have the right, if it so elects, to provide any support it deems necessary for the safety of Licensor's operations and trackage during Licensee's or its contractor's construction, maintenance, repair, renewal, modification, relocation, reconstruction, or removal of Licensee's Facilities. In the event Licensor provides such support, Licensor shall invoice Licensee, and Licensee shall pay Licensor as set forth in the "LICENSEE'S PAYMENT OF EXPENSES" Section of this **Exhibit B**.

F. Licensee may use unmanned aircraft systems ("UAS") to inspect Licensee's Facilities only upon the prior authorization from and under the direction of Licensor's Field Representatives. Licensee represents and warrants that its use of UAS on Railroad Property will comply with Licensor's then-current Unmanned Aerial Systems Policy and all applicable laws, rules and regulations, including any applicable Federal Aviation Administration regulations and enactments pertaining to UAS.

Section 6. PROTECTION OF FIBER OPTIC CABLE SYSTEMS.

Fiber optic cable systems may be buried on Railroad Property. Protection of the fiber optic cable systems is of extreme importance since any break could disrupt service to users resulting in business interruption and loss of revenue and profits. In addition to the notifications required under the "NOTICE OF COMMENCEMENT OF WORK; EMERGENCIES" Section of this **Exhibit B**, Licensee shall telephone Licensor during normal business hours (7:00 a.m. to 9:00 p.m. Central Time, Monday through Friday, except for holidays) at 1-800-336-9193 (also a 24-hour, 7-day number for emergency calls) to determine if fiber optic cable is buried anywhere on Railroad Property to be used by Licensee. If it is, Licensee shall telephone the telecommunications company(ies) involved, and arrange for a cable locator, make arrangements for relocation or other protection of the fiber optic cable, all at Licensee's expense, and will not commence any work on Railroad Property until all such protection or relocation has been completed.

Section 7. LICENSEE'S PAYMENT OF EXPENSES.

A. Licensee shall bear the entire cost and expense of the design, construction, maintenance, modification, reconstruction, repair, renewal, revision, relocation, or removal of Licensee's Facilities.

B. Licensee shall fully pay for all materials joined, affixed to and labor performed on Railroad Property in connection with the construction, maintenance, modification, reconstruction, repair, renewal, revision, relocation, or removal of Licensee's Facilities, and shall not permit or suffer any mechanic's or materialman's lien of any kind or nature to be enforced against the property for any work done or materials furnished thereon at the instance or request or on behalf of Licensee. Licensee shall promptly pay or discharge all taxes, charges, and assessments levied upon, in respect to, or on account of Licensee's Facilities, to prevent the same from becoming a charge or lien upon any property of Licensor, and so that the taxes, charges, and assessments levied upon or in respect to such property shall not be increased because of the location, construction, or maintenance of Licensee's Facilities or any improvement, appliance, or fixture connected therewith placed upon such property, or on account of Licensee's interest therein. Where such tax, charge, or assessment may not be separately made or assessed to Licensee but shall be included in the assessment of the property of Licensor, then Licensee shall pay to Licensor an equitable proportion of such taxes determined by the value of Licensee's property upon property of Licensor as compared with the entire value of such property.

C. As set forth in the "FLAGGING" Section of this **Exhibit B**, Licensor shall have the right, if it so elects, to provide any Safety Measures Licensor deems necessary for the safety of Licensor's operations and trackage during Licensee's or its contractor's construction, maintenance, modification, reconstruction, repair, renewal, revision, relocation, or removal of Licensee's Facilities, including, but not limited to supervision, inspection, and flagging services. In the event Licensor provides such Safety Measures, Licensor shall submit an itemized invoice to Licensee's notice recipient listed in the "NOTICES" Article of this Agreement. Licensee shall pay to Licensor the total amount listed on such invoice within thirty (30) days of Licensee's receipt of such invoice.

Section 8. MODIFICATIONS TO LICENSEE'S FACILITIES.

A. This grant is subject to Licensor's safe and efficient operation of its railroad, and continued use and improvement of Railroad Property (collectively, "Railroad's Use"). Accordingly, Licensee shall, at its sole cost and expense, modify, reconstruct, repair, renew, revise, relocate, or remove (individually, "Modification", or collectively, "Modifications") all or any portion of Licensee's Facilities as Licensor may designate or identify, in its sole discretion, in the furtherance of Railroad's Use.

B. Upon any Modification of all or any portion of Licensee's Facilities to another location on Railroad Property, Licensor and Licensee shall execute a Supplemental Agreement to this Pipeline Agreement to document the Modification(s) to Licensee's Facilities on Railroad Property. If the Modifications result in Licensee's Facilities moving off of Railroad Property, this Agreement will terminate upon Licensee's completion of such Modification(s) and all requirements contained within the "TERMINATION; REMOVAL OF LICENSEE'S FACILITIES" Section of this **Exhibit B**. Any such Modification(s) off of Railroad Property will not release Licensee from any liability or other obligation of Licensee arising prior to and upon completion of any such Modifications to the Licensee's Facilities.

Section 9. RESTORATION OF RAILROAD PROPERTY.

In the event Licensee, in any manner moves or disturbs any property of Licensor in connection with the construction, maintenance, modification, reconstruction, repair, renewal, revision, relocation, or removal of Licensee's Facilities, then, Licensee shall, as soon as possible and at Licensee's sole cost and expense, restore Licensor's property to the same condition as the same were before such property was moved or disturbed.

Section 10. INDEMNITY.

A. Definitions. As used in this Section:

1. "Licensor" includes Licensor, its affiliates, its and their officers, directors, agents and employees, and other railroad companies using Railroad Property at or near the location of Licensee's installation and their officers, directors, agents, and employees.
2. "Licensee" includes Licensee and its agents, contractors, subcontractors, sub-subcontractors, employees, officers, and directors, or any other person or entity acting on its behalf or under its control.
3. "Loss" includes claims, suits, taxes, loss, damages (including punitive damages, statutory damages, and exemplary damages), costs, charges, assessments, judgments, settlements, liens, demands, actions, causes of action, fines, penalties, interest, and expenses of any nature, including court costs, reasonable attorneys' fees and expenses, investigation costs, and appeal expenses.

B. Licensee shall release, defend, indemnify, and hold harmless Licensor from and against any and all Loss, even if groundless, fraudulent, or false, that directly or indirectly arises out of or is related to Licensee's construction, maintenance, modification, reconstruction, repair, renewal, revision, relocation, removal, presence, use, or operation of Licensee's Facilities, including, but not limited to, any actual or alleged:

1. Bodily harm or personal injury (including any emotional injury or disease) to, or the death of, any person(s), including, but not limited to, Licensee, Licensor, any telecommunications company, or the agents, contractors, subcontractors, sub-subcontractors, or employees of the foregoing;
2. Damage to or the disturbance, loss, movement, or destruction of Railroad Property, including loss of use and diminution in value, including, but not limited to, any telecommunications system(s) or fiber optic cable(s) on or near Railroad

Property, any property of Licensee or Licensor, or any property in the care, custody, or control of Licensee or Licensor;

3. Removal of person(s) from Railroad Property;
4. Any delays or interference with track or Railroad's Use caused by Licensee's activity(ies) on Railroad Property, including without limitation the construction, maintenance, modification, reconstruction, repair, renewal, revision, relocation, or removal of Licensee's Facilities or any part thereof, any activities, labor, materials, equipment, or machinery in conjunction therewith;
5. Right(s) or interest(s) granted pursuant to this Agreement;
6. Contents escaping from Licensee's Facilities, including without limitation any actual or alleged pollution, contamination, breach, or environmental Loss;
7. Licensee's breach of this Agreement or failure to comply with its provisions, including, but not limited to, any violation or breach by Licensee of any representations and warranties Licensee has made in this Agreement; and
8. Violation by Licensee of any law, statute, ordinance, governmental administrative order, rule, or regulation, including without limitation all applicable Federal Railroad Administration regulations.

C. THE FOREGOING OBLIGATIONS SHALL APPLY TO THE FULLEST EXTENT PERMITTED BY LAW FOR THE BENEFIT OF LICENSOR TO LOSSES CAUSED BY, ARISING FROM, RELATING TO, OR RESULTING FROM, IN WHOLE OR IN PART, THE NEGLIGENCE OF LICENSOR, AND SUCH NEGLIGENCE OF LICENSOR SHALL NOT LIMIT, DIMINISH, OR PRECLUDE LICENSEE'S OBLIGATIONS TO LICENSOR IN ANY RESPECT. NOTWITHSTANDING THE FOREGOING, SUCH OBLIGATION TO INDEMNIFY LICENSOR SHALL NOT APPLY TO THE EXTENT THE LOSS IS CAUSED BY THE SOLE, ACTIVE AND DIRECT NEGLIGENCE, GROSS NEGLIGENCE, OR WILLFUL MISCONDUCT OF LICENSOR AS DETERMINED IN A FINAL JUDGMENT BY A COURT OF COMPETENT JURISDICTION.

Section 11. TERMINATION; REMOVAL OF LICENSEE'S FACILITIES.

A. If Licensee does not use the right herein granted on Licensee's Facilities for one (1) year, or if Licensee continues in default in the performance of any provision of this Agreement for a period of thirty (30) days after written notice from Licensor to Licensee specifying such default, Licensor may, at its sole discretion, terminate this Agreement by written notice to Licensee at the address listed in the "NOTICES" Article of this Agreement. This Agreement will not terminate until Licensee complies with Paragraphs "C" and "D" of this Section found below.

B. In addition to the provisions of Paragraph "A" above, this Agreement may be terminated by written notice given by either party, without cause, upon thirty (30) days written notice to the non-terminating party at the address listed in the "NOTICES" Article of this Agreement. This Agreement will not terminate until Licensee complies with Paragraphs "C" and "D" of this Section found below.

C. Prior to the effective date of any termination described in this Section, Licensee shall submit an application to Licensor's online Utility Contracts System at [this link](#) for Licensee's removal, or if applicable, abandonment in place of Licensee's Facilities located on Railroad Property ("Removal/Abandonment

Work"). Upon the UP Engineering Representative's approval of Licensee's application for the Removal/Abandonment Work, Licensor and Licensee shall execute a separate consent document that will govern Licensee's performance of the Removal/Abandonment Work from those portions of Railroad Property not occupied by roadbed and/or trackage ("Consent Document"). Licensee shall then restore the impacted Railroad Property to the same or reasonably similar condition as it was prior to Licensee's installation of Licensee's Facilities. For purposes of this Section, Licensee's (i) performance of the Removal/Abandonment Work, and (ii) restoration work will hereinafter be collectively referred to as the "Restoration Work".

D. Following Licensee's completion of the Restoration Work, Licensee shall provide a written certification letter to Licensor at the address listed in the "NOTICES" Article of this Agreement which certifies that the Restoration Work has been completed in accordance with the Consent Document. Licensee shall report to governmental authorities, as required by law, and notify Licensor immediately if any environmental contamination is discovered during Licensee's performance of the Restoration Work. Upon discovery, the Licensee shall initiate any and all removal, remedial and restoration actions that are necessary to restore the property to its original, uncontaminated condition. Licensee shall provide written certification to Licensor at the address listed in the "NOTICES" Article of this Agreement that environmental contamination has been remediated and the property has been restored in accordance with Licensor's requirements. Upon Licensor's receipt of Licensee's restoration completion certifications, this Agreement will terminate.

E. In the event that Licensee fails to complete any of the Restoration Work, Licensor may, but is not obligated, to perform the Restoration Work. Any such work actually performed by Licensor will be at the cost and expense of Licensee. In the event that Licensor performs any of the Restoration Work, Licensee shall release Licensor from any and all Loss (defined in the "INDEMNITY" Section of this **Exhibit B**) arising out of or related to Licensor's performance of the Restoration Work.

F. Termination of this Agreement for any reason will not affect any of rights or obligations of the parties which may have accrued, or liabilities or Loss (defined in the "INDEMNITY" Section of this **Exhibit B**), accrued or otherwise, which may have arisen prior to such termination.

EXHIBIT C

INSURANCE REQUIREMENTS

In accordance with Article 5 of this Agreement, Licensee shall (1) procure and maintain at its sole cost and expense, or (2) require its Contractor(s) to procure and maintain, at their sole cost and expense, the following insurance coverage:

A. **Commercial General Liability Insurance.** Commercial general liability (CGL) with a limit of not less than \$2,000,000 each occurrence and an aggregate limit of not less than \$4,000,000. CGL insurance must be written on ISO occurrence form CG 00 01 12 04 (or a substitute form providing equivalent coverage).

The policy must also contain the following endorsement, WHICH MUST BE STATED ON THE CERTIFICATE OF INSURANCE:

- Contractual Liability Railroads ISO form CG 24 17 10 01 (or a substitute form providing equivalent coverage) showing "Union Pacific Railroad Company Property" as the Designated Job Site.

B. **Business Automobile Coverage Insurance.** Business auto coverage written on ISO form CA 00 01 10 01 (or a substitute form providing equivalent liability coverage) with a limit of not less \$2,000,000 for each accident, and coverage must include liability arising out of any auto (including owned, hired, and non-owned autos).

The policy must contain the following endorsements, WHICH MUST BE STATED ON THE CERTIFICATE OF INSURANCE:

- "Coverage For Certain Operations In Connection With Railroads" ISO form CA 20 70 10 01 (or a substitute form providing equivalent coverage) showing "Union Pacific Railroad Company Property" as the Designated Job Site.

C. **Workers' Compensation and Employers' Liability Insurance.** Coverage must include but not be limited to:

- Licensee's statutory liability under the workers' compensation laws of the state(s) affected by this Agreement.
- Employers' Liability (Part B) with limits of at least \$500,000 each accident, \$500,000 disease policy limit \$500,000 each employee.

If Licensee is self-insured, evidence of state approval and excess workers' compensation coverage must be provided. Coverage must include liability arising out of the U. S. Longshoremen's and Harbor Workers' Act, the Jones Act, and the Outer Continental Shelf Land Act, if applicable.

D. **Environmental Liability Insurance.** Environmental Legal Liability Insurance (ELL) applicable to bodily injury, property damage, including loss of use of damaged property or of property that has not been physically injured or destroyed, cleanup costs, and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims, or compliance with statute, all in connection with any loss arising from the insured's performance under this Agreement. Except with respect to the limits of insurance, and any rights or duties specifically assigned to the first named insured, this insurance must apply as if each named insured were the only named insured; and separately to the

additional insured against which claim is made or suit is brought. Coverage shall be maintained in an amount of at least \$2,000,000 per loss, with an annual aggregate of at least \$4,000,000.

Licensee warrants that any retroactive date applicable to ELL insurance coverage under the policy is the same as or precedes the Effective Date of this Agreement, and that continuous coverage will be maintained for a period of five (5) years beginning from the time the work under this Agreement is completed or if coverage is cancelled for any reason the policies extended discovery period, if any, will be exercised for the maximum time allowed.

E. **Railroad Protective Liability Insurance.** Licensee must maintain for the duration of work "Railroad Protective Liability" insurance written on ISO occurrence form CG 00 35 12 04 (or a substitute form providing equivalent coverage) on behalf of Licensor only as named insured, with a limit of not less than \$2,000,000 per occurrence and an aggregate of \$6,000,000. The definition of "JOB LOCATION" and "WORK" on the declaration page of the policy shall refer to this Agreement and shall describe all WORK or OPERATIONS performed under this Agreement. Notwithstanding the foregoing, Licensee does not need Railroad Protective Liability Insurance after its initial construction work is complete and all excess materials have been removed from Licensor's property; PROVIDED, however, that Licensee shall procure such coverage for any subsequent maintenance, repair, renewal, modification, reconstruction, or removal work on Licensee's Facilities.

F. **Umbrella or Excess Insurance.** If Licensee utilizes umbrella or excess policies, and these policies must "follow form" and afford no less coverage than the primary policy.

Other Requirements

G. All policy(ies) required above (except business automobile, workers' compensation and employers' liability) must include Licensor as "Additional Insured" using ISO Additional Insured Endorsement CG 20 26 (or substitute form(s) providing equivalent coverage). The coverage provided to Licensor as additional insured shall not be limited by Licensee's liability under the indemnity provisions of this Agreement. BOTH LICENSOR AND LICENSEE EXPECT THAT LICENSOR WILL BE PROVIDED WITH THE BROADEST POSSIBLE COVERAGE AVAILABLE BY OPERATION OF LAW UNDER ISO ADDITIONAL INSURED FORM CG 20 26.

H. Punitive damages exclusion, if any, must be deleted (and the deletion indicated on the certificate of insurance), unless (a) insurance coverage may not lawfully be obtained for any punitive damages that may arise under this Agreement, or (b) all punitive damages are prohibited by all states in which this Agreement will be performed.

I. Licensee waives all rights of recovery, and its insurers also waive all rights of subrogation of damages against Licensor and its agents, officers, directors and employees for damages covered by the workers' compensation and employers' liability or commercial umbrella or excess liability obtained by Licensee required in this Agreement, where permitted by law. This waiver must be stated on the certificate of insurance.

J. All insurance policies must be written by a reputable insurance company acceptable to Licensor or with a current Best's Insurance Guide Rating of A- and Class VII or better, and authorized to do business in the state(s) in which the work is to be performed.

K. The fact that insurance is obtained by Licensee will not be deemed to release or diminish the liability of Licensee, including, without limitation, liability under the indemnity provisions of this Agreement. Damages recoverable by Licensor from Licensee or any third party will not be limited by the amount of the required insurance coverage.

APPLICATION

1). Name of Licensee: City of Geneva
(Name to be shown on Document)

a) If a corporation City of Geneva
(Exact Name of Corporation)

a corporation of the State of Illinois
(State of Incorporation)

NOTE: The corporate name of a company should be exactly as stated in its Articles of Incorporation. Type of Corporation, if other than a normal business corporation, MUST be shown:

Municipal
(Municipal, quasi-municipal, body politic, etc.)

b) If an Individual _____
(Name of Individual)

of _____
(City & State)

c) If an individual or corporation doing business under a trade name:

(Doing Business As or Trade Name)

d) If a partnership _____
(Name of Partnership)

a partnership consisting of:

and _____

all of _____
(City & State)

2). Address of Licensee:
22 South First Street, Geneva, IL 60134

3). Name and mailing address of individual to whom instrument is to be sent for execution if different than shown in Item 2:

(Name & Address)

4). Billing address if different than shown in Item 2:

(Address)

5). Name and phone number of individual to contact in event of questions:
Mr. Richard Babica, Director of Public Works, 1800 South Street, Geneva, IL 60134
630-232-1500 FAX # _____

- 6). a) Do you plan to utilize the right-of-way for a public use (for a utility crossing)? Yes No
- b) Do you have authority to utilize the right-of-way for a public use by condemnation? Yes No
- c) Will you initiate condemnation proceedings to acquire the subject property in the event negotiations are unsuccessful? Yes No

7). When do you expect construction to begin on the Railroad Company's property? July 2021

8). When do you need to receive this agreement from the Railroad Company? March 2021
(Please allow 30-45 days for crossings and 90-120 days for encroachments)

9). Permanent or Temporary Installation - Permanent

If Temporary, estimated term - _____

10). Location of installation - City of Geneva, Kane County, Illinois
(City, County & State)

675 ft. (N), (S) (E), or (W) of the (N), (S), (E), (W) or (Center) line of Section 12,

Township 39 (N) or (S), Range 8 (E) or (W).

11) New installation, relocation or modification of existing installation which is located on the Railroad Company's property or across tracks?

New Installation

12). Do you have an existing agreement at this location with the Railroad Company which is to be affected by this request?

No () Yes, Railroad Company Contract Number: _____

13). Is installation a crossing or encroachment _____ or both? _____

14). Is installation located within a dedicated public street? No .

Yes _____, enclosed are records which identify and prove the dedication of such public way.

15). Additional information pertinent to this installation:

16). If an encroachment, who will be served?

General Public with potable water and electric power

(Railroad, Railroad Tenant, General Public, etc.)

17). Did the Railroad Company's magazine advertisement affect your decision to utilize the right-of-way for a utility corridor?
() Yes (X) No. If not, did another medium impress your decision? () Yes (X) No.

If applicable, please advise other medium: _____

CONTRACTOR AND INSTALLATION INFORMATION

18). Will construction be by a Contractor? () No (X) Yes

If yes, Contractor will be: Not Known, to be determined

Address: _____

Corporate Status: _____

Name and Phone Number of individual to contact in the event of questions:

19). Describe in detail the method and manner of installation on the Railroad Company's property:

Jack and Bore Steel Casing

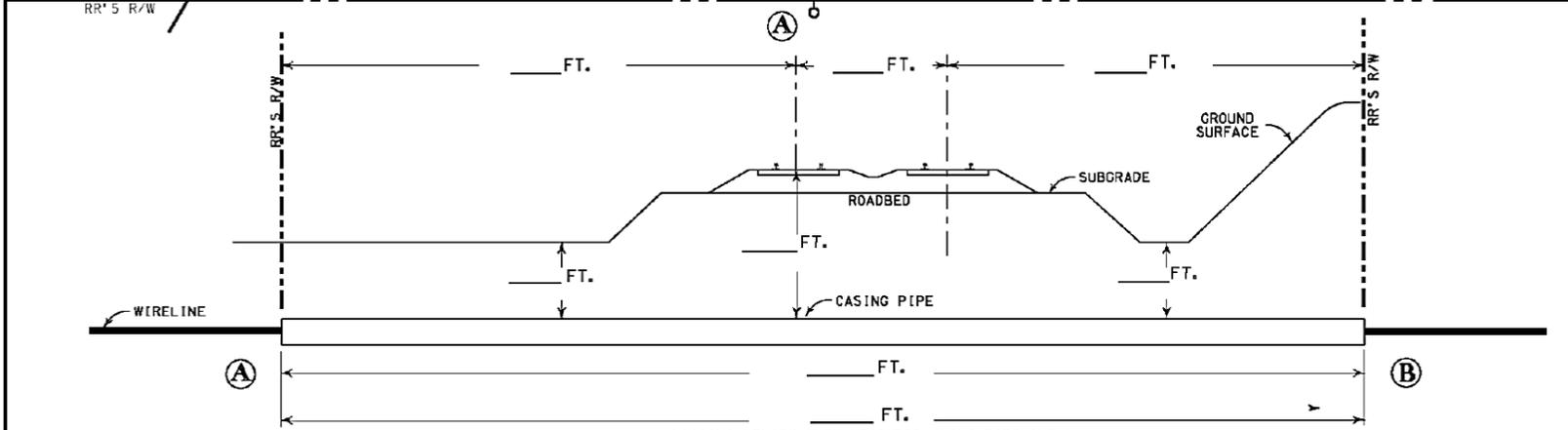
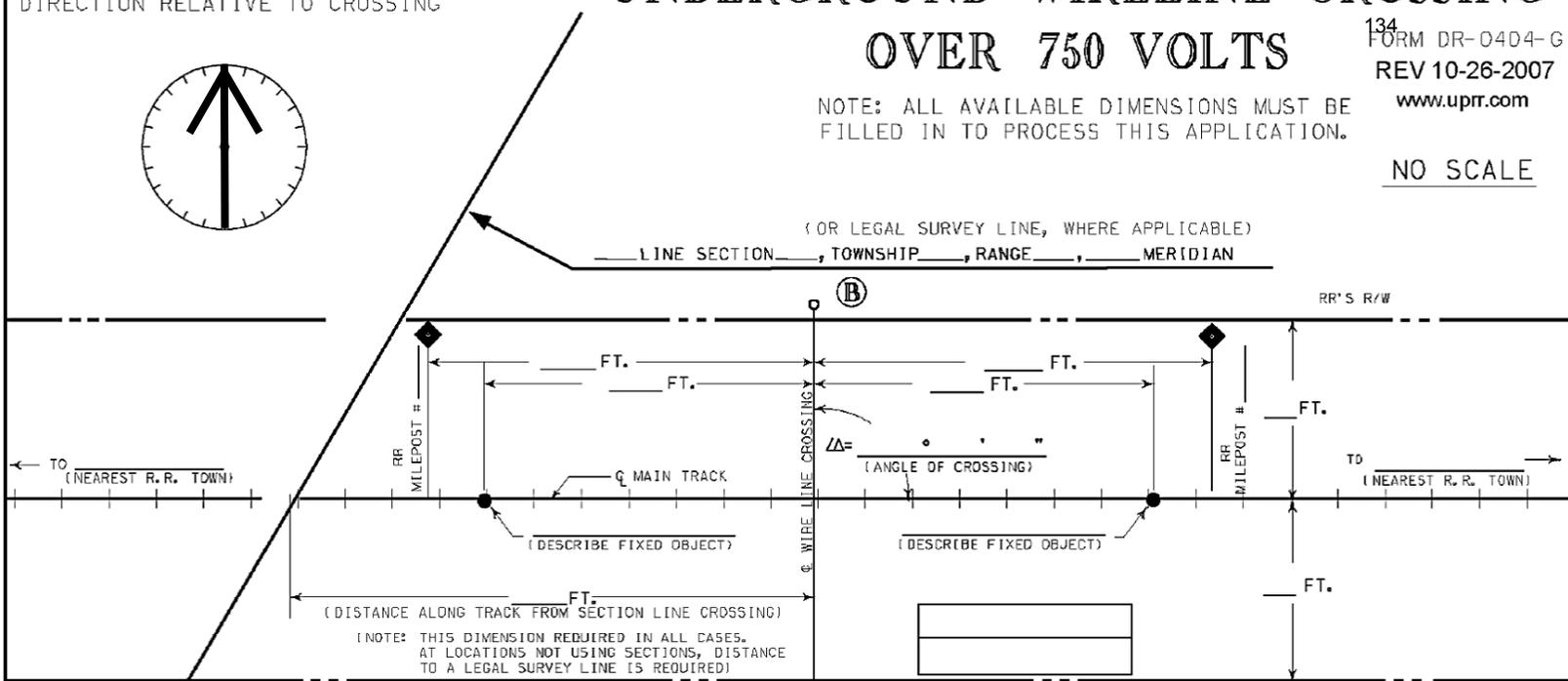
PLACE ARROW INDICATING NORTH
DIRECTION RELATIVE TO CROSSING

UNDERGROUND WIRELINE CROSSING OVER 750 VOLTS

134
FORM DR-0404-G
REV 10-26-2007
www.uprr.com

NO SCALE

NOTE: ALL AVAILABLE DIMENSIONS MUST BE
FILLED IN TO PROCESS THIS APPLICATION.



NOTES :

(CASING LENGTH WHEN MEASURED ALONG PIPELINE.)

FORMULA TO FIGURE CASING
LENGTH WITH ANGLE OF
CROSSING OTHER THAN 90°



- A) VOLTAGE TO BE CARRIED UNDER TRACK _____
- B) TYPE WIRELINE CROSSING: _____
- C) MAXIMUM CURRENT _____
- D) PHASE _____ NO. OF CIRCUITS _____
- E) MAX. OPERATING CURRENT TO GROUND AT FEED END _____ AMPS.
- F) MAX. OPERATING CURRENT TO GROUND AT LOAD END _____ AMPS.
- G) WHAT TYPE OF FACILITY WILL LINE BE SERVING? _____
- H) IF SEPARATE CABLES ARE USED, WHAT IS THE AVG. DISTANCE BETWEEN CABLES? _____
- I) IF A NEW POWER SUBSTATION IS TO BE BUILT OR REVISED WITHIN 1/2 MILE OF RR,
WHAT IS: MAX OPERATING CURRENT TO GROUND? _____ AMPS;
MAX RESISTANCE TO GROUND? _____ OHMS; MAX FAULT CURRENT TO GROUND? _____ AMPS.
- J) CASING TYPE TO BE INSTALLED _____
- K) METHOD OF INSTALLING CASING PIPE UNDER TRACK(S):
(WET BORE NOT PERMITTED) _____
- L) DISTANCE FROM CENTER LINE OF TRACK TO NEAR FACE OF BORING AND JACKING PITS
WHEN MEASURED AT RIGHT ANGLES TO TRACK _____ FT. (30' MIN.)
- M) APPLICANT HAS CONTACTED 1-800-336-9193
U. P. COMMUNICATION DEPARTMENT, AND HAS DETERMINED FIBER OPTIC CABLE
_____ EXIST IN VICINITY OF WORK TO BE PERFORMED.
TICKET NO. _____

EXHIBIT "A"
(FOR RAILROAD USE ONLY - DO NOT WRITE IN THIS BOX)

UNION PACIFIC RAILROAD CO.

(SUBDIVISION) _____

M. P. _____ E. S. _____

UNDERGROUND WIRELINE CROSSING

(NEAREST RR STATION) _____ (COUNTY) _____ (STATE) _____

FOR _____ (APPLICANT)

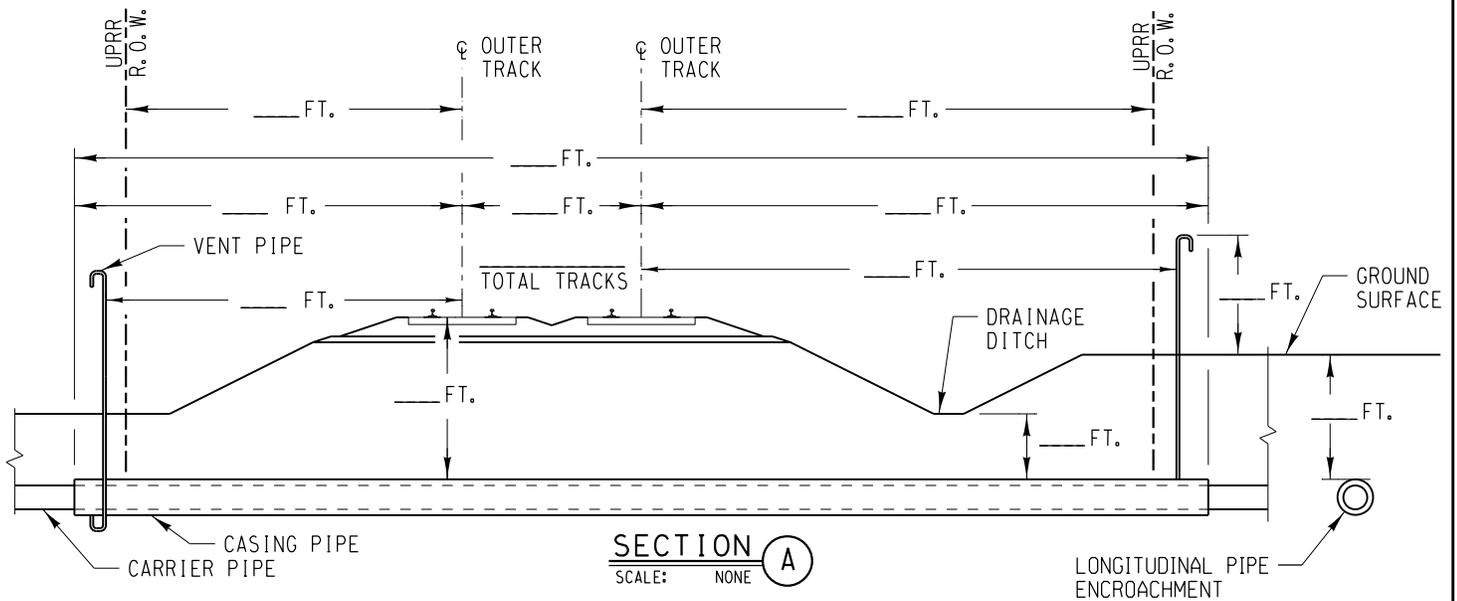
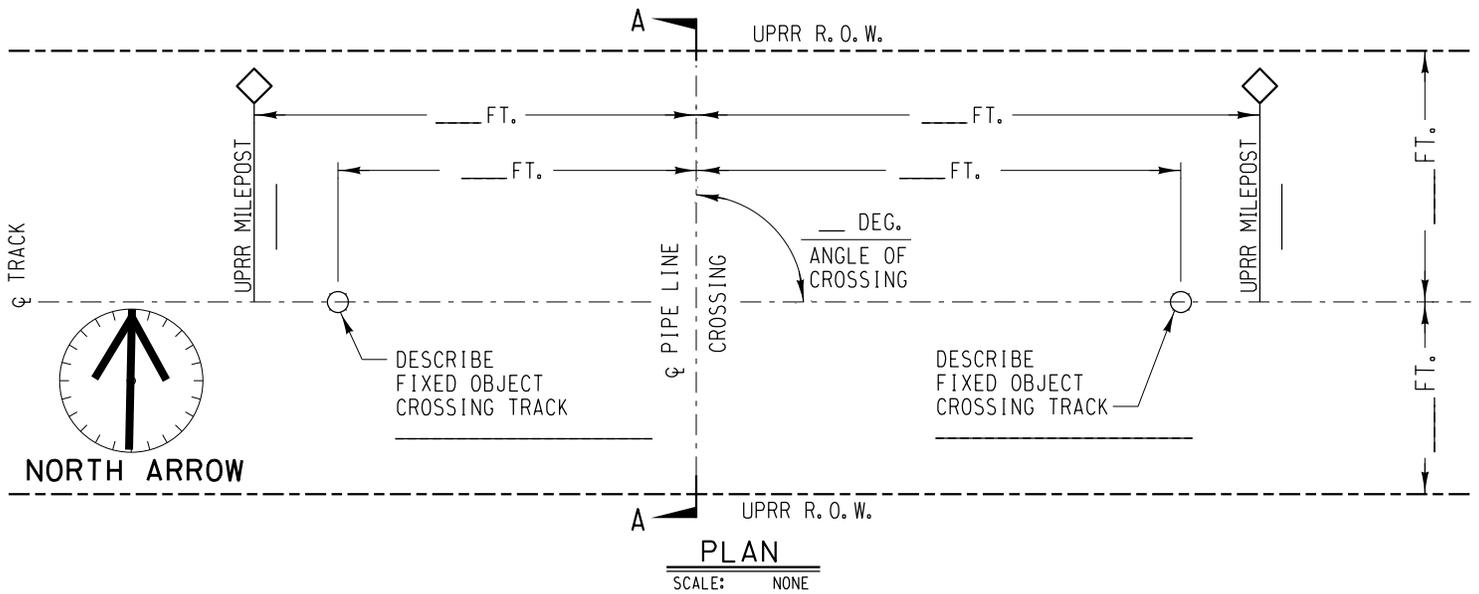
RR FILE NO. _____ DATE _____

WARNING

IN ALL OCCASIONS, U. P. COMMUNICATIONS
DEPARTMENT MUST BE CONTACTED IN ADVANCE
OF ANY WORK TO DETERMINE EXISTENCE AND
LOCATION OF FIBER OPTIC CABLE.
PHONE : 1-800-336-9193

NON-FLAMMABLE LIQUID PIPELINE

- CROSSING ¹³⁵
- ENCROACHMENT
- BOTH



- NOTES:
 1) ALL DIMENSIONS MEASURED PERPENDICULAR TO THE CENTERLINE OF TRACK.
 2) REFER TO AREMA VOLUME 1, CHAPTER 1, PART 5, SECTION 5.3.

- A) METHOD OF INSTALLATION _____
 B) DIST. FROM CENTERLINE OF TRACK TO PIPE ENCROACHMENT _____
 C) SIGNS PROVIDED? _____
 D) CARRIER MATERIAL _____. IF RCP, CLASS V? _____.
 COMMODITY TO BE CONVEYED _____.
 OPERATIONAL PRESSURE _____ PSI. MAOP _____ PSI.
 WALL THICKNESS (INCH)/ SCHEDULE _____ . DIAMETER _____ IN.
 CATHODIC/COATING PROTECTION _____
 E) CASING MATERIAL _____, IF RCP, CLASS V? _____.
 TOTAL LENGTH CASING PIPE: _____ FT.
 WALL THICKNESS _____ IN. DIAMETER _____ IN.
 CATHODIC/COATING PROTECTION _____
 CASING PIPE IS _____ AT THE ENDS.
 F) DISTANCE FROM CENTERLINE OF TRACK TO NEAR FACE OF BORING AND JACKING PITS WHEN MEASURED AT RIGHT ANGLES _____ AND _____.



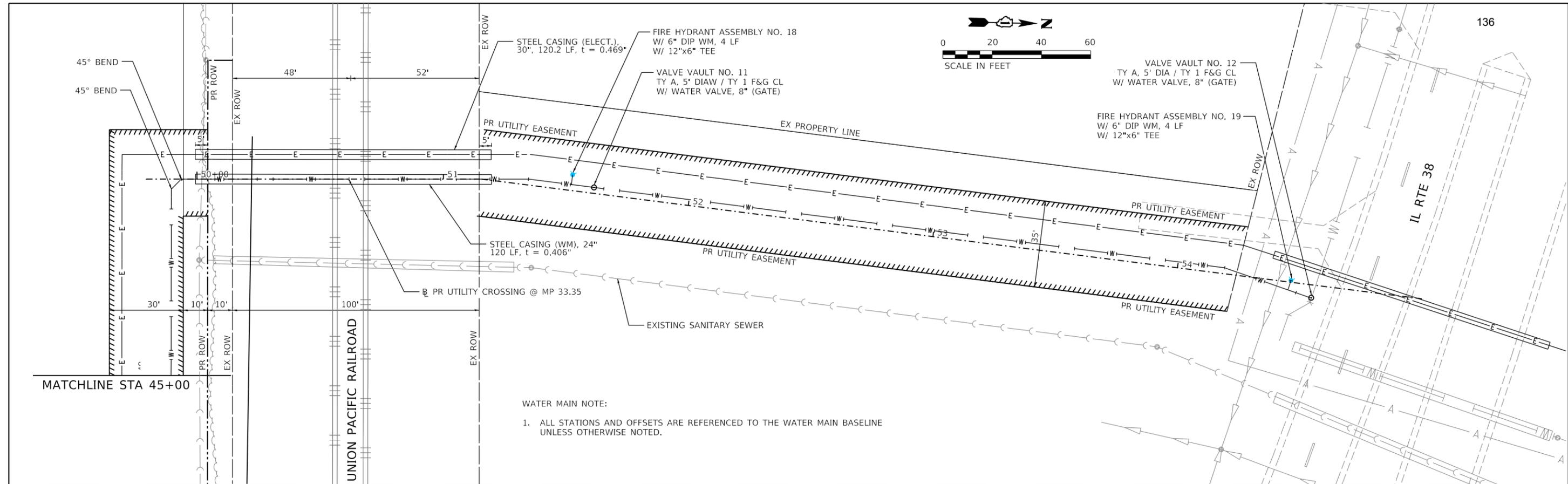
BUILDING AMERICA®

EXHIBIT "A"

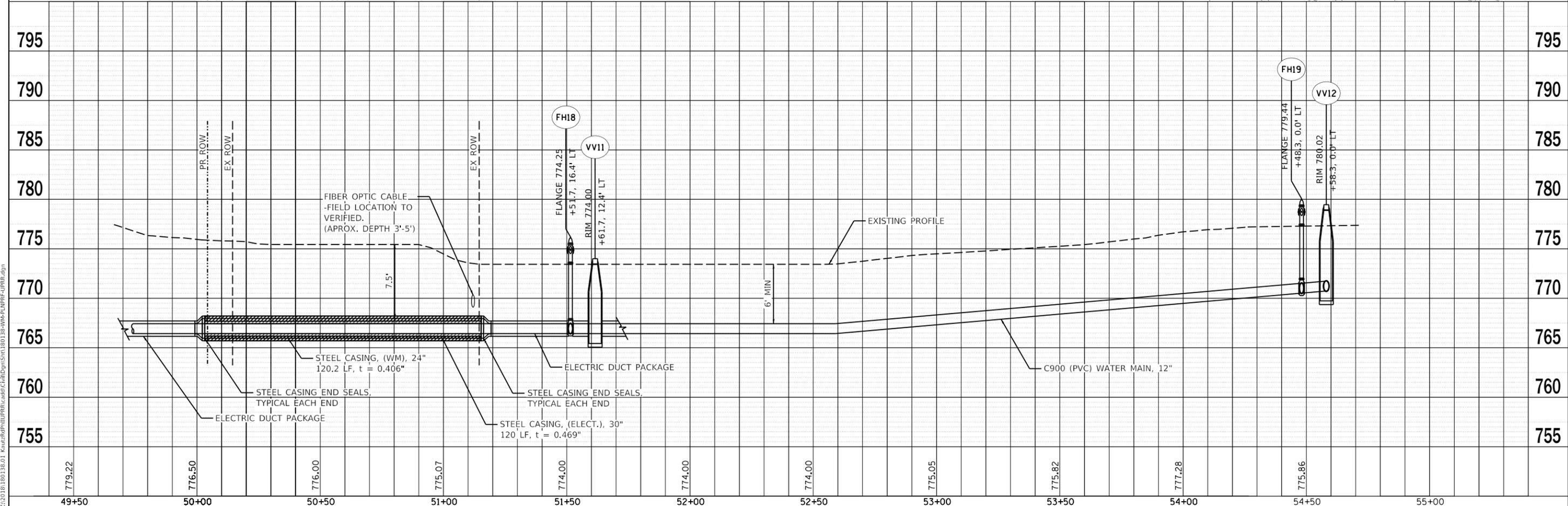
SUBDIVISION:	
TRACK TYPE:	
M.P.:	LAT.:
E.S.M.:	LONG.:
NEAREST CITY:	COUNTY: STATE:
APPLICANT:	
FILE NO.:	DATE: / /

PLAN	SURVEYED	BY	DATE
	PLOTTED		
	NOTE BOOK		
	NO.		
	FILE NAME		

PROFILE	SURVEYED	BY	DATE
	PLOTTED		
	GRADES CHECKED		
	STRUCTURE NOTATIONS CHECKED		
	NO.		
	FILE NAME		



WATER MAIN NOTE:
1. ALL STATIONS AND OFFSETS ARE REFERENCED TO THE WATER MAIN BASELINE UNLESS OTHERWISE NOTED.





AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Professional Service Agreement for Water Leak Survey		
Presenter & Title:	Bob Van Gyseghem, Superintendent of Water & Wastewater		
Date:	July 21, 2025		
Please Check Appropriate Box:			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: ESII			
Estimated Cost: \$35,000.00	Budgeted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
Executive Summary:			
<p>FY26 budget has funds allocated for a water distribution system leak survey. The FY25 leak survey was approved on June 3, 2024 (Resolution 2024-60) with second and third year pricing dependent upon City Council approval. Staff is recommending the City Council approve the second year pricing by Associated Technical Services LTD (ATS) for FY26. The fee is incentive-based for the number of leaks found. In FY25, ATS discovered 32 leaks with an estimated loss of 97,120 gallons per day.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution • Proposal 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend Approval of Resolution Authorizing Approval of Proposal from Associated Technical Services LTD for a Water System Leak Detection & Location Survey in an amount not-to-exceed \$35,000.00</p>			

RESOLUTION NO. 2025-82

**RESOLUTION AUTHORIZING EXECUTION OF
Professional Service Agreement for Water Leak Survey**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, approval of proposal (Exhibit A) from Associated Technical Services LTD, related to a water leak survey.

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ____ day of _____, 2025

AYES: __ NAYS: __ ABSENT: __ ABSTAINING: __ HOLDING OFFICE: __

Approved by me this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

Exhibit A

ASSOCIATED TECHNICAL SERVICES LTD



321 E KENILWORTH AVE. VILLA PARK, IL 60181

www.ATSLIMITED.com

Office: 630.834.1558 / Fax: 630.834.5501

est. 1979

May 1, 2024

City of Geneva
 Department of Public Works
 22 S. First Street
 Geneva, Illinois 60134

Attn: Bob VanGyseghem
 Superintendent of Water & Wastewater

RE: 2024-2026 City of Geneva Water System
 Leak Detection & Location Survey Proposal

Dear Mr. VanGyseghem,

We are pleased to present the following proposal to perform a "ATS COMPREHENSIVE LEAK DETECTION & LOCATION SURVEY" for the City of Geneva.

With an "ATS Leak Survey Program" your water conservation program will begin on a successful course. Of the three factors that create an "unaccounted for water loss figure": System Leakage, Metering Errors and Accounting Procedures. "ATS Leak Survey Program" is the most cost-effective and time-efficient measure that a water utility can take to reduce its Unaccounted-for Water Loss. As each newly discovered leak is repaired, Geneva will begin to realize almost immediate returns on your leak survey dollars. In fact, over the years, ATS Leak Surveys have averaged a \$35: \$1 return in recovered water vs. the cost of hiring ATS.

Nationwide studies have determined that of these three major factors, a properly performed leak survey will have the biggest positive impact in reducing a water loss in the least amount of time while spending a fraction of the cost of a typical meter testing & replacement program. Of course, we recommend that both metering and accounting procedures be addressed as an important part of any comprehensive water system audit.

"What Makes ATS the Best Possible Choice?"

QUALITY: *"Quality is never an accident. It is always the result of high intention, sincere effort, intelligent direction, and skillful execution. It represents the wise choice of many alternatives."*

ATS has earned its standing as one of the most innovative and successful leak location firms in America. We have conducted hundreds of leak surveys in cities of all sizes, ages, and make-up, all across the Midwest region. Many of these cities have also had experience with other leak survey firms in addition to ATS. However, in every one of those cities ATS has never failed to find less than 2 to 5 times the amount of leakage than the competitor's survey that preceded the ATS Survey.

PROFESSIONAL HIGH TECHNOLOGY SERVICES

EMERGENCY LEAK PINPOINTING • LEAK DETECTION SURVEYS • UNDERGROUND UTILITY LOCATION
 • EQUIPMENT SALES & TRAINING

ATS and the City of Geneva: A History of Success

- *ATS* has enjoyed a long and successful relationship with the *City of Geneva*.
- We performed our first emergency call out for *Geneva* on Route 38 on January 25, 1984.
- Since then, *ATS* has pinpointed over 350 leaks during over 100 Scheduled and Emergency Leak Location Callouts: two Street Resurfacing Leak Surveys, one partial Survey and two System-Wide Leak Surveys.

Over the past 44 years, the members of the *Geneva Water Department* have learned that they can rely on *ATS* for efficient and accurate services. Subsequently, *ATS* has always found *Geneva's water department personnel* to be excellent partners that provide valuable assistance to us under the same demanding circumstances. This history of successes together can only benefit our efforts in giving *Geneva* the best possible leak survey program. As *Geneva* has learned from firsthand experience, not all leak detection firms deliver equal performance. Choosing your survey firm based solely upon the lowest bid price may not get the results that *Geneva* deserves. The number of times that *ATS* has been called out over the years for emergency and scheduled water main leak locations further demonstrates the confidence that *Geneva's* water department has had in *ATS*.

The best example of the value and effectiveness of an ATS Leak Survey Program can be derived from Geneva's own personal experiences.

Type and Number of Leaks Found

<u>Year</u>	<u>Firm</u>	<u>Mainline</u>	<u>Service</u>	<u>Hydrant</u>	<u>Valve</u>	<u>Total</u>	
1989	ATS	5	21	40	15	81	
1992	ATS	4	26	54	16	100	
2016	ATS*	4	10	3	3	20	* Area's 1,2, & 4
Survey Totals		9	47	94	21	201	

There are very sound reasons why choosing ATS makes excellent business sense.

- Superior Experience - *ATS* helped introduce leak location correlators, and subsequently specialized in leak detection in 1979. This was years before any of our competitors purchased their first correlator. As a result, *ATS* has performed more leak surveys and pinpointed more leaks with this technology than anyone. *ATS* developed the leak survey techniques, correlator survey specs and field strategies that have become the standards for the industry. In fact, some of *FCS – Fluid Conservation Systems'* top people including Regional Managers, Sales Staff, Instructors, and their long time Director of Operations received training from *ATS*.
- Conserving Municipal Manpower and Resources - Many public works departments are already stretched to their limit, providing quality services to your citizens. With the tremendous amount of municipal leak survey experience that we have, *ATS* frees up your staff so that they can concentrate on their normal duties without distraction. Typical Municipal involvement is answering routine questions, freeing up inaccessible points and pumping out valves during the location phase on an "as-needed basis". With a few exceptions, *ATS* is completely self-reliant.

Superior Results - Like anything in life, the person who practices their craft everyday is going to have distinct and measurable advantages over the person that doesn't do it as often. For 44 years, *ATS* has been out in the field seven days a week performing leak surveys, utility locations and leak pinpointing. Your survey is more effectively and aggressively accomplished while we detect more leaks and pinpoint them with more consistent accuracy than a more infrequent correlator operator. Compare the actual survey results found by *ATS* and the others. The differences in the survey findings are remarkable. *Call on our references.* We've highlighted towns that have used *ATS* and some of the other firms that made big claims but delivered small results.

Cost Effectiveness – It's never a question of whether an *ATS* Leak Survey is going to pay for itself or not but rather how many times over it is going to pay for itself. Beyond the obvious benefit of recovering lost potential revenue and conserving precious water, there are other benefits that will add to your bottom line. Your system will run more efficiently when it no longer must overcompensate for leaks in the system. Chemical treatment and pumping costs will be reduced. Leaks also represent pressure losses, weaknesses in the pipe structure, which can result in reduced water supply and firefighting capabilities.

ESTIMATE OF COST

The *ATS Comprehensive Leak Survey Program* is the most thorough and successful leak survey program in business on two fronts – *Superior Findings and Consistently Accurate Pinpointing.* Put it all together and you will get the most cost-effective leak survey possible.

Incentive-Based Pricing gives the city the most flexibility and the opportunity to save money if the water system turns out to be tighter than expected. The city still wins if it ends up that your water system contains a good number of leaks because you won't spend an extra dollar without getting an accurate leak location in return. Since there are no fee guarantees for *ATS* beyond the detection phase, there is obvious incentive for *ATS* to find as many leaks as possible for the city. The more leaks we find, the more money you save.

Incentive- Based Pricing Option

Detection Phase 2024:	808,353 LF @ \$ 0.035 per LF = \$ 28,292.35
Detection Phase 2025:	808,353 LF @ \$ 0.036 per LF = \$ 29,100.70
<u>Detection Phase: 2026:</u>	<u>808,353 LF @ \$ 0.038 per LF = \$ 30,717.41</u>
Total 3 – year cost Detection only	\$88,110.46

Location Phase:2024	\$ 400.00 per main line or service line leak. \$ 100.00 per fire hydrant or valve leak.
Location Phase:2025	\$ 425.00 per main line or service line leak. \$ 120.00 per fire hydrant or valve leak.
Location Phase:2026	\$ 430.00 per main line or service line leak. \$ 125.00 per fire hydrant or valve leak.

Survey Area's

- Area 1: That area which is bordered by the City Limits to the north; the Fox River to the east. State Street (Rte 38) to the south and Lincoln Hwy (Rte 38) to the west.
- Area 2: That area which is bordered by State Street (Rte 38) to the north; the Fox River to the east, the City Limits to the south and Western Avenue to the west.
- Area 3: That area which is bordered by South Street to the north; the Fox River to the east. State Street (Rte 38) to the south and Lincoln Highway (Rte 38) to the west.
- Area 4: That area which is bordered by the City Limits to the north; the City Limits to the east. State Street (Rte 38) to the south and the Fox River to the west.
- Area 5: That area which is bordered by: State Street (Rte 38) to the north; the City Limits to the east, the City Limits to the south and the Fox River to the west.
- Area 6: That area which is bordered by South Street / Kaneville Road to the north; Western Avenue to the east; the City Limits to the south and Randall Road to the west.
- Area 7: That area which is bordered by Keslinger Road to the north; Randall Road to the east, the City Limits to the south and the City Limits to the west.
- Area 8: That area which is bordered by the City Limits to the north; Randall Road to the east, Keslinger Road to the south and the City Limits to the west.

A Comprehensive ATS Leak Survey is typically accomplished with these steps:

- Once our proposal has been submitted and approved, we will be in contact with you to schedule the Pre-Survey Meeting.
- Pre-Survey Meeting – conducted with *ATS Survey Project Manager*, to discuss all aspects of the project with the city.
- The Designated Survey Area is divided up into manageable “survey sub-areas” which are then scaled directly from your maps to get the quantity of water main in each area.
- ATS Crews will check in with the city at the start of every survey workday, so you’ll know where we’ll be that day and what kind of progress we’re making. In addition, all *ATS Crews* and *ATS Main Offices* are available by cell phone 24/7.
- Ultrasonic Leak Detection Phase of each survey sub-area. We will log every monitored appurtenance, every detected suspect leak site, all map discrepancies and any inaccessible points that need to be found or exposed so they can be surveyed.
- Computerized Electronic Leak Location Phase – Re-survey every suspect leak site and accurately pinpoint every subsequently detected leak.
- Leak Location Reports will be submitted daily as leaks are located. Leak locations are marked, diagramed, and documented in detail.
- Final Survey Report - Gather leak repair data, recovery calculations and assemble Final Report. Present the comprehensive Final Survey Report to the City.

ATS COMPREHENSIVE SURVEY PROGRAM: Every fire hydrant, accessible hydrant auxiliary valve and every accessible mainline valve will be monitored for leak sounds. Every detected leak site will be thoroughly investigated, and every confirmed leak will accurately be pinpointed with a Leak Noise Correlator. Leaking service lines are also easily detected with our intense survey methods. When a water system starts to get tighter, there is more emphasis on the surveyor to have to dig deeper to find the leaks that are not making obvious leak sounds. This fact makes monitoring every valve essential to finding these tough leaks. Valves are the best quality listening point possible. The thoroughness of this technique ensures that every detectable leak is found and accurately located for repair.

ULTRASONIC LEAK DETECTION: The existence and general neighborhood of every detected suspect leak is established with *FCS S30 Ultrasonic Leak Detection Equipment*. A preliminary leak size & type classification is also made at that time. A significant difference between an *ATS Leak Survey* and the other surveyors is in the ultrasonic leak detection phase’s number of checkpoints. No one checks more points for leak sounds with more acute scrutiny than *ATS*. The fact is that the more appurtenances that a surveyor listens to, the more leaks they should detect.

DETECTION SURVEY RECORDS: Every accessible fire hydrant, hydrant auxiliary valve and mainline valve is monitored for suspect leak sounds. B-Boxes are checked only in the vicinity of a detected suspect leak site. Valuable survey and system data is collected and logged on these records. *This data includes* Appurtenance Type and Location, General Conditions Encountered, Accessibility, Map Discrepancies and Leak Sound Characteristics.

COMPUTERIZED LEAK ANALYSIS & PINPOINTING: Every suspect leak site, no matter how slight the sound, is electronically confirmed with one of our computerized *FCS AccuCorr*, *FCS Tri-Corr 2002*, *FCS 9090* or *Sewerin SeCorr08 Leak Noise Correlator Systems*. The pinpointing phase begins with ultrasonically resurveying every suspect leak site, electronic Correlator analysis of every suspect leak site to either eliminate a suspect leak site or accurately confirm the presence of the leak and pinpoint its exact location. Every leak's exact location is pinpointed with consistent accuracy by analyzing, timing and measuring leak sound waves simultaneously from two monitoring points. The position of the leak is indicated to the tenth of a foot from a sensor position.

"X" MARKS THE SPOT! The pinpointed location of every mainline, service line and valve leak will be marked in the field with an "X". The exceptions are homeowner's side service leaks and hydrant leaks. A "*Leak Location Report*" form documents the location and type, characteristics of every pinpointed leak.

WATER MAIN and VALVE LOCATION: All of the water main and service connections are accurately located in the vicinity of every leak location. This helps ensure that every survey leak is pinpointed as accurately as possible. All utility line location work is performed with *Radiodetection RD7000 and RD8000 RD8100 High Performance Utility Location Systems*, *Radiodetection RD316* and *Schonstedt Ferromagnetic Metal Locators*.

LEAK LOCATION REPORTS: This is an individual report form that details the exact location and characteristics of each pinpointed leak. These forms are submitted as the leaks are pinpointed. The city with actual leak repair information updates each *Leak Report*. This repair information is used by *ATS* to calculate water loss and revenue recovery data for the *Final Report*.

INACCESSIBLE POINTS & MAP DISCREPANCIES: A listing of all appurtenances that are found to be inaccessible or visually un-locatable will be submitted to the city so *ATS* can return to check it once that point has been located and/or prepared for us. We never know when we will encounter a leak that is only detectable at one listening point. This extra measure will help ensure that every detectable leak is detected and pinpointed accurately.

FINAL REPORT: Three (2) copies of a comprehensive *FINAL SURVEY REPORT* will be submitted after the completion of the survey. Additional copies are available upon request. These reports concisely detail all our survey activities and findings, estimated & calculated leak sizes, revenue recovery calculations for each leak, leak location reports, general observations, and recommendations. *Final Survey Reports* are also available in digital format upon request. The *Final Report* will be submitted upon completion of the survey work and leak repairs.

INITIATING THE SURVEY: All we need to initiate your Leak Survey is your verbal authorization followed by your Purchase Order and / or signed *ATS Leak Survey Contracts*. The first thing we'll do is schedule your *Pre-Survey Meeting* which will detail all aspects of the survey and ensure that everyone is on the same page during the survey.

We welcome the opportunity to meet with you and your staff to answer any questions you may have about *ATS Survey Equipment and Methodology*. Thank you for your consideration of *ATS*.

Yours Truly,
ASSOCIATED TECHNICAL SERVICES LTD.
Marcia A. Kaplar

Marcie A. Kaplar
Survey Manager

GENERAL CONDITIONS

LEAK DETECTION & LOCATION SURVEYS

Responsibility of ATS / Associated Technical Services Ltd.

- A) Two-Person crew qualified to operate the *ATS Leak Detection & Location System*.
- B) The “*ATS Leak Detection & Location System*” consists of:
- *FCS S30 and FCS S20 Ultrasonic Leak Surveyor Instruments (Leak Detection Phase)*
 - *FCS/Fluid Conservation Systems and Sewerin Leak Noise Correlators (Leak Location Phase)*
 - *FCS and Sewerin Ultrasonic Preamplifiers (Leak Location Phase)*
 - *FCS, Wilcoxon, Vibrometer, Sewerin Accelerometers, Gas Sensors, Hydrophone Sensors*
 - *Radcom FCS SoundSens Programmable Leak Correlation / Localization System*
 - *Radiodetection RD7000 and RD8100 Utility Location Systems; CST Berger, Schonstedt and Radiodetection Ferro Magnetic Location Equipment for buried valve enclosures.*
- C) “*ATS Leakmobile*” - Mobile Van with self-contained power supply and /or capability of operating from an alternate VAC 60 Hz source, or suitable alternate vehicle at the discretion of ATS.
- D) *Mobilization / Mileage* – Round Trip, Portal-to-Portal and On-Site.
- E) *On-Site Consultation with Owner* or their representatives as necessary.
- F) The entire area designated by the *Owner* shall be surveyed for leakage. Detected leaks shall be pinpointed only on that part of the water system maintained by the *Owner*. Unless it is previously specified and ordered, customer service line leaks will only be pinpointed up to the municipal side of the curb stop without additional charges. Leaks on the customer side of the curb stop typically require a separate appointment so *ATS* can make contact with the service line inside the building.
- G) Only those leaks that are detected by the *ATS Leak Survey* are to be included in the pinpointing phase of this contract. Unless other previous arrangements are made, any pinpointing of any incidentally or coincidentally occurring leakage, main breaks or previously known leakage that was not initially included in our proposal or as a part of this agreement shall be charged at our normal rates for scheduled / emergency service callouts.
- H) If the “*Re-monitoring of Repaired Leak Sites*” service is specified, included in our proposal and ordered, this agreement, leak repairs to that site must be completed within 30 days after that leak’s location report was submitted to the *Owner*. The *Owner* then must notify *ATS* at the time of repairs so re-monitoring can be scheduled. All subsequently detected leakage will be located.
- I) *ATS* will establish and mark the location of a leak or leaks in the field with either marking paint, a field stake and / or written individual “*ATS Leak Location Report*”.
- J) *ATS* will provide basic traffic warning equipment and traffic control and re-direction with flagmen on an as-needed basis, whenever conditions dictate the necessity of these safety precautions. *ATS Work Zone Safety Equipment* includes but is not limited to safety vests, vehicle arrow boards, strobe warning lights and safety cones that are used whenever our vehicles are parked during the course of the leak survey on residential and other light or slower traffic areas.

GENERAL CONDITIONS FOR LEAK SURVEYS

RESPONSIBILITY OF OWNER

The *Owner* will ensure easy access to all main line valves, valve boxes or other strategically necessary access points. This may also include exposing and cleaning out auxiliary valves and b-boxes on an as-needed basis if they will facilitate the accurate confirmation and pinpointing of a detected leak. *This could include* breaking loose needed valve covers; pumping water out all valve vaults and boxes and, if necessary, removing debris from those enclosures to make the valves and adjoining pipelines accessible. The *Owner* will also make access available to any point or location strategically needed by *ATS* to perform said work at the discretion of *ATS*.

- If the *Owner* orders leak pinpointing between the curb stop and the customer's building, the *Customer* shall be responsible for contacting *ATS* for scheduling and pricing. Pinpointing can be performed on a weekday from 9:00 AM to 1:00 PM without incurring overtime charges.
- The *Owner* will make available to *ATS* all available location maps, schematics, as-built drawings, final reports from previous leak surveys, and any other data pertaining to the area being surveyed.
- The *Owner* will make available knowledgeable, qualified personnel for consultation and assistance regarding the *Owner's* water system.
- Identify the authorized representatives of the *Owner* to act on behalf of the *Owner* and sign *ATS* agreements, purchase orders and additional work orders.
- Give *ATS* right of access, and necessary identification required, and notify appropriate authorities (Police, Fire Dept., Public Works Dept., etc.) as needed of program underway.
- The *Owner* will at its option, provide Traffic Warning Equipment, Traffic Control and Re-Direction with Flagmen on an *as-needed basis*, should conditions dictate the necessity of this safety precaution. Instances such as a lane closure in a heavy traffic area may require hiring the services of a Work Zone Safety Vendor to provide the necessary traffic control equipment such as barricades, warning lights, arrow panels and temporary barriers. The *Owner* must approve any use of a Work Zone Safety Vendor in advance. *Owner* will be responsible for the costs of the Work Zone Safety Vendor.
- *Owner's* repair crews shall make a reasonable effort to provide *ATS* with accurate leak repair information whenever this data is available. *Repair data should detail the following*: Date of repair; type of leak; approximate size and shape of the leak orifice; approximate water pressure; and method of repair. This information is necessary for *ATS* to make leak size, water loss and revenue recovery calculations for a comprehensive "*Leak Survey Final Report*".

Please Note: *ATS* does not guarantee the detection or accurate pinpointing of a leak or leaks but does assure that the best effort in that regard will be put forward.

Certain input data to the *ATS Leak Detection & Location System* is based upon information received from the *Owner*. The accuracy of the *Owner's* data will directly affect the results of the Leak Survey. *ATS* will attempt to verify such data by consultation with the *Owner* and thereupon will have a right to rely upon the accuracy of the *Owner's* data. *ATS* is not liable for any costs to the *Owner* as a result of incomplete or inaccurate data supplied by the *Owner* or their representatives.



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Purchase of Replacement Loader		
Presenter & Title:	Dan Javed, Superintendent of Streets and Fleet		
Date:	July 7, 2025		
<i>Please Check Appropriate Box:</i>			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: QIS I; QIS III			
Estimated Cost: \$273,062.26		Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
Executive Summary:			
<p>The FY2025 - 2026 budget includes funds allocated for the replacement of a 2001 John Deere wheel loader. The current loader has approximately 8,000 hours and is beyond its useful life. The Wheel Loader is used for snow and ice operations, for moving materials, and for emergency services such as storm damage.</p> <p>The City has budgeted \$275,000 to replace the Wheel Loader.</p> <p>The proposed loader will be purchased from West Side Tractor in Lisle using the joint purchasing SourceWell contract #011723-JDC for \$257,100.76 and the sectional plow will be purchased on the same contract for \$15,961.50 for a total of \$273,062.26.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution • Exhibit A 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend approval of resolution for the purchase of a 2026 John Deere 624P 4WD Loader from West Side Tractor in an amount not to exceed \$273,062.26.</p>			

RESOLUTION NO. 2025-83

**RESOLUTION AUTHORIZING
THE PURCHASE OF REPLACEMENT
JOHN DEERE LOADER AND PLOW ATTACHMENT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, the purchase of a John Deere wheel loader and plow attachment, in the amount of \$273,062.26 as per the attached at Exhibit "A".

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ____ day of _____, 2025

AYES: __ **NAYS:** __ **ABSENT:** __ **ABSTAINING:** __ **HOLDING OFFICE:** __

Approved by me this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk



WEST SIDE TRACTOR SALES

3300 Ogden Ave Lisle IL 60532

(630) 355-7150

Adam Roth - Sales Representative - aroth@wstsales.com



June 20, 2025

CITY OF GENEVA - GENEVA PUB WORK DEPT

1800 SOUTH STREET

GENEVA, IL

Sourcewell ID #

2026 John Deere 624 P 4WD Loader
SOURCEWELL Cooperative Contract 011723-JDC

Please note that this quote is valid for 30 days.

Code	Machine Configuration Description	Unit Price
All the prices in the detailed sections are Per machine basis. Qty (1)		
6042D	624 P-Tier Wheel Loader	341,070.00
0202	United States	-
0259	English	-
0351	Translated Text Labels	-
0400	Standard Loader	-
0451	Standard Z-BAR	-
0613	Level 3 Trim - Flat Black Exhaust - 140 Amp Alternator - 15 Amp Converter - LED Work and Drive Lights - Premium Seat, Heated and Ventilated with Heavy Duty Air Suspension - Ride Control	7,818.00
0654	Level 1 Performance - Locking Front Differential - Standard Rear Differential - Manual Diff Lock	-
	Less Throttle Lock - Less Wheel Spin Control - 5-Speed Powershift Transmission	-
0956	Rear Camera (Secondary Display)	-
1100	Less Detection System	-
1205	Basic Package Radio	-
1301	Left Side Steps	-
183N	JDLINK™	-
1862	Level 2 Fleet Health - Auto Active Warm Up, Auto Daily Fluid Checks, Fluid Loss Monitoring	-
	Battery Health Monitoring, Mobile Alerts	-
2206	SmartWeigh	4,643.00
2261	8 IN (203mm) Touchscreen Display	-
2301	10.1 IN (257mm) Secondary Display - G5	3,844.00
4095	John Deere 6.8L - FT4/SV	-
6522	Standard Hitch w/ Pin & Rear Counterweight	-
7026	Joystick Controls	-
7054	Three Function Hydraulics	2,377.00
5315	Michelin XHA2 - 20.5R25 L3 1-Star Radial Tires w/ 3 PC Rims	23,977.00
5554	Full Coverage Front & Rear Fenders w/ Mudflaps	2,989.00
7403	Hydraulic Coupler - JRB 416 Pattern	8,621.00
7827	3.50 YD (2.70 CM) Enhanced Performance	11,867.00
7458	Bolt-On Cutting Edge	1,052.00
7500	Less Fork Frame	-
7700	Less Tines	-
8500	Cold Weather Package - Block Heater - Hydrau XR Hydraulic Oil (provides all-season capability in ambient temperatures ranging from -40C to 40C (-40F to 104F))	526.00
8295	Heated And Powered Exterior Mirrors	758.00
8502	Maintenance and Service Package - Engine Compartment Light - Environmental Drain	629.00
8508	Auxiliary Equipment Package - Beacon Light (Amber) - Seat Belt Indicator Beacon Light (Green) - Fire Extinguisher - Slow Moving Vehicle Emblem - License Plate Bracket	1,193.00
8082	Electrical Corrosion Prevention Package - Preventive corrosion treatment includes dielectric grease for electrical connections and polyurethane-based sealant on exposed terminals.	1,518.00
	List Price	\$ 412,882.00
	Discount 38.0%	\$ 156,895.16
	Net Price	\$ 255,986.84

Custom Jobs Description	Qty	Price
Factory Freight Destination Lisle, IL 60532	1	3,122.54
Dlr provide Pre-Delivery Inspection, Supplies and Fuel Fill	1	2,060.00
Dealer Provided Delivery	1	800.00
Extended Warranty: • Extended 5YR/2000 PT&H Warranty Machine Only	1	3,946.67
Whitmore Auto Lube System	1	16,184.71
Total Price		\$ 26,113.92

Quote Summary (per unit)

Item Description	Prices
------------------	--------

Machine Net Price		\$	255,986.84
Custom Jobs		\$	26,113.92
Total Net Price	Quantity (1)	\$	282,100.76
Less Trade-in			
2001 John Deere 624H with 7794 hours			25,000.00
Net Price less Trade-Ins			\$ 257,100.76

Expected Machine Delivery Date: October 23, 2025

Warranty Terms

624 P includes • Full Machine 12 Month -Unlimited Hour Warranty • Extended 5YR/2000 PT&H Warranty Machine Only


WEST SIDE TRACTOR SALES

3300 Ogden Avenue

Lisle, IL 60532

Adam Roth

2321501312

CITY OF GENEVA

GENEVA PUB WORK DEPT

GENEVA

Sourcewell ID #

June 24, 2025

SOURCEWELL Cooperative Contract 011723-JDC
Please note that this quote is valid for 30 days.

Code	Machine Configuration Description All the prices in the detailed sections are Per machine basis. Qty (1)	Unit Price
	ARCTIC HD 11.5 FT SEC PLW	16,835.00
	JRB STYLE BLANKS - 624K	900.00
	List Price	\$ 17,735.00
	Discount 10.0%	\$ 1,773.50
	Net Price	\$ 15,961.50

Quote Summary (per unit)

Item Description	Prices
Attachments Net Price	\$ 15,961.50



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Purchase of Replacement Asphalt Hot Box		
Presenter & Title:	Dan Javed, Superintendent of Streets and Fleet		
Date:	July 7, 2025		
<i>Please Check Appropriate Box:</i>			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: QIS I; QIS III			
Estimated Cost: \$40,066.00		Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
Executive Summary:			
<p>The FY2025 - 2026 budget includes funds allocated for the replacement of a 1998 Spaulding Hot Box.</p> <p>The Hot Box is used to keep asphalt material warm to perform pothole filling and patching. The City has budgeted \$50,000 to replace the 27-year-old Hot Box. The City received three quotes, and is recommending the lowest responsible quote based on the needs and specifications of the divisions.</p> <p>The lowest responsible bidder was Midwest Paving Equipment, Inc. for \$40,066.00.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution • Exhibit A 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend approval of resolution for the purchase of a Falcon 3-Ton Asphalt Recycler & Hot Box Trailer from Midwest Paving Equipment, Inc. in an amount not to exceed \$40,066.00.</p>			

RESOLUTION NO. 2025-84

**RESOLUTION AUTHORIZING
THE PURCHASE OF REPLACEMENT
FALCON HOT BOX**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, the purchase of a Falcon Hot Box, in the amount of \$40,066.00 as per the attached at Exhibit "A".

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ____ day of _____, 2025

AYES: __ **NAYS:** __ **ABSENT:** __ **ABSTAINING:** __ **HOLDING OFFICE:** __

Approved by me this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk



Midwest Paving Equipment, Inc.

757 DuPage Blvd Suite 2387
 GLEN ELLYN, IL 60137 US
 (630) 453-0772

Midwest Paving Equipment, Inc.

Estimate

ADDRESS

City of Geneva
 1800 South Street
 Geneva, IL 60134

SHIP TO

City of Geneva
 1800 South Street
 Geneva, IL 60134

ESTIMATE # 1848

DATE 06/17/2025
EXPIRATION DATE 08/18/2025

ACTIVITY	QTY	RATE	AMOUNT
5D3TT 3-Ton Falcon Asphalt Recycler & Hot Box Trailer Dual 12-Volt Batteries Triple Wall Construction and Fully Insulated Falcon Smart Controller 7 Day timer, Fuel Gauge, Voltage Gauge, Hour Meter Automatic Temperature Control Diesel Burner VIP Technology - Voltage Indicator and Protector Controller Automatically Prevents Burner(s) from Operating Below Burner Manufacturer's Required Voltage One-Piece, Seamless Ceramic Combustion Chamber Independently Certified 92% Fuel Efficiency Tandem Axle Trailer Frame - 2" x 6" x 1/4" Tubular Steel Diamond Tread Plate Hopper Access Platform Electric Brakes w/ Safety Breakaway Conspicuity Tape Included Options: Battery Charger Package Dump Box (12-Volt Electric Over Hydraulic) Single diesel burner Standard frame – 16' LED Lighting Upgrade - Two Red Stop/Tail/Turn Lights and One Amber Strobe Per Side Strobe Warning Light LED night work lights Upgrade to ST235/80R 16" Tires - Load Range E Tool Holder – 3 position Release Agent Basket Step (to Hopper Access Platform)	1	41,337.00	41,337.00
Paint Color Falcon Red, Falcon Orange, Yellow, or Black	1	0.00	0.00
Trailer Plug	1	0.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
Specify One (RV plug Round Plug 7 Flat pins) (Semi Plug round Plug 7 round Pins) (Cole Hersey Round Plug 6 Round Pins)			
Freight Freeland, MI to Geneva, IL	1	993.00	993.00
Warranty Two Year Factory, Lifetime Frame Warranty	1	0.00	0.00
Falcon CCMFG 5 Year Combustion Chamber Maintenance Free Guaranty	1	0.00	0.00
Manual Operator, Parts and Service Manual (Electronic) ***All Operators should read Manual and follow all recommended Safety Procedures.	1	0.00	0.00
Training On-site Operation and Service Training ***All Operators should read Manual and follow all recommended Safety Procedures.	1	0.00	0.00
Options	1	0.00	0.00
NJP1099 Short Frame 14'	1	1,219.00	1,219.00
NJP0099y Round sovent tank 13.5" diameter 16" tall for shovels	1	554.00	554.00
NJP1099A Shovel Clip (Stainless Steel) Mounted Curbside on Angled Hopper wall (Pair)	1	305.00	305.00
Discount Purchasing Cooperative of America Municipal Contract # OD-362-22	-1	4,342.00	-4,342.00
Why a FALCON? Why Falcon? It's Versatile • Recycle leftover asphalt, chunks and millings (a dual burner unit is required to recycle millings) • Transport asphalt and keep it hot all day and hold it overnight • Heat and re-heat cold patch It's Cost-Effective • When used as a hot box, it eliminates asphalt waste that occurs in the back of an unheated truck bed • When used as a recycler, it recycles leftover asphalt and asphalt chunks torn up from the pavement • Independently certified 92% fuel efficiency – uses less than 3 gallons of fuel per 8-hour shift It's Reliable • VIP Technology (patent pending) – Protects burner components by automatically preventing burner from operating with low battery voltage • A Falcon is designed to allow the burner to run while in tow - preventing material from cooling while being transported • Heat management system is engineered to provide even hopper temperatures – eliminating material scorching from hot spots and material hardening from cold spots	1	0.00	0.00

ACTIVITY

QTY

RATE

AMOUNT

• Standard 2-year machine warranty and lifetime frame warranty
It's a Falcon

* Lead time is currently 75 to 90 days. Lead time will be verified or adjusted at time of order.

SUBTOTAL	40,066.00
TAX	0.00
TOTAL	\$40,066.00

Accepted By

Accepted Date


Sherwin Industries, Inc.

Quotation

2129 W. Morgan Avenue Milwaukee, WI 53221 Corporate Office (414) 281-6400 Fax (414) 281-6404

Customer Information:

City of Geneva
 Scott Ruttenberg 630-232-1502
 1800 South Street Geneva, IL 60134
 sruttenberg@geneva.il.us

SPALDING

Date: 05/29/2025

NOTE: Quotation is good for 30 days from the above date. Prices quoted are for quantities shown only.

Part #	Description	Unit Price	Per	Quantity	Total
	2 Ton Roadsaver Asphalt Trailer	\$41,000.00	EA	1	\$41,030.00
	Automatic Temperature Control 12vDC Operation				
	All LED Lighting				
	18-34" Adjustable Hitch				
	28" Long Tongue				
	3" Pintle				
	3/8 HD Safety Chains				
	Tandem 7,000# Axle w/ Electric Brakes & Break-Away				
	4-4" LED Stop, Turn, & Tail Lights				
	Diesel Burner 105,000 BTU's				
	Hydraulic Dumping Hopper				
	Solvent Tank For Cleaning Shovels				
	5 Piece Tool Holder				
	20# Fire Extinguisher & Holder				
	(2) Amber LED Strobes				

If you have any questions concerning this quotation,
 please contact Michael West
 Phone (309) 509-0061
 Email: mwest@sherwinindustries.com

Subtotal	\$41,030.00
Freight	\$1,800.00
Sales Tax	N/A
Total	\$42,830.00

SOURCEWELL PRICING WORKSHEET Contract #080521-CFC				DATE:	6/9/2025
PURCHASING AGENCY		CONTRACTOR	AUTHORIZED DISTRIBUTOR		
BUYING AGENCY/MEMBER ID: City of Geneva CONTACT PERSON: Scott Ruttenberg PHONE: 630-232-0854 FAX: EMAIL: sruttenberg@geneva.il.us		Crafco, Inc. Angie Hoaglin 602-276-0406 480-961-0513 angie.hoaglin@crafco.com	COMPANY Contact Name PHONE: FAX: EMAIL:		
DELIVERED TO: Crafco, 2120 Grand Ave, Evansville, IN 47711					
EQUIPMENT PART #/DESCRIPTION:				Discounted Contract Price	
Part Number	Description			Price	
KM-8000TEDD-SRC	KM 8000 TEDD-18'C2M3-4 TON ASPHALT HOTBOX/RECLAIMER DIESEL FIRED HYDRAULIC PU			\$33,525	
EQUIPMENT OPTIONS: (Listed in Contract)					
Price for options requiring multiple units please list the total price not the each price.					
QTY/Part #/Description	Price	QTY/Part #/Description	Price		
KM-LIGHTBAR-SRC	\$1,820		\$ -		
KM-SOLVENT TANK-SRC	\$470		\$ -		
KM-TOOLRACK-SRC	\$ 370.00		\$ -		
KM-LITHIUM BATTERY-SRC	\$ 1,200.00		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
				Subtotal:	\$ 3,860.00
UNPUBLISHED OPTIONS: (Items not shown in the Contract Price List)					
Price for options requiring multiple units please list the total price not the each price.					
QTY/Part #/Description	Price	QTY/Part #/Description	Price		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
	\$ -		\$ -		
				Subtotal:	\$ -
		QUANTITY	1	Equipment Total:	\$ 37,385.00
MATERIALS: (Listed in Contract Price list)					
Part #/Description	Units	Price/unit	TOTAL		
		\$ -	\$ -		
		\$ -	\$ -		
		\$ -	\$ -		
				Material Total:	\$ -
TRADE-INS/DISC./FREIGHT/TAX					
Description	Price	Description	Price		
FREIGHT	\$ 1,500.0000		\$ -		
HANDLING	\$ 150.0000		\$ -		
	\$ -		\$ -		
				Subtotal:	\$ 1,650.0000
				TOTAL:	\$ 39,035.0000
Crafco Approval By:		Angie Hoaglin		Date: 6/10/2025	
Not Valid Without Approval					



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	FY 2024-2025 Budget Amendment		
Presenter & Title:	Jennifer Milewski, Finance Director		
Date:	July 21, 2025		
Please Check Appropriate Box:			
	Committee of the Whole Meeting		Special Committee of the Whole Meeting
X	City Council Meeting		Special City Council Meeting
	Public Hearing		Other -
Associated Strategic Plan Goal/Objective: SG-I			
Estimated Cost: \$ N/A	Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Funding? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If "Other Funding," please explain how the item will be funded: Fund balance			
Executive Summary:			
Amendments to the FY 2024-2025 fiscal year budget are hereby requested. The details of the amendments are contained within the attached resolution.			
Attachments: (please list)			
<ul style="list-style-type: none"> • Resolution Authorizing Execution of Fiscal Year 2024-25 Budget Amendment 			
Voting Requirements:			
<p><i>This motion requires 8 affirmative votes (Mayor included).</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: (how item should be listed on agenda)			
Approval of Resolution authorizing execution of FY 2024-2025 budget amendments.			

RESOLUTION NO. 2025-85

**RESOLUTION AUTHORIZING EXECUTION OF
FISCAL YEAR 2024-2025 BUDGET AMENDMENT**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA,
KANE COUNTY, ILLINOIS, as follows:**

SECTION 1: That the Mayor and City Clerk are hereby authorized to execute, on behalf of the City of Geneva, a budget amendment:

- 1) To provide additional contributions to the General Capital Projects Fund to support future building improvements and repairs. Funding is sourced from available Fund Balance and savings from various expenditure offsets.

Description	Current Budget	Increase (Decrease)	Amended Budget
General Fund			
100.40.45.00-951.41			
Interfund Transfers Out- General Capital Projects Fund	\$0	\$2,650,000	\$2,650,000
100.40.45.00-999			
Source of Reserves	\$528,790	(\$528,790)	\$0
100.60.00.00-599			
Other Contractual Services	\$1,091,600	(\$1,082,000)	\$9,600
100.70.71.00-521.05			
Group Insurance	\$646,270	(\$95,270)	\$551,000
100.80.82.00-501			
Wages	\$1,878,001	(\$163,001)	\$1,715,000
100.90.91.10-601.30			
Maintenance Supplies	\$220,305	(\$191,255)	\$29,050
100.00-499			
Reappropriation	\$0	\$655,000	\$655,000

- 2) To support the completion of parking lot improvements, funded by additional revenues collected from Wireless 911.

Description	Current Budget	Increase (Decrease)	Amended Budget
Tri-Com Fund			
236.00-449			
Wireless 911	\$2,150,000	\$222,625	\$2,372,625
236.85.86.95-810			
Building Improvements	\$150,000	\$222,625	\$372,625

- 3) Fisher Farms Pond maintenance and landscape maintenance. Funds are provided through Fund Balance.

Description	Current Budget	Increase (Decrease)	Amended Budget
SSA #16 Fisher Farms			
266.00-499	\$0	\$56,000	\$56,000
Reappropriation			
266.35.00.00-531.35	\$88,380	\$18,000	\$106,380
Maintenance Service			
266.35.00.00-531.95	\$11,520	\$33,000	\$44,520
Maintenance Service			
266.35.00.00-559	\$14,890	\$50,000	\$64,890
Other Professional Service			
266.35.00.00-999	\$29,055	(\$29,055)	\$0
Source of Reserves			

- 4) For cost associated with Garbage Disposal services and pension expense. Funds are provided through Fund Balance.

Description	Current Budget	Increase (Decrease)	Amended Budget
Refuse Fund			
643.00-499	\$31,550	\$20,500	\$52,050
Reappropriation			
643.90.00.00-583.30	\$534,380	\$24,150	\$558,530
Other Contractual Services			

- 5) To cover increased costs related to general insurance premiums and claims, funded through insurance reimbursements and interest income.

Description	Current Budget	Increase (Decrease)	Amended Budget
Workers Compensation Fund			
715.00-481	\$60,000	\$48,000	\$108,000
Interest Income			
715.00-485	\$0	\$86,400	\$86,400
Reimbursed Expenditures			
715.40.43.00-592	\$142,000	\$10,600	\$152,600
General Insurance			
715.40.43.00-593	\$512,730	\$118,700	\$631,430
Workers Compensation Claims			

- 6) For the Police Pension Fund to cover the increase costs of professional services and training. Funds are provided through Interest Income.

Description	Current Budget	Increase (Decrease)	Amended Budget
Police Pension Fund			
801.70.71.00-525 Police/Fire Pension	\$2,411,190	\$1,600	\$2,412,790
801.70.71.00-541 Accounting & Auditing Service	\$25,465	\$1,675	\$27,140
801.70.71.00-543 Legal Service	\$2,000	\$4,255	\$6,255
801.70.71.00-548 Financial Service	\$18,000	\$3,850	\$21,850
801.70.71.00-571 Dues & Subscriptions	\$0	\$795	\$795
801.70.71.00-573 Training & Professional Development	\$500	\$1,150	\$1,650
801.70.71.00-599 Other Contractual Services	\$2,000	\$7,060	\$9,060

- 7) To fund Firefighters Pension Fund payments for unexpected retirements. Funding is provided for with interest income.

Description	Current Budget	Increase (Decrease)	Amended Budget
Fire Pension Fund			
802.80.00.00-525 Police/Fire Pension	\$1,248,700	\$33,500	\$1,282,200
802.80.00.00-526 Pension Refund	\$0	\$7,410	\$7,410
802.80.00.00-543 Legal Service	\$4,000	\$4,165	\$8,165
802.80.00.00-548 Financial Services	\$10,000	\$15,500	\$25,500
802.80.00.00-571 Dues & Subscriptions	\$0	\$1,070	\$1,070
802.80.00.00-573 Training & Professional Development	\$500	\$570	\$1,070
802.80.00.00-599 Other Contractual Services	\$0	\$9,550	\$9,550

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the Mayor and City Council of the City of Geneva, Kane County, Illinois,
this 21st day of July, 2025.

AYES: __ NAYS: __ ABSENT: __ ABSTAINING: __ HOLDING OFFICE: 11

Mayor

ATTEST:

City Clerk



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Facilities Master Plan Adoption		
Presenter & Title:	Stephanie K. Dawkins, City Administrator Pete Adams, Facilities Manager		
Date:	July 21, 2025		
Please Check Appropriate Box:			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: SG-III; QIS			
Estimated Cost: N/A		Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
Executive Summary:			
<p>In June 2023 (Resolution 2023-63), the City engaged FGM Architects, Inc. to provide professional architectural and engineering services for a Facilities Master Plan for City Facilities including City Hall (and adjacent former Library Building), Fire Station 1, Fire Station 2, Police Station and the Public Works Facility. A preliminary draft plan was presented to the City Council at the Strategic Planning Workshop in 2023. Since that time the consultants have continued to refine the plan, while the City embarked on a community engagement process (fall 2024). At a Special Committee of the Whole meeting on June 23, 2025 a draft plan was presented to gather input from the Committee of the Whole.</p> <p>For the Council’s consideration is a Resolution adopting the Facilities Master Plan. The Facilities Master Plan is a planning document to help guide decisions relating to city facilities over the next several years. Adoption of the plan does not commit the City to do anything specific, but rather helps create a road map to achieve the city’s strategic goals for Strong Governance and Quality Infrastructure and Services related to city facilities and the provision of services to the community.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution and Facilities Master Plan 			
Voting Requirements:			
<i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i>			
<i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
Recommend Approval of Resolution Adopting the City of Geneva Facilities Master Plan.			

RESOLUTION NO. 2025- 86
RESOLUTION ADOPTING THE CITY OF GENEVA
FACILITIES MASTER PLAN

WHEREAS, the City of Geneva’s Strategic Plan identifies a strategic goal of Strong Governance with the desired outcome of facilities that meet community needs (SG-III); and

WHEREAS, the City completed a facilities assessment in 2021 and determined the need for improvement; and

WHEREAS, in 2023 the City engaged FGM Architects, Inc. to provide for Facility Master Planning Services; and

WHEREAS, in 2024 the City conducted a community engagement process to garner support for improvements to City facilities.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Geneva, Kane County, Illinois, as follows:

SECTION 1: That the Facilities Master Plan in the form attached at “Exhibit A” is hereby adopted.

SECTION 2: This Resolution shall become effective from and after its passage as in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this ___ day of _____, 2025.

AYES: __ NAYS: __ ABSENT: __ ABSTAINING: __ HOLDING OFFICE: __

APPROVED by me this ___ day of _____, 2025.

Mayor

ATTEST:

City Clerk



CITY OF GENEVA **FACILITIES MASTER PLAN**

SUBMITTED TO:
City of Geneva
22 South 1st Street
Geneva, Illinois 60134

PREPARED BY:
FGM Architects Inc.
1 Westbrook Corporate Center, Suite 1000
Westchester, Illinois 60154

July 11, 2025
FGM Project 23-3766.01





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Cover photograph courtesy of Geneva History Museum

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CITY OF GENEVA | FACILITIES MASTER PLAN

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EXECUTIVE SUMMARY





EXECUTIVE SUMMARY



INTRODUCTION

FGM Architects Inc. (FGMA) assisted the City of Geneva with the preparation of a Facilities Master Plan for several of the City's facilities including City Hall, Police Station, Fire Station 1, Fire Station 2, and the Public Works Facility. The Facilities Master Plan also includes the recently purchased former Library building located directly west of City Hall. The City previously completed Facility Condition Assessments for the Geneva Generation Facility, Water Treatment Plant, and Wastewater Treatment Plant, and are included in the Master Plan by reference only.

The primary goals of the Facilities Master Plan are to address the following concerns:

- Being a historic community has its challenges, with some facilities and infrastructure dating back two centuries. The facilities included in this Master Plan range in age from 23 to 117 years old.
- The significant infrastructure challenges and dated facilities make it harder to provide the level of service the community expects.
- Safety, security, and accessibility are challenged by the existing conditions.
- Morale is negatively impacted within each department due to inefficient and/or substandard working conditions, making it difficult to attract and retain quality staff.



SUMMARY

The Facilities Master Plan takes into consideration the City's current and anticipated future needs for space and the organizational use of such space necessary for the cost effective and efficient operation of City government. The FGMA Team utilized record documents provided by the City, including previously prepared reports, facility assessments, and programmatic needs data, and completed surveys, tours of the existing facilities, and interviews with key stakeholders.

Following a review of the data and development of preliminary concepts, FGMA collaborated with the City in a series of meetings to review priorities and concepts. FGMA worked closely with the City and key stakeholders to facilitate a process to gain consensus on a preferred master plan strategy or group of strategies, with the following approach:

- Provide creative and thoughtful solutions.
- Provide consistency across departments.
- Recognize the need to maintain services and operations throughout implementation of projects.

Assessment and Recommendations

In developing an assessment and recommendations, the existing facilities were reviewed with respect to the following key considerations:

- **Program Requirements:** Each of the long-standing buildings do not provide fundamental programmatic requirements and do not meet the space and operational needs of those who work in them. City Hall, the Police Station, and Fire Station 2 are two to three times smaller than similar facilities providing similar services with an appropriate program.
- **Existing Conditions:** Despite the best efforts of the City over the years while utilizing available funding, each of the facilities need significant attention in terms of repairs, replacement, or enhanced maintenance plans.
- **Accessibility:** Complete accessibility for state and local governments is a higher level of standard than for other public buildings. Due to the age of the structures and locations within the City, most do not meet fundamental access requirements for public facilities. City Hall, as the most forward facing, is very deficient in this regard.



- **Security:** The safety and security of both the community and City Staff is of the utmost importance. Physical security concerns at each of the facilities were a key consideration identified during the Master Planning process and significant enhancements are recommended.
- **Equality:** Gender diversity is trending upwards in public safety roles, including police and fire departments. Providing facilities that address gender equality is a primary goal for the new facilities and renovations recommended herein.
- **Resiliency:** Resiliency includes safety and wellness for occupants, for which the current facilities are lacking. Addressing the need for secure spaces during storms and tornados is important. Wellness rooms and similar spaces for City staff and first responders are becoming must-have spaces.
- **Sustainability:** The City has been good stewards in maintaining its buildings and implementing sustainable initiatives. Moving forward, projects should focus on enhancing a resilient approach to providing City services.
- **Historic:** One of the challenges is maintaining the historic character of Geneva while embracing progressive developments. While renovating the historic structures may have limitations and certain constraints, it also offers an opportunity to provide a roadmap for other developments in the City.

In summary, based on the analysis completed, there are significant considerations for the City in terms of accessibility, safety and security issues; lost productivity, low morale, and the ability to attract and retain staff due to poor working conditions; and perhaps most importantly, a hampered ability to render required, expected, and excellent City services.



PRIORITIES

Stakeholder and Community Input

Following a review of the draft Facilities Master Plan, FGMA engaged with the City and its Community Engagement process that garnered preliminary feedback on the need to improve city-owned facilities. There was consistent messaging from both city staff and the community, as summarized below:

- There is an immediate need for a new Police Station as further summarized within this report.
- Modernization and infrastructure improvements are needed at other City facilities as further summarized within this report.
- The City shall provide safe, secure, accessible and effective work environments.
- The Facilities Master Plan should be completed as soon as possible to address deferred maintenance, deficiencies within city facilities, and to be fiscally responsible.
- Implementation of the Facilities Master Plan has the opportunity to support other developments within the city.
- Projects should reinforce the City as a good steward with a focus on the environment.
- Projects should maintain the historic character of City facilities.

Based on the Community Engagement process, the top areas of concern include the following:

- Upgrades and improvements to existing infrastructure and mechanical / electrical / plumbing systems at City facilities.
- Safety, security, and accessibility.
- Historical preservation.
- Technology upgrades to assist with city services.



Assessment and Recommendations

While each of the items identified in this Facilities Master Plan and the previously completed Facilities Condition Assessments are important to meeting the goal of providing excellent public service, available funding requires prioritization and a phased approach. The recommendations are based on the following priorities:

- **Must-Do:** Items in this category are required as minimum program requirements with respect to new facilities, additions, and/or significant renovations. This category also includes capital improvement items to address accessibility, current codes or ordinances, necessary maintenance, and health and life safety items.
- **Should-Do:** Items in this category would be considered best practices with respect to program requirements for the new facilities, additions, and/or significant renovations. These items are those in addition to or an increase in fundamental program elements in the Must-Do category and are recommended based on available funding.
- **Nice-to-Do:** Items in this category are betterments or additional programmatic elements that would only be recommended if there was available funding.

PROJECT SUMMARY

The following is a summary of the recommended projects for each facility summarized by priority. A detailed program summary is provided in Appendix A.

Police Department

- **Must-Do:** A new 45,000 SF Police Station located on the existing Public Works Site on South Street, limited to the must-do program requirements. This would likely not include should-do items such as an indoor firing range, larger training facilities, or indoor parking for squad vehicles.
- **Should-Do:** The three primary elements include an indoor evidence garage for vehicle processing, a 4,000 SF indoor firing range for state-mandated training, and a 3,700 SF indoor parking garage for 8-10 police vehicles for officer safety and efficiency as well as to extend the life of city assets.
- **Nice-to-Do:** Expanding on the three primary elements, adding a second bay to the indoor evidence garage for vehicle storage, a 8,000 SF indoor firing range for state-mandated training, and a 7,500 SF indoor parking garage for each of the current police vehicles with room for growth (up to 23 vehicles).



City Hall and Library

- **Must-Do:** A Civic Center redevelopment project that includes selective demolition of the north and east additions and historic renovations to the original turn of the century library building, reducing the size of the building to the original 4,000 square feet. Renovations to City Hall include a 15,000 SF addition to connect the existing facilities and the must-do program requirements. The additional benefits in maintaining these two historically significant structures in Downtown Geneva are the centralized services for the community, complete accessibility, and improved facilities for City staff.
- **Should-Do:** A full lower level under the 15,000 SF addition, providing space for future expansion and/or the Should-Do programmatic requirements that include offices, meeting / collaboration space, and staff support.
- **Nice-to-Do:** The interior build-out of the 15,000 SF addition for the Should-Do and Nice-to-Do programmatic requirements that include offices, meeting / collaboration space, and staff support.
- **Additional Considerations:** The City could consider a phased approach to the Civic Center Redevelopment Project. The initial phase would include selective demolition of the north and east additions and historic renovations to the original turn of the century library building. The Library would be reduced in size to the original 4,000 square feet. The second phase would include a 15,000 SF addition to connecting the existing facilities and completion of prioritized Must-Do, Should-Do and/or Nice-to-Do items, as funds are available.

Fire Department – Fire Station 1 – Headquarters

- **Must-Do: Ongoing maintenance and** first priority items including exterior improvements, equipment upgrades, and mechanical, electrical, plumbing system upgrades.
- **Should-Do:** Second priority items including interior renovations to address staff support and firefighter living quarters.
- **Nice-to-Do:** West side or north side addition to provide additional meeting and training space. The space could be available to the community for public use.
- **Additional Considerations:** First and second priority items are all recommended to be completed over the next ten years. Projects could be completed in phases over the next five to ten years based on the recommendation to increase spending for capital improvement projects and available funding.

**Fire Department – Fire Station 2 – West Side**

- **Must-Do:** A new 20,000 SF Fire Station located east of the existing fire station on city-owned property. The new facility would be similar to Fire Station 1 for consistency and would include three (3) double-depth apparatus bays and the must-do programmatic requirements.
- **Should-Do:** The addition of a fourth double-depth apparatus bay to accommodate storage needs and future growth.
- **Nice-to-Do:** Additional exterior training spaces to support state mandated training requirements.
- **Additional Considerations:** The proposed site is currently part of the neighborhood stormwater management system and additional study may be required to confirm the feasibility of building on this site.

Public Works:

- **Must-Do:** Site improvements and site security along with first-priority capital improvement projects and interior renovations.
- **Should-Do:** New covered storage including 3-sided open storage facilities at west and south yards, along with second-priority capital improvement projects.
- **Nice-to-Do:** Third-priority capital improvement projects including improvements to salt storage facility.
- **Additional Considerations:** First, second and third priority items are all recommended to be completed over the next ten years. Increased spending on capital improvement projects to address Must-Do and Should-Do items at Public Works, including site improvements, site security, interior renovations, and MEP system upgrades.



PROJECT COSTS AND RECOMMENDATIONS

Spending on capital improvements related to the existing facilities over the last several years has been averaging between \$1.0M to \$2.0M annually. Moving forward, significant additional funds will be required to address the needs identified. The good news is that the City does not currently have any general fund debt. The challenges related to project funding are that the City has limited cash reserves and a limit to its bonding authority of approximately \$100M.

Recognizing the challenges of implementing the recommendations with respect to local tax increases to residents, the benefit of tackling the high priority projects sooner rather than later can be reflected in the cost of the work. Escalation has been trending at 4.0 to 5.0 percent annually in the construction industry, meaning that \$100 million today would equal as much as \$128.0 million if deferred by five years or \$163.0 million if deferred 10 years.

The total estimated project costs to address each of the identified Must-Do, Should-Do, and Nice-to-Do items is \$178,650,000. Project costs are based on projects starting in March 2026 and include construction costs (cost of the work) including construction contingency and owner's costs (soft costs) that include professional services fees, furnishings, fixtures and equipment (FF&E), design contingency, and owner's project contingency. A summary is provided below and additional breakdown provided in Appendix C.

The next step is to develop an implementation plan to prioritize projects, programmatic requirements, and approach to completing the recommended improvements. Escalation at the rate of approximately 5 percent annually shall be considered when reviewing timeframes for completing the work.

In addition, increasing the capital improvements budget from \$1.0M to \$2.0M to \$5.0M to \$6.0M annually is recommended. This approach will help to address the many deferred maintenance items, interior renovations, and replacement of systems nearing the end of their useful service life.



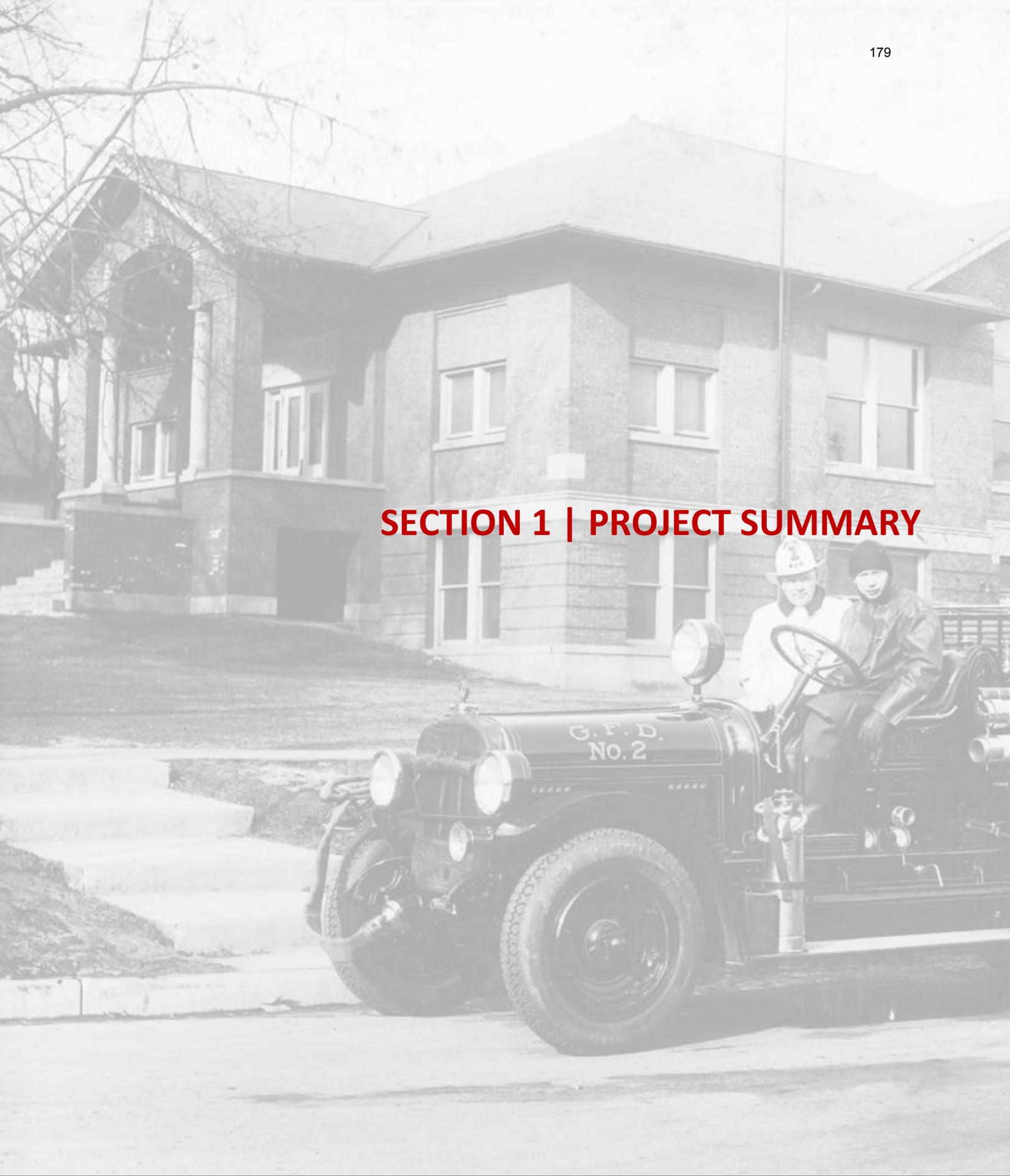
CITY OF GENEVA | FACILITIES MASTER PLAN

PROJECT COST SUMMARY

The Table below provides an overview of the recommendations for each facility by priority. Project costs are based on projects starting in March 2026 and construction starting in March 2027. Additional Project Cost Summaries are included in Appendix C.

Facility	Must-Do	Should-Do (Add to Must-Do)	Nice-to-Do (Add to Should-Do)
New Police Department	New 45,000 SF Police Station on Public Works site	Indoor firing range, indoor parking for 8-10 vehicles	Larger indoor firing range and indoor parking for 23 vehicles
Construction Costs	\$38,500,000	9,000,000	\$2,700,000
Owner's Costs	\$9,300,000	2,100,000	\$600,000
Estimated Project Costs	\$47,800,000	\$11,100,000	\$3,300,000
City Hall and Library Redevelopment	Maintain original 4,000 SF Library and 15,000 SF addition to connect Library to City Hall	Construct lower level of 15,000 SF addition.	Interior buildout of lower level of 15,000 SF addition.
Construction Costs	\$28,500,000	1,800,000	1,800,000
Owner's Costs	\$6,900,000	\$400,000	\$400,000
Estimated Project Costs	\$35,400,000	\$2,200,000	\$2,200,000
Fire Station 1	Ongoing maintenance and upgrades to existing systems	Interior renovations to address staff support and firefighter living quarters	Addition to provide additional meeting and training space
Construction Costs	\$6,700,000	1,300,000	\$4,600,000
Owner's Costs	\$1,700,000	\$300,000	\$1,100,000
Estimated Project Costs	\$8,400,000	\$1,600,000	\$5,700,000
New Fire Station 2	New Fire Station 2 with three (3) full double-depth bays	One (1) additional full length double bay	Additional sitework for training pad(s)
Construction Costs	\$15,900,000	1,300,000	\$500,000
Owner's Costs	\$3,850,000	\$300,000	\$100,000
Estimated Project Costs	\$19,750,000	\$1,600,000	\$600,000
Public Works	Site improvements and site security along with first-priority capital improvement projects	Covered vehicle and equipment storage along with second-priority capital improvement projects	Third-priority capital improvement projects including improvements to salt storage facility
Construction Costs	\$17,000,000	\$8,200,000	\$5,900,000
Owner's Costs	\$4,100,000	\$1,900,000	\$1,400,000
Estimated Project Costs	\$21,100,000	\$10,100,000	\$7,300,000
Subtotal Project Costs	\$132,950,000	\$26,600,000	\$19,100,000
TOTAL PROJECT COSTS		\$178,650,000	

SECTION 1 | PROJECT SUMMARY





SECTION 1.0 | PROJECT SUMMARY

PROJECT UNDERSTANDING

The primary goal of the Facilities Master Plan is to ensure that the City is positioned well to take the next steps necessary to improve the City-owned facilities. Previous versions of the City's Strategic Plan have emphasized excellent municipal services as a key priority. In addition, there is strong consideration for keeping key City services in the downtown area, for both convenience and exposure.

The following is an overview of the Project Team:

- FGM Architects Inc. (FGMA): As the Architect of Record and Prime Consultant, FGMA provided project management, architectural, and master planning services for the project.
- TERRA Engineering Inc. (TERRA): TERRA assisted with civil engineering and aided with site assessments providing feedback on possible stormwater impact, utility impacts, comments on geotechnical data, and site maneuvering for equipment/vehicles.
- Leopardo Companies, Inc. (Leopardo): Leopardo provided cost consulting as well as input into the feasibility, construction, phasing, and schedule for recommended projects.

PROJECT GOALS AND OBJECTIVES

For every project, it is important to establish clear goals which will be utilized to guide the direction of the solutions and decisions throughout the project. The following Preliminary Goals and Objectives were identified by the City in the Project Kick-Off Meeting:

Project Goals

- The primary goal of the Facilities Master Plan is to ensure that the City is positioned well to take the next steps necessary to maintain and improve the City-owned facilities that enable the City to continue delivering critical services.
- To align with the City's Strategic Plan, the Facilities Master Plan shall emphasize excellent municipal services as a key priority.
- Incorporate the strong consideration for keeping key City services in the downtown area, for both convenience and exposure, and maintain significant historic structures.



Project Objectives

The Facilities Master Plan will provide options for improvements and/or replacement of existing facilities. Priorities are initially presented as must-do, should-do, and nice-to-do based on key considerations. The financial impact will be of critical importance, so budgets are presented for each of the options identified. From a cost perspective, options include the following categories:

- Renovations to the existing facilities.
- Additions and renovations.
- New construction.

FACILITIES INCLUDED AS PART OF THE FACILITIES MASTER PLAN

The following City facilities are included as part of the Facilities Master Plan. Previous assessments have been completed for the Geneva Generation Facility, Wastewater Treatment Plant, and Water Treatment Plant and they are included in the Master Plan by reference.

- **City Hall / Library:** Maintaining the historic character of the two buildings is important. There are opportunities create new fully accessible spaces for City services. Accessibility, access, and parking in the downtown area remain key aspects of the Master Plan.
- **Police Station:** The current facility does not meet current needs and new facility is a high priority for the City. The current site has been reviewed, and several potential new sites have been considered as part of the Master Plan.
- **Fire Station 1:** This newer facility does not have any immediate needs, but long-term plans have been considered as part of the Master Plan.
- **Fire Station 2:** The current facility is undersized and does not meet current needs. Confirmation of program requirements and development of options for renovation, expansion, or relocation have been developed as part of the Master Plan.
- **Public Works Facility:** The existing facility meets the basic needs of the department but there is a lot of room for improvement. The facility serves a lot of needs for the City and the Master Plan explored operational and functional issues.



METHODOLOGY OF APPROACH

Methodology

FGMA obtained information for this study through data and documents provided and through a series of interviews and discussions with staff. Information was gathered and then analyzed to determine each department's space needs requirements and/or facility deficiencies that need to be addressed.

For the City Hall, Police, Fire, and Public Works Departments, information was gathered and then analyzed to determine each department's space needs requirements. The analysis was then summarized into a projection of space requirements called a Program Statement. The Program Statements, located in each facilities section of this report, are the final product of the needs analysis portion of the study.

For each facility, operational deficiencies were identified and are included in each facilities section of this report.

While this study was performed in a very collaborative manner with staff members, FGMA consistently reviewed space requests and operating assumptions to ensure that the recommended space size allotments reflect accurate needs.

PHASE 1 – ANALYSIS AND EVALUATION

Project Kick-Off Meeting

FGMA facilitated a project Kick-Off Meeting to establish the project goals by which the City will measure the project's success upon completion. To produce an effective analysis, FGMA believes that we must delve into key desires and concerns for the analysis. At the Kick-Off Meeting:

- Developed the project's goals. These are overarching goals that helped drive the direction of solutions and project decisions.
- Identified questions that must be answered as part of this study.
- Identified key stakeholders to be interviewed to garner information for the space needs analysis.
- Confirmed the initial project schedule.
- Identified potential dates for public input and City Council meetings.
- Set a date/frequency for regular review meetings to keep the project moving at an enthusiastic and appropriate pace.



Data Collection

As part of the master planning process, the FGMA team reviewed copies of record documents provided by the City, including the previously completed Facilities Condition Assessments, Programming Needs Reports, and other relevant information. The following is a summary of documentation reviewed:

- City of Geneva Strategic Plan, prepared by the Strategic Plan Advisory Committee, adopted October 15, 2018 and revised December 6, 2021.
- City of Geneva, Geneva Fire Department Strategic Plan 2021.
- Facility Condition Assessments prepared by Studio GC, dated October 18, 2021.
- City of Geneva, 2017 Key Themes Report & Engagement Summary prepared by the Strategic Plan Advisory Committee along with Thomas P. Miller & Associates, dated November 2017.
- City of Geneva, 2021 Comprehensive Drainage Study prepared by WBK Engineering dated August 29, 2022 with respect to potential sites for development.
- City of Geneva, Organizational Analysis and Service Delivery Review, prepared by Voorhees Associates, LLC, dated February 2013.
- City of Geneva, Historic Preservation Plan, dated November 17, 2008.
- City of Geneva, Comprehensive Plan prepared by Trkla, Pettigrew, Allend & Payne, dated April 2003.
- Copies of Record Drawings for the former Library building.

Site Analysis

The FGMA Team performed a site analysis for each existing location identified above. In addition, the FGMA Team reviewed potential new sites for expansion and/or relocation of required facilities. Properties included sites both owned and not owned by the City for potential redevelopment. The proposed sites were previously reviewed by the City and considered by the FGMA Team, specifically related to a location for a new Police Station. Copies of the preliminary assessments are included in the Appendix.



Site Visits and Confirmation of Existing Conditions

Following a review of the Facilities Condition Assessments provided by the City, the FGMA Team performed a site walk-through of each of the existing buildings to confirm the existing conditions and observe visible elements and systems outlined in the Facilities Condition Assessment, prepared by others.

This report summarizes previous findings along with documented shortcomings of the facilities with regards to space, operations, efficiencies, etc.

Meetings with Key Stakeholders

As part of each site visit, the FGMA Team met with representatives of the City to review and discuss issues with the facilities and their operations. In advance of the meetings, preliminary survey questionnaires were distributed to spark the conversation. Interviews included confirmation of the programmatic needs based on current and future operations. The responses to the survey questions and summaries of interviews with stakeholders are included in Section 2 of this Facilities Master Plan.

Space Needs Assessment and Report

The Facilities Master Plan included a space needs assessment based on existing floor plans and programming meetings with each department. As part of the process, the preliminary summary of findings was presented to the City Leadership Committee for input on how to best move forward. The primary goal of the presentation was to ensure that key stakeholders and constituents understand how the previously identified deficiencies and the space needs of each facility impact the health, safety, accessibility, and operations of these key facilities.

The Facilities Master Plan includes a summary of current spaces use, operations, and staffing for each facility with area (square foot) summaries for comparison. The Program Summary is included as Appendix A.

PHASE 2 – FACILITIES MASTER PLAN

Potential Solution Development

Based on the review of existing data, site visits, interviews with key stakeholders and an understanding of the space needs requirements of each facility, FGMA developed two to three conceptual solutions on how to address the needs of each facility. The options include renovations, additions, and/or new facilities. This work is performed interactively with significant input from the City.



Conceptual Design

FGMA prepared preliminary diagrams, conceptual site plans, conceptual floor plans, and building sketches for the recommended improvements. Concepts developed for each site are diagrammatic in nature and graphically illustrate potential solutions. Conceptual plans are intended to be visual representations of the building programs and illustrate the proposed layout, flow, and access for operations.

Budgeting

Based on the conceptual diagrams and plans, the FGMA Team that includes Leopardo Companies, Inc. prepared preliminary opinions of probable construction costs to assist the City in preparing project budgets for each facility and a summary of the total budget. Project budgets typically include hard costs (construction costs) and soft costs (Owner's costs including fees, furniture, fixtures, equipment, contingencies, etc.). Based on input from the City, final Project Budgets may include escalation for inflation and similar impacts on costs.

Preliminary Facilities Master Plan

From information gathered and generated, FGMA prepared a preliminary Facilities Master Plan that details the methodology, findings, and recommendations, and issue to the City for review.

FGMA will attend a review meeting with the City to address questions and comments. FGMA will incorporate suggested revisions into a final Facilities Master Plan suitable for presentation to City Council.

Prioritization, Schedules, and Phasing

Based on input received from City Council, the FGMA Team worked with the City to prioritize the recommended projects based on the information available, including conceptual plans and project budgets, and prepared preliminary project schedules based on short-term and long-term objectives.

Final Facilities Master Plan

FGMA made a presentation of findings and recommendations to City Council and incorporated responses to comments into a final Facilities Master Plan.



SECTION 1.1 | EXISTING CONDITIONS SUMMARY

GENERAL

Despite the best efforts of the City over the years to address the challenges of working within the existing facilities, and a “make it work” approach, the City is at a risk for liability related to accessibility, safety, and security issues; lost productivity, low morale, and the ability to attract and retain staff due to poor working conditions; and perhaps most importantly, a hampered ability to render required, expected, and excellent City services. The following is a high-level overview of the operational constraints of each Department.

City Hall

City Hall is located at 22 South First Street and was constructed in 1912. The two-story building is approximately 12,700 square feet in size and is home to key City Services and Council Chamber. There are two separate public entrances to the building, from the east and south. The primary public entrance is on the Lower Level and the front desk is not manned full-time. Despite signage, residents and visitors are often misdirected. There is limited security or separation from the public in both the first floor and second floor lobbies. Perhaps the greatest challenge, and one of the highest exposures for liability for the City, is that the building, and specifically the Council Chamber, is not accessible to the whole community.

The existing building presents organizational challenges as departments are not homogenous and are spread throughout the building. Finance is in a separate building across the street, creating a sense of isolation. There is a lack of privacy between Departments, which restricts some conversations or meetings. Internally, circulation is challenging, spaces are undersized, offices are inconsistent in size, with some as part of the circulation path, and restrooms are not adequate in number or size. The last interior renovation was completed approximately fifteen (15) years ago. Mechanical, electrical, and plumbing systems are not commercial grade and are nearing the end of their useful service lives.

Parking for visitors, especially during public meetings, is one of the larger challenges. For City staff, there are twenty (20) staff spaces in the parking lot on the southwest corner of South 1st Street and West State Street and thirteen (13) staff parking spaces, including one (1) accessible space, in the alley between City Hall and the Library. Public parking includes a limited number of street parking spots in front of the building on both sides of James Street and the west side of South 1st Street.



Library

The former library building, located at 127 James Street, was originally constructed in 1908 and finished with a donation from Andrew Carnegie. There have been three additions to the original building in 1938, 1986, and 1998. Based on information from the City, the Craftsman architectural style is enhanced by stone exterior chimneys and Tudor half-timbering with stucco. Stone for the original part of the building is from the Batavia quarry. The building has been vacant since the opening of the new library in July 2020. The intention of keeping either the library building or property active for public use is consistent with the City Council's vision for the facility.

Now owned by the City, the existing facility is in poor condition and will require a significant amount of work as part of any renovation. The exterior envelope, including masonry, windows, and roofing are each in need of repair or replacement. The newest mechanical, electrical, and plumbing systems are at the end of their useful service life and will need replacement. The fire sprinkler system in a portion of the building recently froze and burst, damaging some of the interior finishes in the original portion of the building.

As part of this Facilities Master Plan, a wide range of options were considered for the redevelopment of the City Hall and Library site. Based on the primary goal of keeping City services downtown, the option selected includes renovation of both facilities with an addition that connects the two buildings, providing accessible access to the public-facing divisions as well as the Council Chamber. The remaining site areas could be redeveloped into public plazas to support the wide range of downtown events and activities.

Police Department

The Police Station is located at 20 Police Plaza, directly east of City Hall. The two-story building is approximately 21,500 square feet in size, comprised of three buildings built at separate times, approximately 1915, 1953, and 1987. There have been several renovations in the 1960's, 1970's, 1980's and early 2000's. Based on information provided within the previously completed Facilities Condition Assessment, the building has been home to the Fire Department, the Public Works Department, Tri-Com Central Dispatch, and now the Police Department and Finance Department.

In the development of this report, it became clear that the existing building is working against the Police Department. Not only is the building too small, but the design of the building is negatively affecting the Police Department's operations. The building is woefully undersized in comparison with facilities for similar municipalities and inadequate to meet current operational and training needs. Mechanical, electrical, and plumbing systems are at the end of their useful service life and need significant repair or replacement. There is consensus within the City that a new Police Station is required.



There are several reasons why additional space is required, and they can be categorized into three main areas:

- **Police Operations have Changed:** There are spaces that do not exist for modern policing, including training, chain of custody for evidence processing and storage, and equitable spaces for each gender.
- **Existing Spaces are Inadequate:** Required spaces do not exist and many existing spaces are no longer adequate to meet current needs. As policing has changed, workspaces no longer meet operational requirements.
- **Wellness Spaces:** Spaces that promote mental and physical wellness have been of great importance in the past ten years. Research has shown that police officers are negatively affected by the stress of their jobs which includes early onset dementia, obesity, diabetes, and shorter lifespans. To help promote wellness, spaces that promote stress relief, physical fitness, and camaraderie and now included in modern police facilities. The spaces include specially designed quiet rooms for de-stressing, physical fitness facilities, break areas, and common space that allows for interaction with peers.

In addition to impacting the Police Department's objective of providing the City with the highest level of law enforcement services possible, the current condition of the Police Station is presenting the City with an increased risk of liability on several fronts:

- **Information Technology:** The head-end equipment for the City's data network is located on the upper level of the Police Department. The room is not very secure, the emergency generator is in poor condition, and there is limited or no battery back-up. An outage would impact most if not all City Services as well as the recording of police information required by law.
- **Operations:** The building is designed in a segregated, compartmentalized manner which negatively affects communication and sharing of information throughout the department, critical for effective policing. There are deficiencies in the sallyport, booking, holding, evidence, and other key spaces.
- **Radio Tower Location:** The current location of the existing radio tower is problematic. A police station is considered a critical facility and having a radio antenna next to the building is considered a hazard. The best practices are to have the building outside of the fall zone of the radio tower.

A new facility meeting current requirements with provisions for future growth has been identified as the highest priority for the City. As part of this Facilities Master Plan, several options were considered, which were narrowed down to a primary option for the City-owned site located directly east of the Public Works facility. The new station could be constructed while the existing facility remains fully operational. Once



completed, the existing station site could be redeveloped by the City or sold to a private developer.

Fire Department

The Department is housed in two facilities and there is an overarching goal to provide equity between the two stations. While the size of the department is not anticipated to increase significantly, considerations should be made as part of any renovation or new construction to include space for recruits and/or paramedic students.

- Fire Station 1, also referred to as the Headquarters and/or East Side Fire Station, is located at 200 East Side Drive. The single-story building with partial lower level is approximately 24,600 square feet in size. The facility was opened in 2002, is in good condition, and generally meets current needs. However, an exterior stair enclosure and interior renovations to the administrative offices, bunk rooms, locker rooms, training areas, and support spaces are recommended. The building and major mechanical, electrical, and plumbing systems are nearing the end of their useful life. There are no significant revisions or updates required immediately, but plans should be developed for systematic upgrades to the existing facilities over the next 5 to 10 years.
- Fire Station 2, also referred to as the West Side Fire Station, is located west of Randall Road at 2530 Fargo Boulevard. The single-story building is approximately 8,350 square feet in size and was opened in 1993. The facility is severely undersized and does not meet current operational needs as the fundamental requirements for fire station design have changed significantly since that time. The two (2) apparatus bays are inadequately sized and cannot properly function as drive through bays, limiting operational efficiency. Other spaces are dated, and major systems are at or near the end of their useful service life. There is no administrative space due to lack of space within the building and fitness facilities are in a detached garage, that was not intended for this use. Lastly, the facility does not meet current accessibility requirements for visitors and staff.

The Fire Stations are in commercial / residential transition areas and the sites have security issues as staff parking areas are easily accessible to pedestrians and vehicles. Operationally, there are limited decontamination areas and inadequate buffers between the hot zones and cold zones to help reduce the transmission of carcinogens. This may present long-term health risks to the firefighters and staff in the fire stations.

There is consensus within the City that a new Fire Station 2 is required. As part of this Facilities Master Plan, several options were considered, which were narrowed down to a primary option for the City-owned site located directly east of the current station. The new station could be constructed while the existing facility remains fully operational.



Once completed, the existing site could be either incorporated into the stormwater management system for the surrounding neighborhood and/or sold for redevelopment.

Public Works Department

The Geneva Public Works Department is located southwest of downtown at 1800 South Street. The large facility is made of three primary structures – the front administrative building, the north half of the garage that includes a vehicle maintenance garage, and the south half of the garage. Offices and support spaces for the three main divisions are in the middle of the garages with a mezzanine that runs the length of the building providing additional storage. There is limited stair access to the mezzanine and no elevator access, which severely restricts its use. Storage rooms on this level support not only Public Works, but other City departments.

The administrative wing has significant deficiencies with the heating, ventilation, and air conditioning (HVAC) systems as well as the roofing systems that provide for an inadequate interior environment. Throughout the expansive facility, staff spaces that include locker rooms, break areas, and shared spaces are severely deficient and do not meet current standards, contributing to the difficulty in attracting and retaining employees.

The site includes visitor parking and storage yard access on the north, staff parking on the east side of the facility, and large storage yards on the south and west sides. Site access and security are primary considerations for any planned improvements. The lack of adequate site security puts the City's inventory of materials and equipment at risk. The lack of building security exposes the City and its staff to various risks.

A new facility to meet current needs is highly infeasible due to cost. Significant interior and exterior improvements along with system upgrades are required to bring the existing building and site up to contemporary standards. Due to the size of the facility, recommended improvements to the infrastructure, exterior envelope, and mechanical, electrical, and plumbing systems cost more than similar improvements to smaller City-owned buildings.



HISTORIC CONSIDERATIONS

One of the challenges from a planning standpoint is maintaining the historic character of Geneva while embracing progressive developments. While renovating the historic structures may have limitations and certain constraints, it also offers an opportunity to demonstrate how to effectively provide contemporary functions within a historic facility as a roadmap for other developments in the City.

City Hall

As stated in the previously completed Facilities Condition Assessment and based on additional information reviewed in the preparation of this report, City Hall is a prominent historical feature within the city fabric. The existing facility has significant importance to the City as the early location of key city services. The building and the neighboring Library are located within the City of Geneva's Historic District, which also falls under the U.S. Department of Interior.

Library

The previously completed Facilities Condition Assessment did not include the Library as part of its study, but the turn-of-the-century building is equally important to the City. Officially listed as a Carnegie Library, there is a strong desire to return the original portion of the building to its original condition.

Police Station

The Police Station, as previously stated in the completed Facilities Condition Assessment, is comprised of three separate buildings built at separate times.

- Building A – North Section: The original building is believed to have been built around 1915 and used to be home to Ekdahl's Ford Agency and Garage.
- Building B – Middle Section: The middle section of the building was dedicated on April 28, 1953, and wrapped around the original building.
- Building C – South Section. This portion of the station is believed to have been added in the 1980's when the Police Department first moved to the lower level.

The existing facility is located within the City of Geneva's Historic District, which also falls under the U.S. Department of Interior. The building has been home to the Fire Department, the Public Works Department, Tri-Com Central Dispatch, and now the Police Department and Finance Department. While the original buildings and police station addition are not of historic significance, any renovations or additions are subject to the City's historic review process.

**Fire Station 1**

As stated in the previously completed Facilities Condition Assessment, due to the age of the building and location, there are no historical considerations that should be considered.

Fire Station 2

As stated in the previously completed Facilities Condition Assessment, due to the age of the building and location, there are no historical considerations that should be considered.

Public Works

As stated in the previously completed Facilities Condition Assessment, due to the age of the building and location, there are no historical considerations that should be considered.

RESILIENCY**Safety**

Geneva is a high-risk area for tornados. According to records, the largest tornado in the Geneva area was an F5 in 1990 that caused 350 injuries and 29 deaths.

There are no dedicated storm shelters for any of the City-owned facilities and considerations should be made to include facilities that meet building code requirements for Standard for the Design and Construction of Storm Shelters.

Sustainability

The City of Geneva has a responsibility to be good stewards of its resources and has previously achieved many sustainable initiatives. The following is a brief summary of initiatives currently in place related to both facilities and City services:

- Leadership: Partnered with other local governments to achieve efficiency and sustainability.
- Climate: Developed a resiliency plan to protect assets, public health, and provide essential services through natural and man-made disasters.
- Energy: Implemented energy efficiency measures that have a short-term payback (i.e. lighting occupancy sensors). Installed and operates renewable energy systems at municipal facilities.



- **Water:** Operates an efficient water utility that delivers clean, healthful, water. Ensures drinking and wastewater systems are operating efficiently. Supports programs to reduce consumption.
- **Land:** Enacted and enforces land use policies that protect valuable natural assets and support resiliency. Maintains beautiful landscapes and streetscapes to enhance gateways, business districts and important public spaces.
- **Mobility:** Provided bicycle parking at most municipal facilities, business districts and transit stations and in neighborhoods.
- **Municipal Operations:** Extended useful life of physical assets.

There are many additional initiatives that are ongoing or in-progress by the City with a focus on the community and surrounding regions. While the actions outlined above are admiral, ongoing maintenance of facilities that have outlived their useful life and/or are no longer sustainable are a key aspect of this report.

OTHER CONSIDERATIONS

Environmental

No environmental investigation was conducted as part of this Master Planning process. Due to the age of some of the facilities, confirmation with respect to the presence of asbestos containing materials (ACM) and/or lead based coatings should be considered.

Traffic and Parking

No traffic or parking studies were conducted as part of this Master Planning process but comments and/or parking considerations have been included as part of the concepts and options developed.



PRIORITIES

Despite the best efforts of the City over the years while utilizing available funding, each of the facilities need significant attention in terms of repairs, replacement, or enhanced maintenance plans. While each of the items identified in the previously completed Facilities Condition Assessments and this Facilities Master Plan are important to meeting the goal of providing excellent public service, available funding requires prioritization and a phased approach. The recommendations are based on the following priorities:

- **Must Do:** Items in this category are required as minimum program requirements with respect to new facilities, additions, and/or significant renovations. This category also includes items to address accessibility, current building codes or ordinances, necessary maintenance, and health, life safety items.
- **Should Do:** Items in this category would be considered best practices for program requirements with respect to new facilities, additions, and/or significant renovations. These items are those in addition to or an increase in fundamental program elements in the Must-Do category.
- **Nice to Do:** Items in this category are betterments or additional programmatic elements that would only be recommended if there was available funding.



SECTION 1.2 | PROGRAMMATIC SUMMARY

GENERAL

Each of the long-standing facilities do not meet the space and operational needs of those who work in them, thus hampering the City's ability to provide services to the community. Based on the meetings with stakeholders and best practices, a program summary was completed for each facility documenting current spaces and a recommended program based on need. The following is a summary of the program requirements, and a detailed program is included in Appendix A.

PROGRAMMATIC PRIORITIES

Like the recommendations for physical improvements to each facility, programmatic requirements also have priorities. While each of the items identified are important to meeting the goal of providing excellent public service, available funding requires prioritization and a phased approach. The recommendations are based on the following priorities:

- **Must Do:** Items in this category are required as minimum program requirements with respect to new facilities, additions, and/or significant renovations. These items are the basic essential program elements required to meet industry standards, certification requirements, or other defining criteria.
- **Should Do:** Items in this category would be considered best practices for program requirements with respect to new facilities, additions, and/or significant renovations. These items are those in addition to or an increase in fundamental program elements in the Must-Do category and are recommended based on available funding.
- **Nice to Do:** Items in this category are betterments or additional programmatic elements that would only be recommended if there was available funding.



PROGRAM SUMMARY

Facility	Existing Program	Proposed Program	Delta
Police Station	21,500 SF	59,000 SF	Indoor Parking Indoor Firing Range Right-Sized Facilities
City Hall	10,200 SF	20,000 SF	Council Chamber Meeting Rooms Offices
Fire Station 2	7,300 SF	20,800 SF	Apparatus Bays Staff Space Support Space
Fire Station 1	24,600 SF	27,770 SF	Battalion Chief Suite Operational Rooms Bunkrooms
Public Works	104,000 SF	149,800 SF	Meeting Room Break Room Outdoor Storage

As noted above, City Hall, the Police Station, and Fire Station 2 are two to three times smaller than similar facilities providing similar services with an appropriate program. There are must-do, should-do, and nice-to-do options within each of the programs and the numbers below reflect the full range of options for a new or renovated facility.

PROGRAM STATEMENTS

See Appendix B – Program Statements for a detailed breakdown of the areas summarized above.



SECTION 1.3 | SUMMARY OF OPTIONS

CONCEPTUAL SOLUTION DEVELOPMENT

FGMA developed conceptual solutions addressing the needs of each facility. The options include renovations and additions. For potential new facilities, the size of the property has been identified. Solution explorations in the form of conceptual site plan and building sketches. Conceptual plans are diagrammatic in nature and illustrate graphically potential solutions.

SUMMARY OF SITES CONSIDERED FOR REDEVELOPMENT

FGMA and the City analyzed multiple properties for possible redevelopment, including both City-owned and privately owned sites. The following is a summary of properties considered:

CITY OWNED

1800 South Street – East Half of Existing Public Works Site

- Size: Approximately 11.8 acres.
- Pros: The property is currently owned by the City and the location adjacent to the Public Works Facility would provide for potential efficiencies in operations.
- Cons: The site is not located on an arterial roadway which may impact convenient access for the community.

1700 Averill Road – East Half of Existing Power Generation Facility

- Size: Approximately 3.5 acres.
- Pros: The property is currently owned by the City.
- Cons: The site is likely too small for the proposed uses and limits future flexibility for the Geneva Generation Facility. The location on the east side of the City is less centralized than other potential sites. The site is not located on an arterial roadway which may impact convenient access for the community.


602 Crissey Avenue – South Half of Existing Wastewater Treatment Plant

- Size: Approximately 4.1 acres.
- Pros: The property is currently owned by the City, is centrally located on an arterial roadway, and is appropriately sized for redevelopment for City services.
- Cons: The site development may be cost prohibitive and redevelopment limits future flexibility for the wastewater treatment plant.

Northwest Corner of Keslinger Road and South Peck Road

- Size: To be Confirmed - Undeveloped Farmland
- Pros: The property is currently owned by the City, is centrally located on primary arterial roadways, and is appropriately sized for redevelopment for City services.
- Cons: The location on the west side of the City is less centralized. The site development may be cost prohibitive and redevelopment limits future flexibility for private developments.

PRIVATELY OWNED
Southeast Corner of Gary Lane and Sheila Lane -ECO Strong Site

- Size: Approximately 6.56 acres.
- Pros: The location directly west and adjacent to the existing Public Works Facility would provide for potential efficiencies in operations. The central location, if redeveloped for City services (police, fire or city hall), would be a good community use.
- Cons: The property is not currently owned by the City and demolition of the existing warehouse would increase costs. The purchase would include the potential loss of commercial property and corresponding tax revenue. The site is not located on an arterial roadway which may impact convenient access for the community.



602 East State Street - Lou's Sales & Service Site

- Size: Approximately 3.35 acres.
- Pros: The location on State Street south of Harrison Street is located on an arterial roadway and is centralized in town.
- Cons: The property is not currently owned by the City and is too small based on preliminary test fits.

Intersection of State Street and Kirk Road – Undeveloped Sites

- Size: Southwest corner is approximately 15.1 acres, southeast corner is approximately 6.84 acres, and northeast corner is approximately 3.93 acres.
- Pros: Two sites at the intersection are appropriately sized for redevelopment for City services. The location on two primary arterial roadways makes access convenient.
- Cons: The properties are not currently owned by the City and may not be of the highest and best use for the community. The location on the east side of the City is less centralized than other potential sites.

Southeast Corner of Averill Road and Dearborn Court

- Size: Approximately 9.5 acres.
- Pros: The site across the street from the Geneva Generation Facility is appropriately sized for redevelopment for City services.
- Cons: The property is not currently owned by the City and may not be of the highest and best use for the community. The location on the east side of the City is less centralized than other potential sites.

Southwest Corner of Averill Road and Kautz Road

- Size: Approximately 7.8 acres.
- Pros: The site is appropriately sized for redevelopment for City services and is located on an arterial roadway.
- Cons: The property is not currently owned by the City and may not be of the highest and best use for the community. The location on the east side of the City is less centralized than other potential sites.



Northeast corner of South 1st Steet and South 3rd Streets

- Size: Approximately 2.9 acres made up of 5 parcels including the former Duke & Lee's Service Station and 3 smaller parcels to the east.
- Pros: The properties are centrally located on an arterial roadway.
- Cons: The property is not currently owned by the City and may not be of the highest and best use for the community. In addition, the site is likely too small for the proposed uses.

Northeast Corner of Richards Street and State Street

- Size: Approximately 2.3 acres.
- Pros: The property is centrally located on a primary arterial roadway.
- Cons: The property is not currently owned by the City and may not be of the highest and best use for the community. In addition, the site is likely too small for the proposed uses.

Mill Race Inn Property

- Size: Approximately 1.7 acres.
- Pros: The property is centrally located on primary arterial roadways.
- Cons: The property is not currently owned by the City and may not be of the highest and best use for the community. In addition, the site is likely too small for the proposed uses. Lastly, the location presents several logistical challenges. Site development may be cost prohibitive and redevelopment limits flexibility for private developments.

Due primarily to the additional cost and impact on schedule that acquiring a private site would incur, the concepts developed for this Facility Master Plan were limited to current City-owned properties.



CHALLENGES AND CONSTRAINTS

There are innumerable options available to address the operational and functional deficiencies of the existing facilities. To narrow the scope of the Master Plan, the Design Team, with input from the City, focused on properties currently owned by the City for potential redevelopment. This is specifically applicable to options developed for the Police Department, City Hall, and Fire Station 2.

For the downtown facilities that include the Police Department / Finance and City Hall, schemes related to the shared parking with the Herrington Inn and Spa may require additional study. In addition, modifications to Illinois Route 31 / South First Street, such as a crosswalk or roadway / intersection improvements, would require input from the State, which would require additional steps that may be prohibitive.

The other challenge with respect to any redevelopment connected to the downtown facilities is maintaining the historic character of downtown as well as what would be done if some of the City services moved out of downtown. In short, what would be done with the existing buildings and sites that remain?

Perhaps the greater challenge with the existing City Hall and Library facilities is with respect to accessibility for all and universal design. As stated above, in order to provide excellent City services, the residents and visitors must be able to access the staff and facilities without hesitation.

One additional consideration is the continuing trend towards online transactions for the Finance Department and Community Development Department. This puts less pressure on those departments needing a downtown presence. The location of the Leadership Team and Council Chamber remains predicated on a strong downtown presence.

For the Police Department, there is flexibility with respect to the location of a new facility based on the fact that there is a limited amount of public that come to the facility and the majority of staff are on patrol. A location central to the City is desired along with convenient access, complete accessibility, parking for visitors, and secure parking for officers and staff.

For the Fire Department, the location of Fire Station 1 east of downtown remains a strong presence. For options to redevelop Fire Station 2, proximity to the Randall Road corridor was deemed highly desirable. The primary challenge in potentially redeveloping the site directly east of the existing station is related to the stormwater management and detention system currently in place.



SECTION 1.4 | SUMMARY OF CONCEPTS

GENERAL

There was a myriad of options discussed with respect to improvements to the existing facilities. Concepts ranged from improvements on existing sites, other City-owned properties, and other properties within the City limits. Ultimately, direction from the City was to focus on existing sites and concepts for development on other City-owned properties. The following is a summary of the concepts developed:

City Hall and Library

- Option 1 – Renovate the entirety of the former Library (approximately 30,000 SF) to accommodate City Hall functions, including the Finance Department. The existing Library building includes adequate space for City functions with additional space for community functions. The two primary concerns are the amount of work required to address accessibility and historic restoration of the building and what would be done with the current City Hall. In addition, this option provides more space than the program demands (approximately 20,000 SF).
- Option 2 – Renovate a portion of the former Library (approximately 10,000 SF) to accommodate City Hall functions, including the Finance Department. Similar to Option 1, the two primary concerns are the amount of work required to address accessibility and historic restoration of the building and what would be done with the current City Hall.
- Option 3 – Demolish the Library and provide a 20,000 SF addition to the existing City Hall to accommodate City Hall functions, including the Finance Department.
- Option 4 – This option would demolish the later additions to the Library while maintaining the original turn of the century building at a size of approximately 4,000 SF. A new, at-grade connection between the Library and City Hall would accommodate City Hall functions, including the Finance Department. The existing Council Chamber would be restored to its original character as the renovations would provide for a fully accessible building. This option was deemed the most desirable by key stakeholders.



Other options considered for City Hall but deemed undesirable include the following:

- Option 5 – New City Hall on existing Police Department site. The existing Police Department site is owned by the City and appears to provide adequate space for a new Civic Center that could include both a new Police Station and City Hall with either a shared or separate entrances. The primary concern is with respect to parking for City Hall, the Police Station, and the adjacent hotel facility. The existing City Hall site could be retained for community purposes and the existing Library site could be sold for redevelopment.
- Option 6 – New City Hall on the existing Public Works site. Similar to Option 2, the existing site is owned by the City and appears to provide more than adequate space for a new Civic Center that could include both a new Police Station and City Hall with either shared or separate entrances. The pros of this solution is a new facility designed to meet the needs of the City that would be fully accessible to visitors and staff. The location outside of the downtown district could be considered a con. Similar to Option 2, The existing City Hall site could be retained for community purposes and the existing Library site could be sold for redevelopment.

Police Department

There was consensus that the existing Police Station is not suitable to meet current needs and the existing building is not suitable for renovation or expansion. Several options were developed for a new Police Station.

- Option 1 – As outlined in City Hall Option 5 above, a new Police Station could be located on the existing site as part of a new Civic Center. There would be short-term issues during the construction phase but the long-term solution of keeping the Police Department downtown may outweigh the challenges.
- Option 2 – As outlined in City Hall Option 6 above, and identified as most desirable by key stakeholders, a new Police Station could be located on the existing Public Works site as part of a redevelopment.
- Option 3 – A new Police Station could be located west of Randall Road as part of a redevelopment with Fire Station 2.



Fire Department

The Department is housed in two facilities and there is an overarching goal to provide equity between the two stations. While the size of the department is not anticipated to increase significantly, future considerations should include space for recruits and/or paramedic students.

Fire Station 1

- Fire Station 1, also referred to as the Headquarters and/or East Side Fire Station, is generally in good condition and is meeting current needs. The building was opened in 2002 and major systems are nearing the end of their useful life.
- There are no significant revisions or updates required immediately, but plans should be developed for systematic upgrades to the existing facilities over the next 5 to 10 years.

Fire Station 2

- Fire Station 2, also referred to as the West Side Fire Station, is undersized and does not meet current operational needs. The single-story building was opened in 1993 and the fundamental requirements for fire station design have changed significantly. The two (2) apparatus bays are inadequately sized and cannot properly function as drive through bays. Other spaces are dated, and major systems are at or near the end of their useful service life.
- There is consensus within the City that a new Fire Station 2 is required. As part of this Facilities Master Plan, several options were considered, which were narrowed down to a primary option for the City-owned site located directly east of the current station. A new Fire Station 2 as a stand-alone building on the site. The new station could be constructed while the existing facility remains fully operational. Once completed, the existing station site could be either incorporated into the stormwater management system for the surrounding neighborhood and/or sold for redevelopment.



Public Works Department

The Public Works facility is generally in fair condition and meets the basic operational needs of the various divisions. The options for improvements are tied more closely to long-term planning for the wide range of projects needed to enhance the existing facility.

- **Must Do Projects:** The highest priority is site Improvements to address access and site security. In addition, First Priority Capital Improvement Projects should be addressed.
- **Should-Do Projects:** As funds become available, interior renovations and Second Priority Capital Improvement Projects should be addressed. In addition, site improvement including covered storage (3-sided open storage at west yard and south yard) should be considered.
- **Nice-To-Do:** Ultimately, the Third Priority Capital Improvement Projects will need to be addressed as well as improvements to the existing salt storage facility. Planning and funding should be allocated to address each of the items above.



SECTION 1.5 | SUMMARY OF ANALYSIS

POLICE DEPARTMENT

Police Station | Summary

The existing two-story Police Station is 21,500 SF. The space need analysis determined that approximately 59,000 SF of space is necessary for the Police Department to operate effectively, planning for the long term which is defined as 30-plus years. This is a space deficit of 37,500 square feet, or more than two and a half times of the current facility (274%). While the increase incorporates space for some modest growth of the department, the primary reason why more space is required is because police operations have changed dramatically since the building was originally constructed. These changes include statutory (legal), technological, and procedural changes. The two largest areas of consideration are as follows:

- **Indoor Firing Range:** The department does not currently have an indoor range and is required to travel to other facilities for training. Operationally this is an issue as it requires additional time for travel, often overtime for training due to scheduling, and the need to cover shifts while training is completed off site.
- **Indoor and/or Covered Parking:** The department does not currently have any covered parking for patrol vehicles and very limited garage parking for specialty vehicles. The benefits of covered and/or indoor parking are tied to extending the life of the vehicles, access to vehicles while protected from the elements, and minimizing time required for clearing snow and ice during inclement weather.

Police Station | Existing Facility Summary

The existing Police Station ranges in age from 110 to 40 years old and is in varying states of fair to poor condition. Based on the previously completed Facilities Condition Assessment, tours and interviews conducted as part of this Facilities Master Plan, survey responses from City Council, and discussions with key stakeholders, there appears to be a consensus that a new Police Station is required to provide excellent City services.

Police Station | Conceptual Solutions and Budgets

There are several options available for a new Police Station and the following three were selected by the City during the planning process for further consideration. In each option below, there is space provided for both internal and external training events and meeting space. Depending on the option selected, some of this meeting space may be shareable with the joint facility. Each of the options are feasible and each have pros and cons:



CITY OF GENEVA | FACILITIES MASTER PLAN

- Option 1:** A new Police Station located on the existing downtown site as part of a redevelopment. There would be short-term issues during the construction phase but the long-term solution of keeping the Police Department downtown may outweigh the challenges. Secure parking for staff and efficiency of operations could be impacted by the site constraints. The need for structured parking significantly increases the costs compared to the other options.
- Option 2:** A new Police Station located on the existing Public Works site either as a standalone building or with either a new City Hall and/or Fire Station 2. This option takes advantage of City-owned property and makes the Police Station good addition to the existing campus. The existing site is centrally located between downtown and Randall Road, the two areas with the largest number of traffic incidents.
- Option 3:** A new Police Station be located west of Randall Road as part of a redevelopment either as a standalone building or with a new Fire Station 2. Like Option 2, this takes advantage of City-owned property and if partnered with a new Fire Station 2, could find efficiencies in building. The site is a bit remote from Downtown, which could be addressed with a satellite location in City Hall.

Police Station | Recommendations

The consensus recommendation is to provide a new Police Station as outlined in Option 2 above, as a standalone new facility. This option addresses the space needs requirements projecting 30 years into the future but at a higher cost than the other options, primarily related to the amount of site development required. To address the functional goals that were identified, the City will need to prioritize its overall facility needs and determine resources available.





CITY HALL AND LIBRARY

The existing City Hall and Library buildings were constructed at the turn of the century, are iconic to the City of Geneva, are anchors in the City's Central Historic District, which is listed on the National Register of Historic Places. As noted throughout this Facilities Master Plan, this presents challenges related to significant renovations or additions but provides opportunity for the City to demonstrate how to best implement a successful design approach to meet the current and future needs of the City.

An additional challenge may be temporary space required for City services during any significant renovation project. There may be phased opportunities to utilize the existing Police Station after their move to a new facility as part of a phase approach to upgrading City Facilities.

City Hall and Library | Existing Facility Summary

City Hall is in fair condition with many operational constraints and the existing Library is in poor condition, primarily due to its age. Both facilities have significant accessibility issues that do not support the overarching goal of providing excellent service to the community. A detailed summary is provided in Sections 2 and 3 of this report.

City Hall and Library | Conceptual Solutions and Budgets

Several options were considered as part of this Facilities Master Plan for a new or redeveloped City Hall.

- Option 1:** Renovate the existing Library and relocate City Hall to this location. The pros are limited to the ample space available and the fact that the City currently owns the building. The challenge is that the program calls for approximately 20,000 SF of space and the Library has approximately 30,000 SF available. Combined with the existing City Hall, there is approximately 40,000 SF available. The cost of renovating this amount of space and/or abandoning the existing City Hall was not deemed feasible.
- Option 2:** Related to Option 2 for the Police Department, a new City Hall could be located on the existing Public Works site as part of a redevelopment either as a standalone building or with either a new Police Station and/or Fire Station 2. This Option takes advantage of City-owned property and either as a standalone building or partnered with either a new Police Station and/or Fire Station 2, would be the anchor of a new City Campus.
- Option 3:** Provide a 20,000 SF addition to the existing City Hall to provide additional program and support space as well as vertical circulation to address accessibility concerns. The pros include keeping City Services downtown and renovating the existing historic structure. The challenge is that the Library

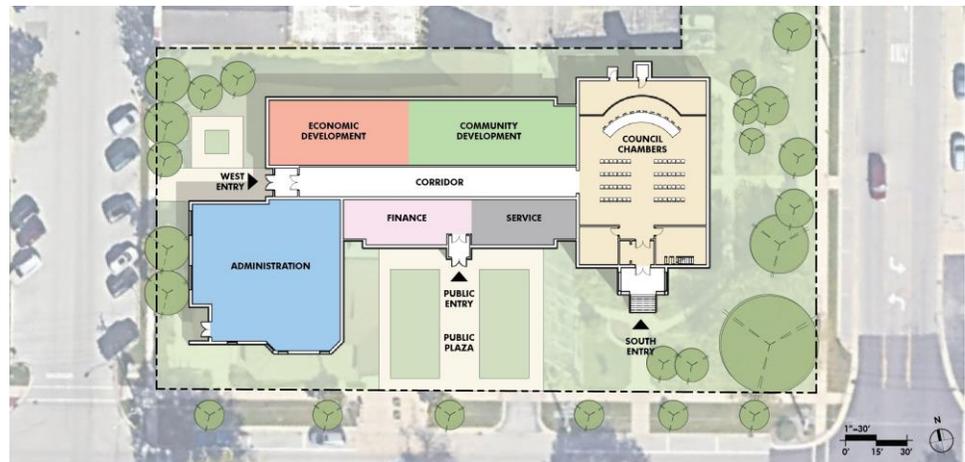


building would not be needed. This would provide for a potential sale or redevelopment, which was not deemed desirable by City Council and key stakeholders.

- **Option 4:** Provide selective demolition of approximately two-thirds of the library, restoring the original portion of the building to its configuration at the turn of the century. Provide a 15,000 SF addition to the existing City Hall to connect the two structures and create a new Civic Center with additional program and support space as well as vertical circulation to address accessibility concerns.

City Hall and Library | Recommendations

The consensus recommendation is to provide a new Civic Center as outlined in Option 4 above. This approach provides a fully accessible building with renovations and system upgrades to extend the life of the buildings another 40 to 50 years. See Appendix B for additional information.





FIRE DEPARTMENT

FIRE STATION 1 | HEADQUARTERS

The existing building area is 24,600 SF. If a brand-new facility was being provided, the space needs analysis finds that 27,770 SF of space would be necessary for the Fire Department to operate effectively, including planning for the long term which is defined as 30-plus years plus. Based on this analysis, there is a space deficit of approximately 3,170 SF. More space is required to address the major space and operational issues that were identified for the training, administration, men's and women's bunkrooms, and apparatus bay space. This increase also incorporates space for future flexibility.

Fire Station 1 | Existing Facility Summary

Even though Fire Station 1 is in good condition, there are items in need to be addressed in a capital maintenance program. A detailed summary is provided in Sections 2 and 3 of this report.

Fire Station 1 | Conceptual Solutions and Budgets

- **Must Do:** Capital improvements to the exterior envelope, including a roof replacement and enclosure of the west exterior stairwell to the Lower Level should be implemented as soon as possible. Each of the heating, ventilating and air-conditioning (HVAC) systems are original to the building and the vast majority of the equipment is nearing the end of its useful life. A capital plan should be in place to replace systems over the next 5 to 10 years.
- **Should Do:** To the extent funds are available, interior renovations to address the operational concerns related to the administrative suite, Battalion Chief, operational, and residential areas of the building to meet current requirements should be planned for. To address sustainability concerns and to help reduce energy consumption, lighting should be upgraded to LED fixtures with daylighting and occupancy controls.
- **Nice to Do:** If funds are available, additional outdoor training space should be provided.

Fire Station 1 | Recommendations

The City should continue with regular maintenance and consider contracting for inspection and maintenance contracts for key systems and components, including roofing, elevators, and mechanical, electrical, and plumbing systems. Systematic replacement of systems nearing the end of their useful service lives should be budgeted for and funds set aside as part of a capital improvements plan.



FIRE STATION 2

The existing building area is 8,348 SF. If a brand-new facility was being provided, the space needs analysis finds that 20,800 SF of space would be necessary for the Fire Department to operate effectively, including planning for the long term which is defined as 30-plus years plus. Based on this analysis, there is a space deficit of approximately 12,450 SF. This is a deficit of 249%, or two and a half times the size of the existing fire station. More space is required to address the major space and operational issues that were identified for the training, administration, men's and women's bunkrooms, and apparatus bay space. This increase also incorporates space for future flexibility.

Fire Station 2 | Existing Facility Summary

The following summary is based on the previously completed Facilities Condition Assessment and tours completed by the FGMA Team as part of this Report. Even though Fire Station 2 is in fair condition, there are items in need to be addressed in a capital maintenance program.

Fire Station 2 | Conceptual Solutions and Budgets

Based on survey responses from City Council and discussions with key stakeholders, there appears to be a consensus that a new Fire Station 2 is required to provide excellent City services.

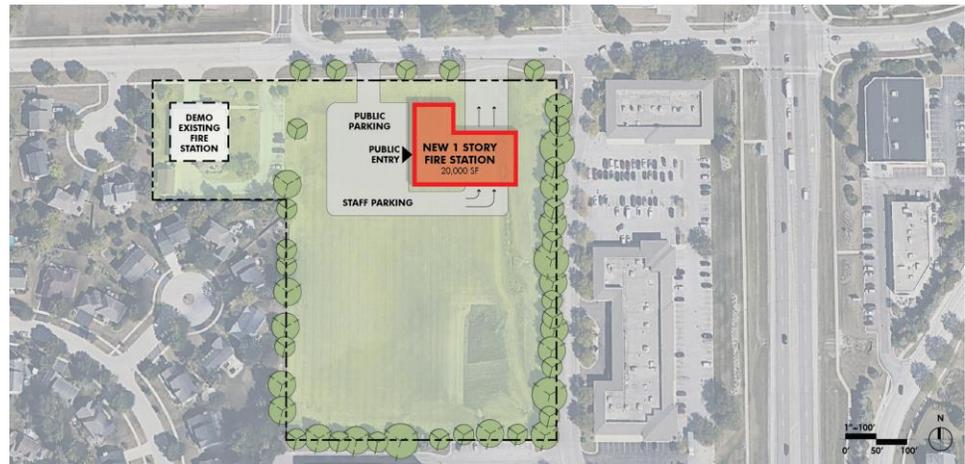
There are several options available for a new Fire Station 2 and the following three were selected by the City for further consideration. In each option below, there is space provided for both internal and external training events as well as meeting space.

- **Option 1:** A new Fire Station 2 located directly east of the existing station on City-owned property. The station could be constructed as a standalone building or as part of a redevelopment with a new Police Station.
- **Option 2:** A new Fire Station 2 located on the existing Public Works site as part of a redevelopment either as a standalone building or with either a new City Hall and/or Police Station.
- **Option 3:** The option of a significant addition and/or addition to the existing facility is not recommended due to the site constraints, considerable cost of remodeling, and the need to keep the facility fully operational during construction.



Fire Station 2 | Recommendations

The consensus recommendation is to provide a new Fire Station 2 on the existing City-owned site directly east of the existing station on Fargo Boulevard. The recommended option addresses the space needs requirements projecting 30 years into the future but at a substantial cost. To address the functional goals identified, the City will need to prioritize its overall facility needs and determine resources available. See Appendix B for additional information.



PUBLIC WORKS

Public Works | Summary

The existing Public Works Facility is approximately 104,000 square feet, comprising of the north administrative building, north garage, and south garage. If a brand-new facility was being provided, the space needs analysis finds that 149,800 square feet of space would be necessary for the various Department to operate effectively, including planning for the long term which is defined as 30-plus years plus. Based on this analysis, there is a space deficit of approximately 45,800 square feet. More space is required to address the major space and operational issues that were identified for the training room, men's and women's locker rooms, and other shared spaces. This increase also incorporates space for future flexibility.

Public Works | Existing Facility Summary

The existing facility is 40 to 50 years old, and many systems and components are at or past the end of their useful service life. There are many issues related to the existing site including site access, site security, parking, and traffic flow. A detailed summary is provided in Sections 2 and 3 of this report.



Public Works | Conceptual Solutions and Budgets

Due to the size of the facility when compared to City Hall, the Fire Stations, or Police Station, costs are significantly higher for similar scopes of work. An option for phased redevelopment of the existing site to first construct a new Public Works facility on the east half, demolish the existing facility, and then construct the new Police Station on the west half of the site was considered, but the costs far exceeded the feasibility.

- **Must Do:** The list of first priority projects should be completed in the next 1-5 years. Each of the heating, ventilating and air-conditioning (HVAC) systems are original to the building and the vast majority of the equipment is nearing the end of its useful life. A capital plan should be in place to replace systems over the next 5 to 10 years.
- **Should Do:** The list of second priority projects should be completed in the next 5-10 years. To address sustainability concerns and to help reduce energy consumption, lighting should be upgraded to LED fixtures with daylighting and occupancy controls.
- **Nice to Do:** Items in this category are recommended to the extent additional funding is available.

Public Works | Recommendations

The City should continue with regular maintenance and consider contracting for inspection and maintenance contracts for key systems and components, including roofing and mechanical, electrical, and plumbing systems. Systematic replacement of systems nearing the end of their useful service lives should be budgeted for and funds set aside as part of a capital improvements plan.



SECTION 2 | STAKEHOLDER INPUT





SECTION 2.0 | STAKEHOLDER INPUT

MEETINGS WITH KEY STAKEHOLDERS

The FGMA Team met with representatives of the City to review and discuss issues regarding the facilities and their operations. In advance of the meetings, preliminary survey questionnaires were distributed to spark the conversation. Interviews included confirmation of the programmatic needs based on current and future operations.

In addition, six (6) questions were sent to the City Council for input and twelve (12) anonymous responses were received.

SUMMARY OF COUNCIL SURVEYS

The following is a summary of the responses received, and a complete reporting of the survey responses is included in the Appendix.

1. What is your short-term vision for the City of Geneva?

There was a general consensus that each of the existing City facilities were in need of modernization and that there should be a focus on creating spaces that provide comfortable and effective work environments for City staff. There should be a focus on facilities that help to attract and retain City employees.

From a facilities standpoint, it was agreed that the immediate need was for a new Police Station, at a location to be determined, followed closely by the need for improvements related to accessibility.

2. What is your long-term vision for the City?

The overall vision appears to be consistent with a focus on completing items identified in the Facilities Master Plan, completing other public and private developments, all while strengthening the historic character of Geneva.

There were several comments focused on ensuring that the City remains a good steward of both its assets and the environment. Perhaps best stated as the City being a leader with respect to sustainability in both its facilities and operations.



3. Do you foresee any changes to City services in the future?

Most agreed that there would likely be limited changes to traditional City services in the near future due to the limited growth opportunities. Changes are likely to come in the form of energy, electricity, and industrial developments within the City and surrounding region.

The responses took another opportunity to stress the need for spaces that provide better work environments for staff and fully accessible spaces for the public. Providing appropriately sized meeting spaces and offices remained at the forefront of the response.

4. What are your goals for this facilities master planning project?

The primary goal of the Facilities Master Plan is to have a useful tool that clearly outlines the options, feasibility, costs, and steps necessary to implement capital expenditures that will benefit the City and its ability to continue to provide excellent City Services.

5. Are there specific ideas you have about the following facilities (this could include location, use, etc.): City Hall, Former Library Building, Police Facility, Fire Station 1 (Headquarters), Fire Station 2, Public Works?

The input from this question was consistent with the many discussions had with key stakeholders interviewed as part of the project. Ensuring that new and/or significantly renovated facilities follow current energy codes and sustainable initiatives are key considerations. The following summarizes discussions about specific facilities:

- **City Hall / Library:** There is a strong desire to keep key City services downtown. Finding an opportunity to utilize both the existing City Hall and historic portion of the former Library was presented by most as a favorable solution.
- **Police Department:** There was unanimous consensus that a new Police Station is required and the existing City-owned property on South Street was most commonly recommended.
- **Fire Station 1:** This facility is relatively new in comparison to other City-owned buildings and is mostly in need of some interior renovations related to the bunk rooms and regular maintenance / capital improvements related to the building envelope, mechanical, electrical, and plumbing systems.



- **Fire Station 2:** The building is no longer functional, programmatically, and operationally, and is in need of replacement. The most likely site is the City-owned property directly to the east that is currently being used for stormwater detention. Additional stormwater improvements for this area of Geneva may need to be included as part of any redevelopment.
- **Public Works:** This facility houses several departments that are less public facing but are vital to the daily lives of residents and businesses. Significant renovations and/or a complete replacement of the building may be deemed necessary.

6. Do you have any other thoughts about the Facilities Master Plan that you would like share?

The responses to this general question were very inspiring in calling for bold decisions to ensure that the best courses of action are being taken for both the City's professional staff and physical assets.

There appears to be a strong understanding that costs and funding may present a challenge. The report has tried to present costs that compare renovations to new construction and challenges that can be encountered with the different approaches, as well as historic considerations.



SUMMARY OF STAKEHOLDER INTERVIEWS

With assistance from the Facilities Manager, the Design Team met with individual departments and divisions to get a better understanding of operational challenges related to the existing facilities. Comments and discussions are summarized below by department or division.

CITY HALL

General

There were consistent items across each of the offices that include accessibility, secure transaction counters, and dedicated staff restrooms and these topics are addressed below.

- **Security:** The existing building is very exposed. The lower-level transaction counter is not separated from the public lobby and is not regularly staffed. The upper-level entrance serves the Building Division and the doors to Council Chamber are checked, but once inside, access is unlimited.
- **Safety:** While not specifically required by building codes, there is no storm shelter for City Hall employees.
- **Privacy:** Acoustic separation between offices, suites, and meeting rooms is of the utmost importance due to the sensitive and private nature of the work done at City Hall. This is also applicable to other departments and facilities.
- **Daylight and Views:** Many offices are internal and do not have direct views of the outside or access to areas with natural light. This should be a strong consideration for any future developments.
- **Breakroom:** A shared breakroom is desired as a means to bring people together across departments.
- **Restrooms:** City Hall restrooms are not accessible, do not appear to meet current building codes, and the upper-level restrooms are shared between the public and staff.
- **Parking:** There is a limited number of parking spaces directly adjacent to City Hall for staff.

The previous renovations to City Hall have improved many of the staff areas, including the breakroom, but most departments are lacking in space. The less-than-ideal conditions have benefited staff with a need to remain organized but have also been a disadvantage as departments tend to take a “we make it work” approach.



As expressed by several departments, despite its historic character and location downtown, City Hall does not give a very strong first impression to new residents, businesses, or developers due to the deficiencies outlined in this report. As the centerpiece of city services, City Hall should strive to be a shining example of meeting the City's own codes and ordinances. The "we make it work" approach should be replaced with a "follow our example" approach to new projects and renovations.

Council Chamber

One of the largest functions of City Hall is the Council Chamber. The current Council Chamber presents several challenges. The space is undersized and inaccessible and does not meet the needs of the City for public meetings space.

The room's location on the upper level of City Hall serves as a corridor to staff offices and break room, impromptu meetings space, flexible gathering space, training room, and a wide range of other unplanned activities. Shared public and staff restrooms are located directly off the room creating noise and privacy issues. Support spaces, including a conference room, audio-visual room, and storage room are located directly off the room making access difficult when the room is in use.

As part of any future development, an appropriately sized Council Chamber that is technology rich and flexible enough to support City commissions and outside groups should be planned for. Security and the ability to restrict access to other areas of City Hall when the room is in use, especially after hours, should be a priority planning consideration.

The size and configuration of the dais is appropriate and works well. Dedicated space for up to 6 staff, the press, and speakers and presentations should be accommodated. Technology should be easy to use and presentations visible to both the dais and the public. Flexible seating and furniture for use within the Council Chamber, along with appropriately sized storage, should be provided to allow for a wide range of uses.

A space to meet for closed sessions and/or an executive conference room should be located adjacent to the Council Chamber, sized for 15 to 20 people with 12 seated at the table. This space could be utilized for other meetings when not in use for Council Meetings. In addition, a dedicated restroom with discreet access from the Dais should be considered. Currently Council members or staff need to utilize the shared public restrooms at the back of the Council Chamber.



City Administrator's Office

The City Administrator's Office is responsible for the management and administration of City operations including communications, facilities, and business and liquor licensing. Located on the lower level of City Hall, current staff includes the following:

- City Administrator
- Executive Assistant / Deputy City Clerk
- Communications Manager
- Facilities Manager

Each position has a private office that is generally appropriate in size and generally located adjacent to each other, with the following additional comments:

- As part of any future development, considerations should include appropriate sized offices for both the Mayor and City Administrator, with small to medium-sized tables for internal meetings with department heads, staff, and visitors. Appropriately sized secure storage should also be considered.
- The Executive Assistant / Deputy City Clerk is responsible for historical and archival documents as well as retention of documents required by the state. Storage areas include the former safe on the lower level of City Hall and offsite storage areas at Public Works. Considerations include a dedicated workstation that is out of the circulation path with direct access to the City Administrator.
- The Communications Manager is located in a private office on the lower level of City Hall and has a very broad range of responsibilities, including external communications, media relations, webmaster, social media, newsletters, and community emails. Current responsibilities include a requirement to have a surface knowledge of each department and require meetings and travel to other City departments and facilities. The size of the current office is adequate but if a new space is provided, space for meetings for up to four people in the office with a video monitor for screen sharing would be desired. The location of the office would ideally remain in City Hall and be adjacent or between Community Development and Economic Development due to the number of projects and regular updates required.
- The Facilities Manager is currently located on the upper level of City Hall 2 days per week, Public Works 2 days per week and remote 1 day per week.



Administrative Services

The Administrative Services Department includes Administration, Information Technologies, and Human Resources Divisions. As stated on the City's website, the Department is responsible for conducting special projects; administering employee compensation, benefits, personnel policies, and recognition program; assists with employee recruitment and selection, collective bargaining and risk management; and managing the City's computer network and, cable television-related issues. Current staff includes the following:

- Assistant City Administrator / Director of Administrative Services
- Administrative Analyst
- IT Manager
- IT Analyst
- HR Manager
- Payroll and Benefits Specialist

The Assistant City Administrator and Administrative Analyst are located on the lower level of City Hall with proximity to the other departments, which works well. The Assistant City Administrator is in a private office with appropriate size and locations. The Administrative Analyst sits at the front desk portion of the open office and serves as a receptionist in addition to analyst functions. A secure transaction counter is recommended at the front desk for additional security.

This group utilizes the shared workroom on the lower level of City Hall for projects that require large surface areas, including scanning large format documents, and other special projects.

In any future development, these positions should have adjacency to a shared meeting room, the shared workspace, and storage and filing room(s).



Information Technologies (IT)

The IT Manager is located in a private office on the upper level of City Hall, in the space that used to be the stage. The IT Analyst is located in a private office on the upper level of the Police Station, near the head-end equipment.

The IT Division is responsible for maintaining the fiber and data network for the City that also services Tri-Com Central Dispatch in St. Charles, Kane County, and the Public School Districts for Geneva, St. Charles, and Batavia. The fiber network for the entities listed above are all interconnected and pass through Geneva. The data network also supports the City's phone system using voice over internet protocol (VoIP).

The IT Division is also responsible for the operation and maintenance of audio-visual equipment and systems, cellular telephones, closed-circuit television (CCTV) systems, access control systems and the Help Desk. The IT Division provides support to the City Departments including the City Council, meeting rooms, training room, Police Department audio and visual recording systems, and video production and editing.

One of the biggest challenges for the IT Division is that the IT equipment and head-end system for the City's data network are located in the Police Station, across the street from City Hall, and staff offices are not located together. With the goal of streamlining and improving services, with any future development, these functions would be located near each other. In addition, space for receiving, storing, and prepping new equipment is desired along with proximity to a loading dock due to frequent deliveries.

Human Resources (HR)

The Human Resources Division is located in private offices on the lower level of City Hall. Current staff includes the following:

- HR Manager
- Payroll and Benefits Specialist

The Human Resources Division has limited interactions with the public but should have easy access to a lobby or reception area. In any future development, HR would be located near other City Services, remaining in private offices due to confidentiality requirements.

Community Development

Community Development is spread throughout City Hall, creating operational deficiencies. Most projects being reviewed by the City require a lot of coordination between groups, and there is no centralized meeting space.



Building and Zoning Division

The Building Division is located on the upper level of City Hall, which has a separate address – 109 James Street. Current staff includes the following:

- Building Commissioner
- Permit Technicians (2)
- Building Inspector
- Code Compliance Officer

The Building and Zoning Division is one of the more public facing offices with the responsibility for issuing building permits for new construction, renovations, remodeling, and maintenance projects. The biggest challenges to the Building Division is the location on the upper level of City Hall, which is not accessible, and the lack of security.

The front service counter is undersized, unsecure, and the two forward facing workstations do not provide any privacy. Interactions with the public are often held on individual desktop and there is a significant need for a meeting space that does not allow the public to enter the private workspaces. The Council Chamber, in addition to being used for circulation on the upper level of City Hall, is often used for impromptu meetings. A dedicated space for meetings with the public, a dedicated space for reviewing large format documents, storage space for projects under review, archival storage, and a secure transaction counter for two people are the primary needs for the Building Division.

The Building Commissioner and Building Inspector each have offices located in the attic space. The two offices and two open workstations for the Code Compliance Officer and Independent Contractors are generous in size and offer a great historic perspective but are not accessible. Looking ahead, the Division requires individual private offices and/or meeting space for private conversations. As part of any redevelopment, additional flexible office space should be considered to address future needs.



Planning Division

The Planning Division is located on the first floor of City Hall and current staff includes the following:

- Community Development Director
- City Planner
- Preservation Planner
- Assistant City Planner

As stated on the website, the Planning Division serves residents, business owners, and developers within the City by managing land-use entitlements for proposed residential and commercial projects. The Planning Division is responsible for the review and recommendation of projects requiring approval by the Planning and Zoning Commission and/or the Historic Preservation Commission.

The Historic Preservation Commission reviews projects that require a building permit application and involves exterior alterations to buildings located within the Historic District or individually identified as a landmark property.

In any future development, the Planning Division office would ideally be located within a Community Development Suite of Offices with adjacency to the Building and Zoning Division with the ability to share resources, meeting spaces, and storage rooms.

Economic Development

As stated by the City, the Economic Development Department is responsible for all areas of economic development including business attraction and retention and managing efforts to support the future growth of the City. The Economic Development Department is located in private offices located on the lower level of City Hall. Current staff includes the following:

- Economic Director
- Business Development Analysts (2)

The Department has a primary goal of attracting and retaining business to the City and encouraging and supporting tourism. The current location within City Hall makes meeting this goal challenging due to the lack of privacy, lack of meeting space, and accessibility challenges with the existing building. Due to these challenges, the Economic Development Department traditionally meets with businesses and potential developers



outside of its offices at City Hall. The department has a limited number of walk-ins, and most meetings are by appointment.

In any future development, the Economic Development Department would be located in a suite of private offices with dedicated and/or shared access to a medium-sized meeting room, space for a small table for intake meetings, and dedicated file storage. The suite could be part of a larger office that is shared with Community Development due to the close relationship between the two departments.

Finance

The Finance Department is located across the street from City Hall on the upper level of the Police Station. Current staff includes the following:

- Finance Director
- Accounting Supervisor
- Accounts Payable
- Accounts Receivable
- Utility Billing Specialist
- Administrative Analyst (Part-Time)

The current space has accommodated the Finance Department for many years but should be included as part of any new development for City Hall due to a wide range of deficiencies. The front counter, which serves the public, is not accessible. The open workstations do not provide any privacy when interacting with the public on the phone. The back counter, where cash is counted, is not secure. As the City moves forward with cash-less options, this may not be relevant but is currently an issue.

In any future development, three private offices are recommended for the Finance Director, Purchasing / Procurement Manager, and other positions. A medium-sized conference room and/or access to a shared conference room is required. In addition, access to a shared large conference room or training room is desired to continue with community focused training programs, bid openings, and other similar events that may require broadcast and/or streaming services. Bid openings and training are currently conducted in the Council Chamber, utilizing the computers in the dais, which may not be the best environment for learning and collaboration.



One other unique aspect of this Department is that the Finance Department picks up payments from the four drop boxes located at Finance, City Hall, Fire Station 1, and Fire Station 2. As the City moves more towards online and cash-less payments for City services, this requirement may go away.

Other Considerations

There are several other challenges related to the existing City Hall facility and the inability to meet current needs. In any future development, the following spaces should be planned for and included:

- **Secure Storage:** Primarily related to Human Resources and City Administrator's office, secure storage with limited access should be provided for personnel files and documents required to be maintained by the state.
- **Dedicated Public Restrooms:** Currently restrooms are shared between the public and staff on the upper level of City Hall and the lower level restrooms are inadequately sized. Neither set of restrooms are accessible nor provide required fixtures. In any future development, dedicated public restrooms, including single use / gender neutral and/or family restrooms should be planned for.
- **Mothers Room:** These accommodations include time for women to express milk and a private space that is not a bathroom each time they need to pump. Lactation rooms should provide, at a minimum, a lockable door, a work surface and chair, a small utility-type sink, storage for cleaning supplies and paper towels, adequate HVAC service, including a thermostat, and well-placed electrical outlets.
- **Resiliency Rooms:** This flexible, multi-purpose space provides a respite for employees that may need a break or a location to pause and breathe through a difficult moment.
- **Bicycles:** The City is a very bike-friendly community and the support for alternative forms of transportation should be encouraged. Currently there is little or no support for the bike community, including access, bike racks, or covered bike parking. Additional improvements should be planned for as a sustainable initiative to any future development.



POLICE DEPARTMENT

General

There appears to be consensus within the City that a new Police Station is needed. This section will focus primarily on what is recommended as a minimum program to support the department based on best practices, state mandated training requirements, and the ability to best serve and protect.

The Police Department currently has thirty-eight (38) sworn police officers and 9 civilian staff positions. The current Police Department staff is outlined below:

- Command Staff (3):
 - Chief of Police
 - Deputy Chiefs (2)
- Sergeants (7):
 - Patrol Sergeants (5)
 - Detective Sergeant
 - Administrative Sergeant
- Patrol Officers (28):
 - Patrol Officers (23)
 - Detectives (3)
 - High School Liaison / School Resource Officer
 - Task Force Officer
- Full-Time Civilian Personnel (9):
 - Administrative Assistant
 - Records Manager
 - Records Specialists (5 full-time; 4 part-time)
 - Community Service Officers (2)

With a current City population of 22,237 (as listed on the City's website), this equates to 1.7 officers per 1,000 occupants, which is in line with similar sized cities in the Midwest but less than the 2019 FBI national and regional averages outlined below:

- Midwest Group IV (10,000 to 25,000 residents): 1.7 officers per 1,000
- Midwest Average: 2.2 officers per 1,000
- National Average: 2.3 officers per 1,000



Based on available statistics, comparatively Batavia has 41 sworn officers (1.56 per 1,000) and St. Charles has 58 sworn officers (1.76 per 1,000). In summary, and based on meetings with the Police Department, the number of sworn officers is adequate but future facilities should include space for additional flexibility.

Additional provisions for full-time and part-time staff in Records and Administrative Services would be recommended and space for future sworn officers and community services officers (CSO) should be considered in the layout of locker rooms and support spaces.

Command Staff

The Command Staff is currently located in a suite of private offices on the upper level of the existing station. The suite includes an open workspace for the Administrative Assistant, a workroom with a kitchenette and storage. Most offices have windows to the exterior and there are skylights providing natural light to the other spaces. The offices are generous in size and the suite generally functions well.

Adjacent to the suite is the Quartermaster Storage, in a series of closets off of the main corridor. The amount of storage is generally adequate, but the location and configuration could be improved in a future layout.

As a side note, there are no dedicated facilities staff for the Police Department and most minor repairs are completed by the Facilities Manager. We understand that the City is working to centralize the operation and maintenance of the City's facilities.

Records

Located on the lower level of the existing station, and traditional with most Police Departments, Records is the most public facing group within the department. Currently, the Police Station and Records are open 24 hours a day, 7 days a week, 365 days a year. The Records Manager has a private office that is a former closet and is too small.

In any future development, Records should include 3 dedicated workstations that are separate from the transaction window for privacy plus an open and flexible space for light-duty and other temporary positions. Due to the full-time occupancy of this office, there should be a dedicated breakroom with views to the transaction window along with a dedicated restroom.

Records Storage should include a workspace to support Freedom of Information Act (FOIA) requests.



Investigations

Investigations is currently located on the lower level of the existing station. There are 4 open workstations located within a shared suite. In the future, a total of nine (9) workstations should be considered to provide flexibility.

Digital evidence continues to increase, and dedicated space is required that is separate and secure from adjacent areas. This office often needs dedicated storage with power for charging multiple devices, as well as a dedicated internet service for privacy and secure communications.

In any future development, private offices or workstations with additional acoustic privacy should be considered along with access to a shared or dedicated conference room for large cases. The conference room should be sized to accommodate 12-16 people. A shared coffee area and/or support for the conference room should also be considered.

Patrol

One of the biggest challenges for patrol officers with the existing facility includes the size and location of Roll Call and the location of the duty bag lockers within Roll Call, restricting access if the room is in use for other purposes.

In any future development, Roll Call would be sized to accommodate up to 20 people for briefings and training. The room would be located near the sergeant's offices and with close access to the duty bag lockers, ideally located on the way to the secure vehicle parking area.

6 to 8 dedicated and flexible workstations for report writing, access to information and forms, temporary evidence lockers with charging capabilities, and good circulation is key to supporting the patrol officers.

Other spaces include dedicated storage for rifles, equipment charging (Axon body cameras, flashlights, tasers, and radios), and other gear should be considered.

Evidence

The current evidence processing and storage spaces do not meet current standards. Secure storage for evidence should be separate from the evidence processing area. Ventilated storage rooms for controlled substances should be provided.

The evidence area requires a dedicated and secure private office and a workstation. High density storage options should be considered to maximize efficiency and operations.



Detention

The existing detention areas are generally adequate in size with a variety of options available for short-term detention (birdcage or holding), juvenile detention, and separate areas for men and women. Operationally, at this current time, most detainees are at the station for a short period of time before being transported to the Kane County Sheriff's Office.

There are currently no interview rooms located within the detention area, which requires transporting detainees to the interview rooms upstairs. Dedicated spaces within detention are the standard and should be provided in any future development. The variety of interview rooms to be considered include hard interviews, soft interviews, family rooms, and resiliency / victim rooms.

The effective design of the detention spaces is primarily for the safety of the officers, paramedics, and of course the detainees. Preliminary recommendations based on input received include 2 holding cells (birdcages), 4 detention cells (2 groups of 2 for male/female and adult / juvenile), 2 hard interview rooms, a booking station with space for fingerprinting, photographs, and storage for required forms and personal effects.

Social Work | New space that is not currently part of the Police Station

There is no dedicated space for the two contractual social workers. The City has seen the benefits of having social workers as part of the department as they increase law enforcement effectiveness when dealing with subjects experiencing certain behaviors. They can help address complex social issues, such as mental health crises and substance abuse, in a compassionate and effective manner. Dedicated private offices and access to a dedicated and/or shared meeting room is required.

Training | New space that is not currently part of the Police Station

Training is a key aspect of the Police Department and there is currently no dedicated training room. Space for up to 60 people seated at training tables should be provided. In addition, provide adequate storage for tables and chairs when not in use. Support space including countertops for educational materials, displays, and/or food service should be provided.

This space, depending on location within the City, could be utilized by other departments and also be used by other entities.


Indoor Firing Range | New space that is not currently part of the Police Station

The Police Department does not currently have an indoor firing range and is required to travel to other locations, often during off hours and/or overtime, in order to complete the regular training that is required by the state. As part of any development, a 4 to 8 lane indoor firing range should be considered. The benefits of a dedicated training facility includes improved officer training, less costs due to the ability to train during normal shifts, and reduced travel time and costs. The range should include space for 8-10 people for orientation and debriefs, access to an armory, supply storage, and access to a gun cleaning area. Similar to the training room, this facility could be utilized by other municipalities or groups that require training without facilities of their own.

The current armory is located off of the upper level garage, near evidence processing. A new armory should ideally be centrally located and/or have access to a loading dock and freight elevator for movement within the station.

Simulation Room | New space that is not currently part of the Police Station

Training and technology are the two biggest trends in public safety. In addition to live round training, current trends include simulations using virtual equipment. The space requirements are minimal, and the room could be used for other purposes, if necessary.

Fitness and Mat Training | New space that is not currently part of the Police Station

A small fitness room is located on the upper level of the existing station and is generally smaller and less equipped than current standards. In any new development, an adequately sized and outfitted fitness center should be provided. In addition, a mat room for physical training exercises for groups of 8 or more should be provided. This large, open, flexible space should have a dedicated storage room for mats, training supplies and equipment, and training file storage.

Locker Rooms

Locker rooms and other shared spaces often become the areas where teams come together and should include amenities that both attract and retain staff. The current locker rooms are undersized, outdated, and do not provide amenities that are consistent with newer facilities. There is an increasing number of female officers in the industry, and it is recommended that each set of locker rooms provide some flexibility for the number of officers. In addition to appropriately sized lockers with ventilation and power for charging, the locker rooms should consider quiet rooms and/or sleeping rooms for individuals that may be coming off an overnight shift and a need to be onsite or in court in the morning.



Break Room

Similar to the locker rooms, the break room is a multi-functional gathering space that should provide for the comfort and benefit of officers and staff. A contemporary kitchen with durable appliances, a variety of seating options for both dining and relaxing should be considered.

Sallyport, Parking and Vehicle Storage

The sallyport does not meet current standards, there is currently no secure parking for the patrol vehicles and very limited and inadequate space for storing specialty vehicles. As part of any new Police Station, the following should be planned for:

- **Sallyport:** A dual-bay drive-through sallyport sized to accommodate an ambulance. The bays could be dividable in order to provide secure storage for impounded vehicles and evidence processing.
- **Secure Parking:** Covered or ideally indoor parking for up to 25 patrol vehicles, plus storage of 2-3 specialty vehicles should be considered. The benefits of having vehicles protected from the elements include ready access to officers and decreased maintenance costs. This is considered a should-do priority.
- **Evidence Bay:** Parking for the evidence technician vehicle and/or a dedicated bay for processing vehicles for evidence. This bay should be secured and separate from the main parking area.
- **Bicycle Storage:** The facility currently has some space dedicated to bicycle storage and maintenance. In addition, storage is required for found or impounded bicycles that is separate from the officer's equipment. This storage could be combined with other large evidence storage with direct access from the outdoors and/or indoor parking garage.
- **CSO / DARE Vehicle(s):** The Community Service Officer (CSO) and Drug Abuse Resistance Education (DARE) Vehicle is used on a regular basis and should be stored in the parking garage or secure storage area when not in use.
- **Speed Trailers:** These portable speed limit trailers are deployed on a regular basis but need space for storage when not in use.
- **Miscellaneous:** A wide variety of other storage needs should be considered, including signage for special events, Special Olympics, riot gear, car seats, , etc. In addition, space inside the parking garage or inside the station should be provided for a boot wash station, drying racks for we gear, and laundry facilities.



Other Considerations

In any future development, the following spaces should be planned for and included:

- **Emergency Operations Center (EOC):** The current Emergency Operations Center (EOC) is located in the lower level of Fire Station 1. The Training Room outlined above could serve as a secondary EOC and dedicated storage for equipment and supplies should be provided directly adjacent to the Training Room.
- **Drones:** The Police Department acquired a drone and this technology, and the devices are emerging as a key piece of equipment. Dedicated space for the storage, charging, and repair of drones and similar equipment should be provided.
- **Comfort Animal:** The City has recently sworn in a dedicated comfort animal that may live at the station full time. Unlike the typical K-9 role of supporting police with searches, tracking, and apprehension, the primary role of the comfort dog is to provide emotional support for officers, staff, and victims, especially after traumatic incidents.
- **K9:** In addition to the recently sworn in service dog, the department occasionally houses lost animals. Including a kennel and area for cleaning rescue animals should be considered.
- **Dedicated Public Restrooms:** Currently located in the main lobby, in any future development, dedicated public restrooms, including single use / gender neutral and/or family restrooms should be planned for.
- **Mothers Room:** These accommodations include time for women to express milk and a private space that is not a bathroom each time they need to pump. Lactation rooms should provide, at a minimum, a lockable door, a work surface and chair, a small utility-type sink, storage for cleaning supplies and paper towels, adequate HVAC service, including a thermostat, and well-placed electrical outlets.
- **Resiliency Rooms:** This flexible, multi-purpose space provides a respite for employees that may need a break or a location to pause and breathe through a difficult moment.
- **Bicycles:** The City is a very bike-friendly community and the support for alternative forms of transportation should be encouraged. Currently there is little or no support for the bike community, including access, bike racks, or covered bike parking. Additional improvements should be planned for as a sustainable initiative to any future development.



FIRE DEPARTMENT

General

The Fire Department completed a Strategic Plan in 2021 and the report is included by reference. As stated, the plan was created for two reasons:

- Provide guidance for the future, and
- Be a living document for the community, residents, and business community.

The Department is housed in two facilities.

- Fire Station 1 is also referred to as the Headquarters and/or East Side Fire Station.
- Fire Station 2 is also referred to as the West Side Fire Station.
- Considerations should be made for flexible workstations and accommodation for part-time and paid on call (POC) staff at both facilities, and as further outlined below.

As noted above, the City is landlocked, and population growth will be limited in the near future and the size of the department is not anticipated to increase significantly. Based on this assumption, the Fire Department is appropriately sized for the size of the City. Current staff is outlined below:

- Fire Chief
- Administrative Analyst
- Fire Marshall
- Deputy Chief
- Battalion Chiefs (3)
- Lieutenants (6)
- Paid On Call (POC) Lieutenants (4)
- Career Firefighters (12)
- Paid On Call (POC) Firefighters (40)



Fire Station 1 Apparatus Bays

At Fire Station 1, the four double-depth apparatus bays are adequately sized to support the equipment listed below but the configuration does not support drive through operations except for Tower 201. Items tagged as frontline are arranged for primary discharge.

- One (1) Frontline Battalion Chief SUV (Car 200, aka BC Buggy).
- One (1) Frontline Squad Vehicle (Squad 201).
- One (1) Second Due, Type 1 Fire Engine (Engine 201).
- One (1) Reserve, Type 1 Fire Engine (Engine 205).
- One (1) Frontline, Quint Fire Truck (Tower 201). The quint fire truck, also known as a quintuple combination pumper, is a compact apparatus that does a little bit of everything. It combines rescue and firefighting capabilities and serves five primary functions: a fire pump, water tank, supply hose, aerial device with a permanently attached waterway and ground ladders.
- One (1) Frontline Ambulance (Medic 251).
- One (1) Reserve Ambulance (Medic 253).
- Remaining space within the apparatus bays is utilized for storage of the boat with trailer and off-road / utility vehicle.

Fire Station 2 Apparatus Bays

Fire Station 2: The two apparatus bays are inadequately sized and cannot properly function as drive through bays. Current equipment includes the following and items tagged as frontline are arranged for primary discharge.

- One (1) Frontline Brush Fire Truck (Brush 202). These smaller vehicles are Designed to access and maneuver where other fire trucks cannot go.
- One (1) Frontline, Type 1 Fire Engine (Engine 202).
- One (1) Second Due, Type 1 Fire Engine (Engine 204).
- One (1) Frontline Ambulance (Medic 252).
- Remaining space within the apparatus bays is utilized for storage of the boat with trailer, and miscellaneous other items.



There is a separate garage structure at Fire Station 2 that houses the following:

- One (1) Technical Rescue Trailer (TRT).
- One (1) HazMat Trailer.
- There is currently only one (1) truck dedicated to pulling trailers.

Firefighter Interviews

The FGMA Team met with Command Staff and firefighters from individual shifts over the course of three days to gain an additional understanding of operational constraints and gather recommendations on improvements to existing facilities.

In general, there is a goal to provide equity between stations, in both the hot zones and cold zones. Future considerations should include space for recruits and/or paramedic students. Recruits currently start their shifts in the morning but may go to 24-hours in the future.

The following comments are related to both of the existing facilities and comments are summarized by space type.

Fire Station 1 Administration Suite

At Fire Station 1, the Administration Suite includes space for the Chief, Deputy Chief, Battalion Chief, and Fire Marshal. Reception and Administration is located behind a secure door from the main lobby. The layout of the Administration Suite is generally adequate, but there were several recommendations:

- Relocate the Deputy Chief's office closer to the Chief's office to improve communication. This could be achieved by swapping the Deputy Chief's office with the Fire Marshal's office.
- As a nice-to-do, a Battalion Chief Suite with bunk room and private restroom should be considered as part of any significant renovation or addition.
- The Paramedic Coordinator's office, located between the Administration Suite and the Apparatus Bays, works well and they do not need to be attached.
- Provide one to two hoteling stations for part-time or visiting staff.
- Provide additional storage space for office supplies and paper storage.



- If additional space is needed within the Administration Suite, the file storage could be relocated to the Lower Level. In addition, mailboxes and copier could be relocated to the Shift Office.
- Provide electronic access control and the ability to unlock doors remotely by the Administrative staff.
- A dedicated office for TRT and HazMat and Lieutenant's Office with small conference table. The Lieutenant's Office is currently the BC's Office.

Fire Station 1 – Lower Level

Fire Station 1 has a lower level that includes a training room that also serves as the Emergency Operations Center (EOC) for the City. The lower level can be accessed from an interior stair off the lobby and an exterior stair on the west side of the building. The lower level cannot be accessed from the Apparatus Bay, which presents some operational challenges.

Fire Station 2 does not currently have a basement or lower level. In the design of a new facility, the inclusion of a basement may provide additional storage and support space but may also increase costs due to the need for an elevator and at least two stairwells.

Fire Station 1 Shift Room

At Fire Station 1, the Shift Room is undersized and would ideally be larger to accommodate the full shift. Requirements include space for door reports, studying, and computer access. Ideally there would be one computer for every two people. The Shift Room would also ideally be located closer to the Dayroom or near the apparatus bays.

There is a preference for dedicated space outside of the Shift Room for radio chargers, primarily for health reasons.

Apparatus Bays

The following items should be taken into consideration in the planning for new or renovated facilities:

- Double depth, drive through bays are preferred to single-vehicle depth bays for fire trucks, engines, and ambulances. Smaller bays or the ability to back in trailers, like the existing garage at Fire Station 2, could be considered.
- Space for additional and future vehicles should be considered.
- Showers: A decontamination shower should be provided within the Apparatus Bay. In addition, access to single occupancy shower and toilet room(s) directly



from the Apparatus Bays is desired. These conditions do not currently exist at either station and their implementation would help in reducing contamination between the hot zone and cold zone.

- A dedicated space or locker room for turnout gear for each shift and a gear drying area is required. Requirements include multiple gear extractors and gear dryers.
- Ample floor drains for adequate drainage are required.
- In floor radiant heating would be a nice to do.
- Hose and air lines between bays are required.
- A compressor with higher output is desired.
- There are currently issues with the height of the bays with respect to cleaning. This should be considered in the design of Fire Station 2.
- Adequate space within the bay for miscellaneous storage such as coolers, and equipment such as ice machines, should be considered.
- Space for refilling oxygen tanks should be provided at each facility.
- Drafting Pit: The use of an underground tank for water storage and the ability to reuse the water for testing pumps and training is considered a nice-to-do.
- A dedicated EMS room, with ample storage and computerized inventory system is desired.

Bunkrooms

There is a desire for individual bunks in closed rooms with full height doors and beds assigned by person and not by shifts. This provides an enhanced level of privacy compared to the semi-private configurations currently in both stations.

Separate male and female bunkrooms, and a direct connection to a single use toilet room should be a consideration in the design of a new station and/or any renovations. The current program is for a maximum of 10 people at Fire Station 1 and 8 people at Fire Station 2.

Adequate storage space for bedding and supplies should be provided in each bunkroom. There should also be space provided for personal storage, including bedding, clothing, toiletries, device charges, etc. A ceiling fan in each bunkroom provides an additional level of personal comfort.



Additional storage for bedding for part-time firefighters and future considerations for recruits is required at both stations. Space is limited, and reconfiguration of the bunk rooms may be required. This should be a consideration in the design of a new Station 2, if applicable.

The addition of a monitor with dispatch information in the bunkrooms would be an operational benefit at both stations.

Locker Rooms

Geneva is considered a combination department. Paid-on-Call (POC) firefighters sign up for shifts and typically keep their turnout gear in their personal vehicles. Storage for POC gear should be discussed further as part of any future project.

The locker rooms should be sized for the full department, including POC firefighters. Full sized lockers for full-time staff and firefighters and half sized lockers for part time staff can be considered. The current program calls for approximately 40 lockers at each station.

Locker rooms should remain separate from the bunkrooms as they serve separate purposes. Both male and female lockers are generally adequate at Station 1 but undersized in in poor condition at Station 2. There are currently group toilet and shower areas at both facilities and the trend is towards single-occupancy shower and toilet rooms for enhanced privacy.

Additional lockers for POC firefighters and future considerations for recruits are required at both stations. Space is limited, and reconfiguration of the locker rooms may be required. This should be a consideration in the design of a new Station 2, if applicable.

Kitchen, Dining, and Day Rooms

At both facilities, the Kitchens, Dining areas, and Day Rooms need upgrades. A larger great room with additional kitchen prep space is desired at both facilities and should be a consideration in the design of a new Station 2, if applicable.

As with any kitchen, additional pantry storage and space for small appliances, utensils, gadgets, and kitchen supplies should be considered. Station 1 is currently adequate, but Station 2 is significantly undersized. An ice machine in the kitchen and water filling stations located at appropriate locations with each facility are recommended upgrades.



Fitness

At Station 1, a Fitness Room is located on the Lower Level. The space is generally adequate, but equipment could be reconfigured to accommodate up to five (5) people. There is also an opportunity to incorporate an exercise circuit within the Apparatus Bay.

The size and location of Fitness Rooms need to be investigated further as part of any renovation or new construction. In general, the rooms are tending to be larger and certain requirements may be needed for future accreditation. In addition, the desired location is typically closer to the apparatus bays to help individuals to be mindful of staying fit (out of sight, out of mind).

Support and Storage

- **Self-Contained Breathing Apparatus (SCBA):** There is currently a single station at each facility, which does not meet current standards. Additional capabilities at each facility is required.
- **Emergency Medical Services (EMS):** Supplies are needed from the contract. There is currently bulk storage at Station 1 and considerations should be included in the Design of Station 2. A management system is also required.
- **Fleet Gear:** Turn-out gear should stored and located away from the living quarters. There is a possible move of the explorer program to the Apparatus Bay floor and a need to get gear from the basement into the hot zone.
- **Shift Room:** The Shift Room should be a separate space sized to accommodate a minimum of seven (7) people and should include mailboxes, a copier, and computers for continuing education units (CEU). The area should be adjacent to the Lieutenant's Office with visual contact to assist with communication of assignments.
- **Laundry:** An extractor, washer, and dryer are required within the Apparatus Bay and separate commercial washer and dryer to support the bunk rooms and laundry are required at both facilities.
- **Maintenance Room:** There is a need for additional workspace and storage to support the maintenance and operation of each facility.
- **Hose Tower:** Neither facility currently includes a hose tower.



Other Considerations

- **Library / Study Space:** A dedicated quiet space with access to reference documents and a quiet study area is desired with adjacency to the rest of crews.
- **Resiliency Room:** For first responders, the effects of chronic stress can take an acute toll on physical and mental health. FGMA's current approach to facility design enhances physical and mental health throughout the entire workplace, and includes dedicated spaces known variously as wellness, quiet, or immersion rooms.
- **Training:** Space for training within the Fire Station would be considered a nice-to-do as joint training could be accommodated as part of a new Police Station.
- **Outdoor Patio Space:** Outdoor gathering space with a grill and/or smoker, along space for picnic tables, is considered a must-do. This creates a safe space for conversations and team building in a non-stressed environment.
- **Landscaping:** New or improvements to existing landscaping should include native and adaptive plantings and possibly irrigation to reduce maintenance.



PUBLIC WORKS DEPARTMENT

General

As stated on the City's website, the Public Works Department oversees several important functions that impact the everyday life of residents and businesses including water, wastewater, electricity, road construction, snow removal, and garbage collection. Divisions are centralized at the Public Works facility located on South Street, west of downtown, and include the following:

- Engineering and GIS Division
- Electric Division
- Street and Fleet Division
- Water and Wastewater Division
- Management of Garbage, Recycling and Yard Waste
- Management of 2 Cemeteries

Adaptability and flexibility are key aspects of a typical workday. It is often challenging to know what is going to happen on any given day.

The Public Works Department is led by the Public Works Director with administrative support, each located in the front, single story administrative wing of the facility. The facility has a limited number of public functions that includes right of way (ROW) permits for contractors, cemetery inquiries, and requests related to parkway trees.

The front office does not have a traditional transaction counter and is not separated from the public lobby, creating security concerns. In any future development, the administrative workspaces should be separated from the front desk for privacy and the area should be separated from the lobby for security.

There are three (3) administrative workstations within the front area, with one of them at the front counter. The workstations should not be forward facing, should be semi-private due to the nature of the conversations being held, and should have a view to a secure transaction counter. This would be similar to other forward-facing departments such as Community Development or Finance.

Additional information is outlined in the Facilities Condition Assessment, but it should be noted that the Administration wing of the building has a roof that leaks significantly during rain events and there is no heating in the Director's office. This portion of the building needs significant attention, as outlined in this report.



One scenario includes building a new Public Works Facility on the east side of the current site and then tearing down the existing facility to create space for a new Police Station. The new municipal campus would likely include a shared training facility that could be shared with other departments, other municipalities, and the community.

Facility improvements could include the following:

- The addition of concrete masonry unit (CMU), partial height partitions with epoxy coating around the perimeter of the existing pre-engineered metal building (PEMB) would help in the ability to clean the building on a regular basis. This could be supported with additional trench drains throughout the facility to provide the ability to power wash the walls and floors on a regular basis.
- New, environmentally friendly lighting is recommended to increase lighting levels throughout the space. Reviewing options for increasing natural light, either through the addition of clerestory windows and/or skylights should also be considered.
- Improvements to air circulation and the potential addition of air-conditioning should be considered to provide a more favorable work environment.
- Gathering space on the main level, within the vehicle bays, for approximately 20 people to meet prior to starting a shift is desired. This space could have white boards or other means to communicate the day's activities and events.

Administration

The public lobby provides access to the main conference room, that is used for both internal and external meetings. Additional meeting space is not as important as more meetings have transitioned to virtual / online. A challenge with the existing space is that it also serves as the kitchenette / coffee station / break room for the front offices.

The conference room is also utilized for plan reviews where the conference table is used to layout full-sized drawings and the monitor is used for reference and notes. In any future development, a similar space that serves this purpose should be considered to minimize the impact on the conference room availability.

Within Public Works, it has been tough to build team unity as there are three main divisions with three separate, but related missions tied to service. The absence of a shared breakroom or large meeting space for joint programs contributes to this.



Additional Considerations

Another key aspect of Public Works is that the fiber optic network that supports the City and other entities outlined earlier in this report is owned by the City and maintained by Public Works, and not one of the independent vendors such as AT&T or Comcast. As noted above, the head-end for the City's data network is located at the Police Station and is managed by the IT group located in both City Hall and the Police Station. The emergency generator at the Police Station is currently in the process of being replaced to ensure that systems remain operational.

The Public Works facility also serves as the back-up Emergency Operations Center (EOC), although there is no dedicated storage for the required equipment to support emergency operations.

Somewhat unique to the City, Public Works is not currently responsible for the operations and maintenance of other City-Owned buildings, such as City Hall, the Police Station, and Fire Stations. We understand that centralizing the operations and maintenance of facilities is currently in progress by the City.

Based on feedback from staff in the Electrical Division and Streets Division, there are opportunities to improve on the utilization of the existing space within the facility.

- While somewhat centralized with dedicated space, materials, tools, and equipment is typically located all over the facility, both inside and outside.
- Wall space within the facility is typically underutilized and racking solutions for seasonal equipment, such as snow plows, may be an alternative for consideration.

Site and Site Access

The Public Works site is accessed from South Street on a curb cut that is shared between Public Works vehicles (cars and trucks) and visitors to the administrative wing and Sam Hill Park. There is staff parking located on the east side of the building and the Public Works yards are located on the west and south sides of the building.

There is a fence around the storage yard with operable gates. The gate operators do not appear to be in good working condition and are typically left open during normal working hours, leaving the site vulnerable.

The salt storage building is located on the south portion of the site and is typically accessed from the west yard and a difficult three-point turn that requires backing up a significant distance to access the salt. Recommendations to improve access and reduce the turning movements include accessing the salt building from the east roadway,



backing up a shorter distance to get access, and then exiting the site on through the west yard.

Other vehicle movements occur within the east and west halves of the building with access running the full length of the building. Considerations should be made to create dedicated Public Works access from South Street to minimize potential conflicts with staff and public vehicles.

For the exterior storage yards, consideration should be made to consolidate divisional materials and equipment into their own secure areas for inventory control. For example, the Electrical Division has materials on the north third of the west yard and a dedicated storage area on the south side of the building. This location traditionally holds electrical equipment such as transformers and switches.

The west storage yard includes space for each division. Outdoor storage in this area could be better organized to help protect the assets. Items such as overhead and underground cables are left exposed to the elements and could be better protected with an open-air structure and/or racked storage capabilities.

The south yard is currently undersized and additional space is desired to allow for vehicle movements within the yard, including cranes and larger trucks with trailers. Other considerations include pad mounted or stacking transformers to provide for more open space.

Additional Site Considerations

- A dedicated space with proper clearances is required for the National Pollutant Discharge Elimination System (NPDES). Requirements include dumpster(s) and container(s) that are stormproof and waterproof.
- A dedicated space for the vacuum truck cleanout is required with proper clearances.
- As noted above, covered and/or rack storage is recommended in outdoor storage yards to be more efficient with available space and to protect and extend the life of the City's assets.
- Valuable space in the west yard is currently being used for the storage of decommissioned vehicles such as fire trucks that are no longer in service. In addition, this area is used for storing vehicles as evidence due to the lack of facilities within the Police Station or Police Department. Alternative locations should be considered and a dedicated vehicle processing area should be part of any new Police Station.



- Access to the two (2) existing towers – 911 / Tricom and Crown Castle Cellular Tower – need to be maintained based on existing agreements with the City.
- The skate park location can be reconsidered as part of any potential redevelopment.
- The overhead coiling doors on the back of the building, currently 14-feet high, are too low and prone to accidents. Modifying the existing openings to a minimum of 16-feet high, with proper protections is desired.
- Geneva Emergency Management Agency (GEMA) vehicles are currently stored on the south side of the building, unprotected. These vehicles are not used often, and their lives could be extended if protected under cover.

Engineering / GIS

As stated on the City's website, the Engineering Division is responsible for providing the following services:

- Administering and supervising engineering-related improvements and activities within the City.
- Managing the design, bidding, and construction of Public Works projects.
- Reviewing plans submitted by developers to ensure the plans comply with City ordinances and display good engineering judgment.
- Working with residents to solve an array of engineering and Public Works issues.
- Maintaining and overseeing the city's Geographic Information System (GIS) and providing information systems support.
- Improving the workflow of City employees by making data accessible via paper and electronic maps and digital files, through the Internet and as needed for analysis and mapping purposes.
- Engineering: Located near the center of the main level, there are currently four offices allocated to the Engineering Division and one office being utilized for scanning and printing. The offices are organized around an open meeting area that can be used for informal meetings. This area could be improved with the addition of a video monitor for use in reviewing drawings or documents collaboratively.



- GIS: Located on the main floor of the existing facility, staff includes two full-time positions plus an intern. The team provides GIS to each of the City's departments and its location within Public Works seems appropriate. The current offices are located on the main level on the interior of the building. In any future development, the GIS offices would have daylight and views.
- Meeting Space:
 - There is currently a single conference room and an additional meeting room for groups of 4 to 6 people should be considered.
 - A conference room with space to accommodate up to 20 people should be considered.
 - A huddle room with space to accommodate 6 to 8 people, and available to other groups, should be considered.
- Kitchenettes: There is currently only one shared kitchen area located on the east side of the building.

Electric Division

As stated on the City's website, the Electric Division employees are responsible for the design and maintenance of the electric utility system within the City limits of Geneva. This includes the City's electrical substations, distribution system, streetlights, and fiber optic communications network for approximately 10,200 residential, commercial, and industrial customers.

The City has owned and operated a Municipal Electric Distribution System since 1896. The City operates the system without competition from other suppliers or distributors of electrical power. The system is not subject to regulation by the Illinois Commerce Commission.

Located on the main level of the existing facility, key staff includes the following:

- Superintendent of Electrical Services
- Manager – Electrical Operations
- Manager – Distribution, Construction, and Maintenance

In addition, the Electrical Division works in three groups of three-person crews, for a total of nine (9) linemen and typically one (1) intern.

In addition to the offices, the Electric Division has a dedicated Supervisory Control and Data Acquisition (SCADA) system that is monitored and controlled from the "war room" located near the center of the main level of the existing facility. While the central



location is appropriate, the room is not fully secured and does not meet the requirements of a proper control room from a space and environmental standpoint. Considerations should be made for a new space that is secure, appropriately sized, and has the mechanical, electrical, and technological infrastructure necessary to support operations.

Additional spaces to support the Electrical Division include the following:

- Electric Foreman’s Room / War Room (368 SF)
- Electric Purchasing & Inventory Coordinator’s Office (229 SF)
- Electric Meter Office (282 SF)
- Electric Meter Test Room (348 SF)
- Electric Street Light Room (641 SF)
- Electric Tool Room (283 SF)
- Cable Area (283 SF)

Street and Fleet Division

As stated on the City’s website, the Street and Fleet Division is responsible for the planning and delivery of maintenance services and programs including streets, sidewalks and alleys; public and commuter parking lots; signs and pavement markings; streetscape; cemetery; urban forestry; and community festival support. The division also provides residents with information about tree maintenance and watering.

In addition, the Street and Fleet Division is responsible for managing fleet services associated with the maintenance of the entire city-owned fleet of 175 vehicles and equipment. This is accomplished by utilizing a modern computer-based system emphasizing preventive care and comprehensive cost controls.

Staff currently includes two (2) fleet mechanics and a fleet maintenance supervisor. The supervisor’s office is located in the former parts storage room. Parts storage was moved from the shared space with the emergency generator due to numerous safety concerns.

The two largest challenges for the vehicle maintenance portion of the facility are its location at the front of the building and the lack of depth to accommodate longer vehicles. With its location at the front of the building, the overhead doors are often open to improve circulation during warmer months and/or accommodate larger vehicles. This presents a significant security risk, as this provides unrestricted and unsecured access to the facility. Considerations should be made to relocate the vehicle



maintenance facility to the secure side of the campus, behind a secure fence, and sized appropriately to be able to service and maintain the wide range of vehicles owned by the City.

Three bays, similar to the existing condition, should be adequate. It was recommended to provide one (1) fixed lift and two (2) portable lifts for flexibility. Consideration should also be given to providing an additional quick-service bay, similar to the commercial chains, that offer timely oil-changes, tire rotations, and other regularly scheduled maintenance items. In summary, four bays, or two per technician, would be desired. A dedicated tire room with tire machine is also needed.

Other consideration should be given to a space to outfit new police vehicles in-house, versus sending them out to other vendors. This could provide operational and cost savings to the Police Department.

Parts storage is currently adequate and regularly used and quick-moving items are kept in stock. Other parts are often ordered on an as-needed basis from a variety of local vendors and distributors. A dedicated landings space for deliveries is also desired to receive parcels, pallets of materials, and/or drums of fluids.

There is currently a fabrication area located within the east half of the vehicle bays that is used by each division and the vehicle maintenance team. Considerations should be made for bringing this closer to the vehicle maintenance area in any future plans.

The emergency generator is located indoors near the northeast corner of the building. The generator is at the end of its useful life and needs replacement.

As noted above, the overhead doors are typically left open during warmer months. Air-conditioning should be considered as part of any improvements as this will provide a better work environment, which is helpful in attracting and retaining staff.

Water and Wastewater Division

The Water and Wastewater Division includes the Divisions of Water Treatment and Supply, Wastewater Treatment, and Water and Sewer Maintenance. As stated on the City's website, the Division is responsible for providing reliable, high-quality drinking water, wastewater treatment-related services that are protective of customer health and safety and maintaining 100 percent compliance with state and federal standards.



Water and Wastewater Facilities

The Water and Wastewater Treatment Plants were not included as part of this Master Plan, primarily due to their ability to set rates and pursue their own projects independently from the City's process for supporting capital projects. The maintenance division has dedicated space within the Public Works facility and the Design Team completed interviews with key stakeholders to identify any shared opportunities for consideration as part of the recommended improvements to Public Works. Located on the main level of the existing Public Works facility and the Water Treatment Plant, key staff includes the following:

- Superintendent of Water and Wastewater
- Supervisor of Systems Maintenance and Customer Service

No major issues were identified with respect to the maintenance areas within the Public Works facility, but considerations should be made to provide additional storage and support space for the crews. This includes additional space for gear storage, along with facilities such as a mud room for hanging and drying wet gear, a boot wash, boot dryer(s), access to shared laundry facilities, and improvements to the locker rooms. In addition, having a dedicated space for the maintenance of portable electronics, such as iPads, that are used in the field, along with a shared workstation with computer to check emails, etc. is desired.

On the exterior of the building, there is currently nowhere to dump spoils from excavations and field work prior to being tested and hauled-off for disposal. Considerations should be made as part of the recommended site improvements to address what is currently a challenging situation.

Geneva Emergency Management Agency (GEMA)

GEMA is a local agency in the City that focuses on emergency preparedness and response within the community. As stated on the City's website, the agency assists the Geneva Fire and Police Departments, as well as key community organizations including the Geneva Chamber of Commerce and Geneva Park District. GEMA collaborates with other emergency management agencies at the municipal, county, state, and federal levels to ensure a comprehensive and coordinated approach to emergency management.

GEMA's primary function is to respond to and manage various emergencies that may occur within the city, including natural disasters, accidents, and other situations requiring coordinated response efforts. GEMA actively seeks volunteers to join their team, emphasizing the importance of community involvement in emergency preparedness and response.



The GEMA offices are located on the upper level of the Public Works Facility above the multi-purpose room and are accessed from a stairwell in the east half of the garage. Three private offices and a storage room surround a shared open workspace.

Additional discussion is required to determine the best location for GEMA as the Emergency Operations Center (EOC) is located at Fire Station 1, GEMA vehicles are stored at Public Works, and the agency has a relationship with multiple departments.

Shared Facilities

The following is a summary of shared spaces available for use by each division:

- Training Room:** The existing Training Room, located on the east half of the main level, is the largest room of its kind in the City. There is a moveable partition to break the room into smaller spaces, that is rarely if ever used. The interior finishes are in poor condition and the flooring is in need of replacement. This could be attributed to the space formerly being an equipment storage bay and the poor condition of the subfloor. Due to its size, its location within the building, a dedicated entrance, and the availability of parking, the Training Room is often made available to outside agencies. This opportunity could be enhanced with improvements to the room.
- Locker Rooms:** Locker Rooms for men and women are woefully deficient and are not used due to their extremely poor condition. The Men's Locker Room has access from the service / vehicle bays and the office suite. The Women's Locker Room is only accessible from the office suite. This provides operational challenges and, when coupled with the inadequacy of the locker rooms, unusable spaces. Any future development should address the locker rooms with new facilities that meet current standards for accessibility and amenities.
- Kitchenette:** For the front office and office suites, the only viable kitchenette is located within the main Conference Room. This provides many operational challenges when the room is in use, as noted above. Considerations for additional kitchenettes and/or coffee stations should be made in any future plans.
- Offices:** Except for the five offices located in the front area of the building, most offices do not have windows to the exterior. This presents operational challenges for key staff, for example the Superintendent of Streets cannot visually see the weather and is reliant primarily on reports from outside sources during the onset of snow events.



- **Work Rooms / Lunchrooms:** Each group has their own workroom with most located on the main level in the south half of the building. Each group utilizes their space uniquely and spaces are often used for gathering before a shift, during lunch, and after a shift.
- **Chemical Storage:** Considerations for Occupational Safety and Health (OSHA) compliant chemical storage should be confirmed as part of any improvements.

Other Considerations

- **Storm Shelter:** There is no dedicated or rated storm shelter within the existing facility. Currently the east stairwell is used for gathering during a storm event. Considerations for a fully compliant storm shelter, sized to accommodate the staff, with restrooms, emergency power, and a dedicated water source should be made.
- **Mezzanine Storage:** As noted, a portion of the north half of the mezzanine is used for file storage for both Public Works and other departments. Space is getting constrained as over 300 boxes of files have migrated to this space over the last two years. Access is challenging as there is no elevator to the mezzanine level. The remaining areas of the mezzanine are shared between general use, the electrical division, water division, and streets division. There is a desire to store smaller, seasonal pieces of equipment on the mezzanine to free up main floor area, but that is not very feasible without an elevator or lift.
- **File Storage:** The main workroom, storage closets, and flat file storage located in Engineering meet current requirements for storage and the State's archive requirements. In addition, there is space available on the mezzanine level that is being utilized for storage by Public Works and other departments.
- **Technology Support:** The use of iPads, drones, and other mobile technologies requires areas for storage and charging.
- **Janitorial Service Storage:** Cleaning is managed by a third party and additional space is required for storage of supplies and equipment.
- **Bike Racks and/or Covered / Indoor Bike Storage:** As previously noted, the City is very bicycle friendly and encourages alternative transportation. Facilities for covered bike parking and/or secure bike storage should be considered as part of any upgrades or renovations.
- **Electric Vehicles (EV):** The City has a limited number of electric vehicles currently, but considerations should be made at existing sites for additions to the fleet.

SECTION 3 | ASSESSMENT SUMMARY





SECTION 3.0 | FACILITY CONDITION ASSESSMENT SUMMARY

EVALUATION OF 2021 FACILITY CONDITION ASSESSMENT

Summary

A Facility Condition Assessment for each of the City-owned buildings was completed by the City and its consultant, approximately four years ago. The reports dated October 18, 2021, included the following information:

- Detailed Building Description:
 - Building History
 - Architectural Review
 - Operational Concerns
 - Mechanical Systems
 - Plumbing Systems
 - Fire Protection Systems
 - Electrical Systems
- Accessibility Survey (Building And Site Review)
- Security Analysis
- Municipal Code and Zoning Analysis
- Historical Considerations
- Recommended Resolutions:
 - Building Recommendations
 - Accessibility Recommendations
 - Security Recommendations
 - Sustainability Recommendations
- Building Maintenance Analysis

General

For each of the facilities, the primary goal of the existing conditions review is to review and confirm the existing condition of the major building and site elements to assist in determining the remaining life of systems and/or components and assist the City in prioritizing capital improvement projects based on the funds available.

The FGMA Team reviewed the existing drawings and conducted tours of the existing facilities to determine the overall general condition of the buildings and sites. The tours were conducted in conjunction with City Staff, who were familiar with the buildings and provided valuable insight into maintenance requirements and issues.

This assessment update is to be utilized as an additional planning tool and is intended to provide the City with the information needed to make informed decisions on the steps that should be taken to address the facility needs throughout the City.



Deficiency Notation Form and Building Rating System

Based on the Facility Condition Assessments previously completed by the City and the tours completed as part of this Facilities Master Plan, the following Deficiency Notation Forms were developed by FGMA for each of the facilities reviewed. For programmatic, operational, accessibility, and/or sustainability observations, comments were summarized as follows:

- **Compliant:** The item is generally compliant with current codes or best practices for similar facilities.
- **Deficient:** The item is either nonexistent or does not meet current requirements, current codes, or best practices for similar facilities.

For building systems and components, the rating system is based on the ASTM E2018-15, Standard Guide For Property Condition Assessments standards and defined as follows:

- **Good Current:** The system was built, renovated, or rehabilitated to equal or exceed the current nationally recognized standards addressing the item; it is functioning properly, and it appears to be properly maintained. Parts are readily available.
- **Good Dated:** The system meets or exceeds the lawfully enforceable minimum standard but does not meet the corresponding current nationally recognized standard; it is functioning properly and appears to be properly maintained. Parts are readily available.
- **Fair:** The system fails to meet minor lawfully enforceable minimum standards in one or more minor respects but is scheduled to be brought up to code. It is marginally functional or requires frequent repair to continue functioning and appears to be adequately maintained. Parts are becoming difficult to acquire and the system is nearing the end of its useful life.
- **Poor:** The system fails to meet lawfully enforceable minimum standards in substantial respect; it does not function reliably and appears to be poorly maintained. Parts can no longer be acquired, and the system is beyond its useful life.
- **Very Poor:** The system fails to meet lawfully enforceable minimum standards to such an extent as to pose an imminent threat to the health or safety of building occupants or is completely nonfunctional.

Using the Deficiency Notation Form as a guide, the FGMA Team referenced this document during the recent assessment of the facilities.



Accessibility Considerations

As summarized by the Institute for Human Centered Design, the Americans with Disabilities Act (ADA) requires that state and local governments, as well as businesses and non-profit organizations, to provide services, programs, and goods to people with disabilities and equitable access. Older or existing facilities are not grandfathered in as ADA is a civil rights law and not a building code. Requirements for state and local governments are different than for public places

State and local governments must ensure that services, programs, and activities, when viewed in their entirety, are accessible to people with disabilities. Alterations to older buildings are often required to ensure accessibility to ensure compliance with the Department of Justice's ADA Title II Regulations 28 CFR Part 35.150. Complete accessibility for state and local governments is a higher level of standard than for public buildings that require readily achievable barrier removal. To that end, state and local governments are not required to take any action that requires a financial or administrative burden.

The Department of Justice has the following priorities, which are equally applicable to state and local government facilities:

- **Priority 1:** Accessible approach and entrance(s).
- **Priority 2:** Access to goods and services.
- **Priority 3:** Access to public toilet rooms.
- **Priority 4:** Access to other public items or any other measures necessary.

A complete accessibility survey was not completed as part of the Facilities Condition Assessments or this Facilities Master Plan but is recommended prior to the implementation of steps required to achieve compliance with ADA.

The forms below include a brief overview of sustainability initiatives that should be considered as part of the Facilities Master Plan.



Security Considerations

A Facility Security Assessment (FSA) is an in-depth analysis used to determine security measures needed to protect personnel, property, and information. A complete Facility Security Assessment was not completed as part of the Facilities Condition Assessments or this Facilities Master Plan, but is recommended to address several concerns:

- **Risk Management:** The assessment of physical facilities helps to identify potential risks and address resiliency of existing assets.
- **Health, Safety and Welfare:** Investing in physical security demonstrates a commitment to the community and staff that their welfare is first and foremost.
- **Cybersecurity:** Physical security and restricted access to certain areas is a key aspect of preventing cybersecurity.
- **Regulatory Compliance:** For some departments, maintaining secure areas for data, records, evidence, etc. is a requirement.

The previously completed Facility Condition Assessments provided a general overview of physical security concerns at each of the facilities and this was a key consideration identified during the interviews and tours completed as part of the Facilities Master Plan. Comments are limited to the following previously identified key physical security aspects:

- Site and Perimeter Security.
- Public Interaction and Transaction Counters.
- Access Control.
- Surveillance and Closed-Circuit Television (CCTV).
- Intrusion Detection and Panic Alarms.

A complete Facility Security Assessment is recommended for the City Facilities, especially prior to the implementation of any centralized city-wide systems or procedures.



Sustainability Considerations

As previously stated, the City of Geneva has a responsibility to be good stewards of its resources and has previously achieved many sustainable initiatives. From everyday activities such as alternative transportation, reducing water and energy consumption, and recycling, to larger initiatives such as alternative energy and facilities that exceed current energy code requirements, the previously completed Facilities Condition Assessments included observations with respect to opportunities for green initiatives which has been expanded on as part of this Facilities Master Plan.

For organizational purposes, the forms below utilize the major topics developed by the United States Green Building Council (USGBC) as part of its Leadership in Energy and Environmental Design (LEED) certification system.

- **Location and Transportation:** Considerations include surrounding density and diverse uses, access to quality transit, bicycle facilities, and provisions for green vehicles.
- **Sustainable Sites:** Considerations include provisions for open space, rainwater management, heat island reduction, and light pollution reduction.
- **Water Efficiency:** Design considerations include outdoor and indoor water use reduction and metering to monitor and confirm use. New construction and/or significant renovations should include low flow water fixtures and site development that includes drought tolerant plantings with native and adaptive species.
- **Energy and Atmosphere:** In addition to fundamental items such as commissioning of systems and refrigerant management, the primary goal is to optimize energy efficiency and performance with considerations for renewable energy production.
- **Materials and Resources:** Key considerations include the storage and collection of recyclables and reducing the life-cycle impact of building products.
- **Indoor Environmental Quality:** The focus is on the interior environment for occupants and visitors including indoor air quality, thermal comfort, access to daylight and views, and acoustic performance.

Deficiency Notation Forms

Based on the above, the following is an updated assessment of existing building conditions for each facility:



SECTION 3.1 | POLICE STATION DEFICIENCY NOTATION FORM



GENERAL

The Geneva Police Station is located at 20 Police Plaza in Geneva, Illinois and is within the Department of Interior and the City of Geneva Historic Districts. The two-story building is approximately 21,500 square feet and was constructed in several phases over the last 110 years, with notable renovations in the 1960's, 1970's, 1987 and 2002. Based on information provided by the City, the building has three main areas:

- Building A – North: The original portion of the building, constructed in 1915. This portion of the building has been used by various City agencies, including the Fire Department, the Public Works Department, Tri-Com Central Dispatch, and is currently shared by the Police Department and Finance Department.
- Building B – Middle: The mixed-use addition was constructed in 1953 and used by the City and the Fire Department.
- Building C – South: The newest portion of the building, constructed in the 1980's to accommodate the Police Department.



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SUMMARY OF EXISTING CONDITIONS AND RECOMMENDATIONS | POLICE STATION

POLICE STATION		2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Architectural and Operational Concerns			
1.	General	Deficient	Concur	The existing Police Station is deficient with respect to meeting current standards and requirements for operations and training.
2.	Exterior Secure Parking	Deficient	Concur	The existing surface parking area is undersized for shift changes and patrol cars and does not provide adequate protection for the vehicles and officer safety.
3.	Interior Secure Parking	Deficient	Concur	Storage for specialized vehicles including all-terrain vehicles does not meet current requirements.
4.	General Storage	Deficient	Concur	Storage for vehicles, equipment, and legally required documents and evidence does not meet current requirements.
5.	Evidence Storage	Deficient	Concur	The lack of adequate storage does not meet current requirements and/or best practices with respect of chain of custody.
6.	Roll Call	Deficient	Concur	The roll call room is undersized and not located in an area that allows for efficient access to patrol vehicles, sallyport, holding, evidence, or a report writing area.
7.	Patrol	Deficient	Concur	Patrol lockers are currently located in the Roll Call room and are not conveniently located near the exit to the patrol vehicles.
8.	Breakroom	Deficient	Concur	Interior finishes are in poor condition and the location on the lower level has been subject to frequent sewage backups.
9.	Locker Room	Deficient	Concur	Locker rooms are undersized and do not meet current standards for police station design and do not provide the proper amount of privacy. There is no storage for equipment or firearms, ventilation for uniforms, or adequate power for charging devices.
10.	Sallyport	Deficient	Concur	The sallyport is extremely undersized and not configured for drive-through operations. The configuration of the sallyport and holding cells does not allow for efficient transport of suspects or provide for officer safety.



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POLICE STATION		2021 STUDY RATING	2023 ASSESSMENT	NOTES
11.	Detention	Deficient	Concur	The holding cells are not configured to align with current operations or Illinois Department of Corrections design requirements. Due to the practice of discharging or bringing suspects to the Kane County Jail, most spaces are not heavily used.
12.	Bond Out	Deficient	Concur	The location of the existing bond-out and the bond-out system makes it difficult to release detainees in a safe and controlled manner.
13.	Evidence	Deficient	Concur	The evidence area is undersized and there is not adequate storage for long term evidence.
14.	Evidence Processing	Deficient	Concur	Equipment and configuration are inefficient. Additionally, the ductwork is not isolated so odors from the processing process, or evidence gathered, infiltrates into the adjacent administrative space.
15.	Training	Deficient	Concur	There are no training facilities creating significant inefficiencies.
16.	Investigations	Deficient	Concur	There is no collaboration or dedicated meeting spaces for Investigations.
17.	Meeting Space	Deficient	Concur	Meeting space and/or conference rooms.
18.	Interview Rooms	Deficient	Concur	There is insufficient interview space with an appropriate level of privacy. Additional acoustically rated interview rooms are required.
19.	Records and Police Reception	Deficient	Concur	The office layout is inefficient and interaction with the public is challenging. Additionally, the public has a view of the desks of the staff allowing them to potentially see sensitive documentation.
20.	Records Manager Office	Deficient	Concur	The records manager's office is in a space that was previously a closet and therefore does not have adequate supervisory views or sized in accordance with the manager's needs.
21.	Patrol and Report Writing	Deficient	Concur	Report writing area is undersized and not configured to meet current requirements.
22.	Fitness	Deficient	Concur	Existing space is undersized, poorly ventilated, and not configured to meet current requirements.
23.	Offices	Deficient	Concur	Existing offices on the Lower Level are undersized and not configured to meet current requirements.
24.	Circulation	Deficient	Concur	Critical pathways inside the building require officers to traverse stairs during a response to an emergency call for service.



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POLICE STATION		2021 STUDY RATING	2023 ASSESSMENT	NOTES
25.	Conference Rooms	Deficient	Concur	conference rooms do not have requisite collaboration and audiovisual features.
26.	Furnishings, Fixtures and Equipment (FFE)	Deficient	Concur	Furniture systems within the existing facility have exceeded their useful lives. Provide contemporary systems may be more efficient and ergonomically designed to reduce employee fatigue and injury.
Accessibility				
27.	Priority 1: Accessible approach and entrance(s)	Compliant	Concur	The access to the main access to the building is generally compliant with accessibility requirements.
28.	Priority 2: Access to goods and services	Compliant	Concur	The building is generally compliant with accessibility requirements.
29.	Priority 3: Access to public toilet rooms	Compliant	Concur	The public toilet rooms on the first floor are generally compliant with accessibility requirements.
30.	Priority 4: Other measures necessary	Deficient	Concur	Primarily due to the age of the existing facility, there are several areas that are not compliant with accessibility requirements.
Security				
31.	Site / Perimeter Security	Deficient	Concur	There is no secure parking for officers or staff vehicles. The existing parking lot areas are shared with other public functions. Secure parking areas for officers private and squad vehicles are highly recommended.
32.	Transaction Counter	Good – Current	Concur	Existing Reception / Records has a secure transaction counter. An accessible public lobby / safe haven that is accessible 24 hours a day with an emergency phone is recommended.
33.	Access Control	Deficient	Concur	A complete centralized access control system is recommended. Provide access control at exterior doors and select interior doors as well as exterior secure areas.
34.	Closed Circuit Television (CCTV)	Deficient	Concur	A complete centralized CCTV camera and monitoring system, in addition to the detention system, is recommended.
35.	Intrusion Detection / Panic	Deficient	Concur	Maintaining panic alarms at key public areas is recommended.
36.	Other – Detention	Good – Dated	Concur	Detention has specific requirements to meet State of Illinois, Department of Corrections certification. Existing system is at risk due to the condition of the emergency generator and centralized IT equipment.



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	POLICE STATION	2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Sustainability			
37.	Location and Transportation	Good – Current	Concur	The current location downtown has many benefits. Considerations for a new site should include surrounding density and diverse uses, access to quality transit, bicycle facilities, and provisions for green vehicles.
38.	Sustainable Sites	Poor	Concur	Considerations for redeveloping the existing site as well as developing a site for a new facility should include provisions for open space, rainwater management, heat island reduction, and light pollution reduction.
39.	Water Efficiency	Fair	Concur	There is minimal landscaping and most plumbing fixtures are older. The primary goals for a new or renovated facility should include low flow water fixtures and site development that includes drought tolerant plantings with native and adaptive species.
40.	Energy and Atmosphere	Poor	Concur	The existing building does not meet current energy codes. The primary goal for a new or renovated facility is to optimize energy efficiency and performance with considerations for renewable energy production.
41.	Materials and Resources	Good – Dated	Concur	Key considerations include the storage and collection of recyclables and reducing the life-cycle impact of building products.
42.	Indoor Environmental Quality	Poor	Concur	The building and regularly occupied spaces have almost no natural light outside of a few offices on the west side.
	Building Systems			
43.	Mechanical Systems	Poor	Concur	Each of the existing mechanical systems are in need of replacement.
44.	Electrical Systems	Good – Dated	Concur	The existing electrical systems are generally in good condition but would likely need to be replaced as part of a complete renovation.
45.	Emergency Power Systems	Poor	Concur	The existing emergency generator is past its useful service life. The repair or replacement is a high priority due to the 24/7/365 nature of the facility and the presence of the main computer room for the City.
46.	Fire Alarm Systems	Good - Dated	Concur	The existing fire alarm system is generally in good condition but would likely need to be replaced as part of a complete renovation.



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POLICE STATION		2021 STUDY RATING	2023 ASSESSMENT	NOTES
47.	Plumbing Systems	Good to Poor	Concur	Domestic water, sanitary systems, stormwater, and plumbing fixtures would need to be replaced as part of a significant renovation and/or addition.
48.	Fire Protection Systems	Deficient	Concur	There is no fire sprinkler system. A complete, automatic fire sprinkler system would need to be provided as part of a significant renovation or new facility.



SECTION 3.2 | CITY HALL DEFICIENCY NOTATION FORM



GENERAL

City Hall is located at 22 South First Street in Geneva, Illinois. The two-story building is approximately 12,700 square feet and was constructed in 1912 and is within the Department of Interior and the City of Geneva Historic Districts. The last major renovation was completed in 2009 and included interior and exterior improvements. Programmatically, additional space is required to provide better customer service, more efficiently organized workspaces, and to increase safety and security in City Hall.

Fundamentally, a fully accessible facility is the primary goal of any renovation. Without the ability to provide universal access, the City simply cannot meet its primary goal of providing exceptional City Services. The project should strive towards being fully accessible, including public access, staff access, offices, meeting rooms, etc. Any addition or renovation will likely need to include an accessible entrance, lobby space, elevator, stairway, and accessible toilet rooms (men's, women's, and gender neutral).



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Each of the systems outlined in the Facilities Condition Assessment should be replaced as recommended. The biggest challenge is the age of the building and the historic architecture. Accommodating current requirements for heating, cooling, and natural ventilation through the use of residential grade units is not viable. Any addition or renovation will likely need to include a mechanical room with space to provide contemporary equipment including air-handling units, heat recovery wheels, modular natural gas boilers, and an electronic temperature control system with building automation system (BAS).

A successful project completed by the City to renovate and upgrade a historic structure can be a shining example for future developments that may find the task daunting. A project of this nature, to upgrade and renovate one of the City's finest structures, can serve as a template for what will be acceptable in the future.



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SUMMARY OF EXISTING CONDITIONS AND RECOMMENDATIONS | CITY HALL

	CITY HALL	2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Architectural and Operational Concerns			
1.	Exterior Envelope	Fair	Concur	The mechanical systems are failing and leading to thermal comfort issues at the perimeter of the building. Coupling that with an inefficient building envelope the issues are compounded. Window systems and wall systems are not sealed. Building occasionally has infiltration of bugs disrupting operations and causing distractions.
2.	Openings	Fair to Poor	Concur	Exterior entrance doors are in poor condition. Exterior windows are in fair condition and in need of replacement. Replace existing exterior windows and doors with new, insulated assemblies to assist with improving the thermal envelope to meet current energy codes.
3.	Roofing	Fair	Concur	Replace existing roofing system including fascia and trim to assist with improving the thermal envelope to meet current energy codes.
4.	Council Chamber	Deficient	Concur	Council Chamber is undersized and does not meet accessibility requirements. The space is not secure and is part of the general circulation within the building.
5.	Finance Department	Deficient	Concur	The Finance Department is located across the street as part of the Police Station building. This creates inefficiencies from administrative and public access.
6.	Offices	Deficient	Concur	Administrative offices and spaces are generally undersized for their needs, in comparison to current office standards. The office space is outdated and is not efficiently laid out due to the size and age of the building. The departments are spread across the building and are in whatever space is available.
7.	Conference Rooms	Deficient	Concur	There is an insufficient number of conference rooms not allowing collaboration to occur between staff to create additional efficiencies in work processes.
8.	Toilet rooms	Deficient	Concur	The Upper-Level toilet rooms are shared between the public and staff and are located within the Council Chamber, presenting issues with privacy and noise. The Lower-Level toilet rooms are undersized and do not meet accessibility requirements.



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CITY HALL		2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Accessibility			
9.	General	Deficient	Concur	Primarily due to the age and size of the existing facility, there are many areas that are not compliant with accessibility requirements.
10.	Priority 1: Accessible approach and entrance(s).	Deficient	Concur	<p>Accessible parking spaces are located on the west side of the building but remote from the Lower-Level entrance.</p> <p>The access to the Lower Level of the building is generally compliant with accessibility requirements. The Upper Level is not accessible.</p> <p>There is no accessible parking for the Finance Department across the street from City Hall and a limited accessible route between the two buildings.</p>
11.	Priority 2: Access to goods and services.	Deficient	Concur	The public spaces of the building are not fully accessible with respect to ADA requirements.
12.	Priority 3: Access to public toilet rooms.	Deficient	Concur	There are no public toilet rooms on the Lower Level. The public toilet rooms on the Upper Level are not fully accessible with respect to ADA requirements.
13.	Priority 4: Other measures necessary	Deficient	Concur	There is no elevator, and the existing chair lift is currently inoperable, and replacement parts are not available.
	Security			
14.	Site / Perimeter Security	Deficient	Concur	There is no secure parking for City Hall staff vehicles and one of the existing parking lot areas is remote from the building. Due to the location of City Hall in the downtown areas, dedicated but not necessarily secure parking areas for staff are recommended.
15.	Transaction Counter	Deficient	Concur	<p>The Existing transaction counters for Finance are generally secure and accessible. The transaction counter for Community Development is not secure and the public often have free access to the areas of work.</p> <p>Secure transaction counters are recommended and a secure public lobby / safe havens that is accessible 24 hours a day with an emergency phone or direct connection to the Police Department is recommended.</p>
16.	Access Control	Deficient	Concur	A complete centralized access control system is recommended. Provide proximity card readers at exterior entrances and secure areas within the facility.



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	CITY HALL	2021 STUDY RATING	2023 ASSESSMENT	NOTES
17.	Closed Circuit Television (CCTV)	Deficient	Concur	A complete centralized CCTV camera and monitoring system is recommended. Provide exterior cameras at each entrance and exterior parking areas. It is recommended that cameras be recorded and actively monitored at a central location.
18.	Intrusion Detection / Panic	Deficient	Concur	Panic buttons at select locations, including public facing transaction counters (Finance, Community Development, Council Chambers), and other key locations to be determined should be considered.
19.	Restricted Access Areas	Deficient	Concur	There is an increasing need for secure and controlled access to the building and a separation between public and staff areas.
	Sustainability			
20.	Building Reuse	Compliant	Concur	The City has opportunities to demonstrate their stewardship of City-owned properties by employing sustainable approaches to renovations and improvements.
21.	Location and Transportation	Good – Dated	Concur	The location downtown meets the key considerations including surrounding density, diverse uses, and access to quality transit. Additional provisions should be considered for bicycle facilities, and green vehicles.
22.	Sustainable Sites	Good – Dated	Concur	Considerations as part of any redevelopment include provisions for open space, rainwater management, heat island reduction, and light pollution reduction.
23.	Water Efficiency	Poor	Concur	Design considerations include outdoor and indoor water use reduction and metering to monitor and confirm use. New construction and/or significant renovations should include low flow water fixtures and site development that includes drought tolerant plantings with native and adaptive species.
24.	Energy and Atmosphere	Poor	Concur	In addition to fundamental items such as commissioning of systems and refrigerant management, the primary goal is to optimize energy efficiency and performance with considerations for renewable energy production.
25.	Materials and Resources	Fair	Concur	Key considerations include the storage and collection of recyclables and reducing the life-cycle impact of building products.
26.	Indoor Environmental Quality	Fair	Concur	The focus is on the interior environment for occupants and visitors including indoor air quality, thermal comfort, access to daylight and views, and acoustic performance.



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CITY HALL		2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Building Systems			
27.	Mechanical – Heating, Ventilation and Air-Conditioning (HVAC)	Poor	Concur	The building is heated and cooled by (6) residential-grade gas furnaces with associated grade mounted air-cooled condensing units. None of the units provide outside air ventilation and only a few interior spaces have operable windows to meet the ventilation code. FGMA concurs with the previous recommendations to replace each of the mechanical systems as part of a renovation and/or redevelopment of City Hall.
28.	Supplemental Cooling	Poor	Concur	The former server room on the stage has a duct-free split system that was recently repaired. The Studio Production room adjacent to the Council Chambers has a portable air conditioner.
29.	Temperature Controls	Poor	Concur	There are temperature control issues because each furnace has one thermostat, but serves spaces with varying loads, including both interior and perimeter spaces on the same furnace. Because of this, plug-in electric heaters are in use throughout the building. Temperature controls are standalone electric. There is no Building Automation System (BAS) to provide remote monitoring and control of the equipment.
30.	Electrical Lighting	Good to Fair	Concur	Interior lighting appears to be in fair condition and a replacement program is in process to update all the fixtures to energy efficient LED fixtures. The replacement has been completed on the Lower Level.
31.	Emergency Power	Good	Concur	The existing generator provides back-up power to the entire building.
32.	Electrical Power	Fair to Poor	Concur	The electrical panels appear to be in fair condition. Thermal imaging service is recommended at the switchboard and panels as a preventative measure to ensure all connections are secure and properly terminated. Locations are in poor locations, often in offices or closets and not dedicated electrical rooms with proper clearances.
33.	Electrical Wiring	Fair	Concur	Replace any remaining cloth insulated wires currently installed in the building.
34.	Emergency Lighting	Good	Concur	Provide emergency lighting with an integral back-up battery in the men & women public toilet rooms.
35.	Fire Alarm System	Good	Concur	Provide fire alarm notification devices in the men & women public toilet rooms.



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	CITY HALL	2021 STUDY RATING	2023 ASSESSMENT	NOTES
36.	Clock System	Deficient	Concur	There is no master clock system in the building.
37.	Plumbing Systems	Good	Concur	In general, the domestic water and water systems are in good condition.
38.	Plumbing Systems – Water Service	Deficient	Concur	A new water main should be routed to the building with provisions for future flush valves and sprinkler system. The water service should be located within a mechanical space with room for a water meter and a backflow preventer. An RPZ backflow preventer should be installed on the potable domestic water pipe serving the building to protect the city water supply from the building potable water service.
39.	Plumbing Systems – Piping	Fair to Poor	Concur	Galvanized water supply piping in the building should be replaced with copper piping.
40.	Plumbing Fixtures	Good to Poor	Concur	Existing fixtures are in good condition but rated poor due to heavy water usage. In addition, thermostatic mixing valves should be added to all public lavatories should be added. Mop sinks should be provided on each floor near the toilet rooms.
41.	Plumbing Systems – Hot Water	Fair to Poor	Concur	Replace water heater within 3-5 years and add an expansion tank and recirculation system to domestic hot water piping.
42.	Fire Protection System	Deficient	Concur	The existing building has no automatic fire protection system. Provide a complete, automatic fire sprinkler system throughout the existing facility and any new addition.
43.	Audio-Visual Systems	Good to Fair	Concur	Conference Rooms and Council Chambers should be provided with updated technology.

**SECTION 3.3 | FIRE STATION 1 DEFICIENCY NOTATION FORM****GENERAL**

The single-story building with partial basement was constructed in 2002 and is generally in very good condition. Some systems are nearing the end of their useful service lives and capital improvements should include their systematic replacement. Additional recommendations are primarily related to meeting best practices for fire stations related to functionality, privacy, and equity.



CITY OF GENEVA | FACILITIES MASTER PLAN

SUMMARY OF EXISTING CONDITIONS AND RECOMMENDATIONS | FIRE STATION 1

FIRE STATION 1 HEADQUARTERS		2021 STUDY RATING	2023 ASSESSMENT	NOTES
Architectural and Operational Concerns				
1.	Apparatus Bays	Deficient	Concur	Lacking shower and decontamination areas recommended as part of best practices.
2.	Emergency Operations Center (EOC)	Deficient	Concur	Undersized and not configured to meet current requirements.
3.	Fitness Room	Deficient	Concur	Undersized and not configured to meet current requirements.
4.	Bunk Rooms	Deficient	Concur	Undersized and not configured to meet current requirements for privacy and single occupancy.
5.	Locker Rooms	Deficient	Concur	Undersized and not configured to meet current requirements for privacy and gender equity.
6.	Battalion Chief Suite	Deficient	Concur	Provide a dedicated office and bunk space consistent with best practices.
7.	Exterior Envelope	Good	Concur	Roofing maintenance contract recommended for regular documented assessments and repairs.
8.	Exterior Stair	Deficient	Concur	Recommend an enclosure of the exterior stair to the lower level for added security and protection from the elements.
9.	Elevator	Good	Concur	Elevator maintenance contract recommended for regular documented assessments and repairs.
10.	Residential Quarters	Deficient	Concur	Renovations are recommended for the bunk rooms, locker rooms, and toilet / shower facilities to meet current requirements.
11.	Interior Finishes	Fair	Concur	Replacement of finishes and casework in the dayroom and kitchen recommended due to heavy use.
Accessibility				
12.	Priority 1: Accessible approach and entrance(s)	Compliant	Concur	The access to the main access to the building is generally compliant with accessibility requirements.
13.	Priority 2: Access to goods and services	Compliant	Concur	The building is generally compliant with accessibility requirements.
14.	Priority 3: Access to public toilet rooms	Compliant	Concur	The toilet rooms are generally compliant with accessibility requirements.
15.	Priority 4: Other measures necessary	Good - Current	Concur	There are no significant issues with respect to accessibility requirements.



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	FIRE STATION 1 HEADQUARTERS	2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Security			
16.	Site / Perimeter Security	Deficient	Concur	There is no secure parking for firefighters or staff vehicles. Secure parking for the Fire Department staff vehicles is recommended if feasible. Perimeter fencing of the secure parking areas with motorized gates and access control is part of the recommendations.
17.	Main Entrance Lobby	Good	Concur	The existing main entrance is secured. Provisions for a safe haven and/or emergency telephone should be considered.
18.	Access Control	Deficient	Concur	A complete centralized access control system is recommended. Provide access control at exterior doors and select interior doors.
19.	Closed Circuit Television (CCTV)	Deficient	Concur	A CCTV camera system was recently added. System should be tied to a centralized CCTV camera and monitoring system.
20.	Intrusion Detection / Panic	Deficient	Concur	An intrusion detection system is not recommended.
	Sustainability			
21.	Location and Transportation	Good – Dated	Concur	Considerations as part of any redevelopment should include bicycle facilities and provisions for green vehicles.
22.	Sustainable Sites	Good – Dated	Concur	Considerations as part of any redevelopment include maintaining open space and provisions rainwater management, heat island reduction, and light pollution reduction.
23.	Water Efficiency	Good – Dated	Concur	Design considerations include outdoor and indoor water use reduction and metering to monitor and confirm use. Any renovations should include low flow water fixtures and site development that includes drought tolerant plantings with native and adaptive species.
24.	Energy and Atmosphere	Good – Dated	Concur	The current facility does not meet current energy codes. The primary goal of any renovations is to optimize energy efficiency and performance with considerations for renewable energy production.
25.	Materials and Resources	Good – Dated	Concur	Key considerations include the storage and collection of recyclables and reducing the life-cycle impact of building products.
26.	Indoor Environmental Quality	Good – Dated	Concur	The focus is on the interior environment for occupants and visitors including indoor air quality, thermal comfort, access to daylight and views, and acoustic performance. Improvements to existing systems are outlined below.



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FIRE STATION 1 HEADQUARTERS		2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Building Systems			
27.	Mechanical Systems	Fair	Concur	Existing heating, ventilation and air-conditioning systems are nearing the end of their service life and need replacement in the next 5 years. Upgrades to the exhaust management system for apparatus bays is planned for the next year.
28.	Temperature Controls	Deficient	Concur	Provide an addressable building automation system (BAS).
29.	Electrical System	Good – Dated	Concur	Thermal imaging service is recommended at the switchboard and panels as a preventative measure to ensure all connections are secure and properly terminated.
30.	Electrical Power and Distribution	Good – Dated	Concur	Replace receptacles in the apparatus bay with GFCI type due to exposure to moisture.
31.	Lighting	Good – Dated	Concur	
32.	Plumbing Systems	Good – Dated	Concur	Existing domestic water, sanitary, and stormwater systems are in good condition.
33.	Plumbing Systems	Good – Dated	Concur	Add thermostatic mixing valves to public lavatories. Provide backflow preventers at chemical dispensing equipment. Replace Lower-Level pumps.
34.	Plumbing Fixtures	Good – Dated	Concur	Plumbing fixtures should be replaced as part of any renovations.
35.	Emergency Eye Wash	Good – Dated	Concur	Route domestic hot water to eyewash fixture and provide thermostatic mixing valve.
36.	Fire Protection System	Good – Dated	Concur	Existing thin wall piping should be examined and replaced within the next 10-15 years and system converted to nitrogen filled in lieu of compressed air.
37.	Fire Alarm System	Good – Dated	Concur	Provide carbon monoxide detectors in Lower-Level Mechanical Room. Provide fire alarm initiating devices in the kitchen area for early detection.

**SECTION 3.4 | FIRE STATION 2 DEFICIENCY NOTATION FORM****GENERAL**

The single-story structure was constructed in 1993 and a separate storage garage was added at a later date. Based on information provided by the City, the building size was limited due to budget constraints and provisions for future expansion limited based on the site conditions. As stated in the Facilities Condition Assessment, the buildings are both wood-framed structures consistent with light commercial or residential-grade construction. Due to the size of the facility, design of the facility, and the significant issues with bringing the facility up to current building codes, energy codes, and accessibility standards a significant renovation or replacement is recommended.



CITY OF GENEVA | FACILITIES MASTER PLAN

SUMMARY OF EXISTING CONDITIONS AND RECOMMENDATIONS | FIRE STATION 2

FIRE STATION 2		2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Architectural and Operational Concerns			
1.	Site Elements	Fair	Concur	The landscaping is in fair condition.
2.	Site Pavements	Good	Concur	The concrete walks are in fair condition and the concrete apron at the north side of the apparatus bay was recently replaced. The asphalt drives have deteriorated where there are significant cracks and need replacement.
3.	Exterior Entrance	Good	Concur	Aluminum and glass entrance doors are in good condition.
4.	Exterior Windows	Fair	Concur	The vinyl-clad wood windows are residential grade and have far exceeded their service life.
5.	Roof	Excellent	Concur	The roof is a shingle roof system and was recently replaced.
6.	Interior Finishes	Fair	Concur	The interior finishes are dated and in need of replacement.
7.	Apparatus Bays	Deficient	Concur	There is insufficient room in the apparatus bay to store the equipment restricting the use a drive-through.
8.	Storage Space	Deficient	Concur	Storage space for vehicles and equipment are undersized and not configured to meet current requirements.
9.	Fitness Room	Deficient	Concur	Undersized and not configured to meet current requirements.
10.	Bunk Rooms	Deficient	Concur	Undersized and not configured to meet current requirements with respect to privacy.
11.	Locker Rooms	Deficient	Concur	Undersized and not configured to meet current requirements with respect to privacy and gender equity.
12.	Battalion Chief Suite	Deficient	Concur	Provide a dedicated office and bunk space
	Accessibility			
13.	Priority 1: Accessible approach and entrance(s)	Deficient	Concur	The building is not accessible. Each entrance has a step which limits access to those with limited mobility. There is no ADA designated parking and an accessible route should be provided to the public walkway.
14.	Priority 2: Access to goods and services	Compliant	Concur	The building is generally compliant with accessibility requirements.



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FIRE STATION 2		2021 STUDY RATING	2023 ASSESSMENT	NOTES
15.	Priority 3: Access to public toilet rooms	Compliant	Concur	The public toilet rooms on the first floor are generally compliant with accessibility requirements.
16.	Priority 4: Other measures necessary	Deficient	Concur	Primarily due to the age of the existing facility, there are several areas that are not compliant with accessibility requirements, as outlined below.
17.	Doorways	Deficient	Concur	Most of the interior doorways do not meet ADA requirements with respect to adequate approach space required on each side of the openings.
18.	Toilet rooms and Locker Rooms	Deficient	Concur	The internal configuration and access to the toilet rooms and locker rooms do not meet ADA requirements.
19.	Signage	Deficient	Concur	The internal signage does not meet ADA requirements with respect to contrast and braille.
Security				
20.	Site / Perimeter Security	Deficient	Concur	There is no secure parking for firefighters or staff vehicles. Secure parking for the Fire Department staff vehicles is recommended if feasible. Perimeter fencing of the secure parking areas with motorized gates and access control is part of the recommendations.
21.	Main Entrance	Good	Concur	The existing main entrance is secured. Provisions for a safe haven and/or emergency telephone should be considered.
22.	Access Control	Deficient	Concur	A complete centralized access control system is recommended. Provide access control at exterior doors and select interior doors.
23.	Closed Circuit Television (CCTV)	Deficient	Concur	A CCTV camera system was recently added. System should be tied to a centralized CCTV camera and monitoring system.
24.	Intrusion Detection / Panic	Deficient	Concur	An intrusion detection system is not recommended.
Sustainability				
25.	Location and Transportation	Fair	Concur	Considerations as part of any new development include surrounding density and diverse uses. Any new development should include bicycle facilities and provisions for green vehicles.
26.	Sustainable Sites	Good – Dated	Concur	Considerations as part of any new development include provisions for open space, rainwater management, heat island reduction, and light pollution reduction.



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FIRE STATION 2		2021 STUDY RATING	2023 ASSESSMENT	NOTES
27.	Water Efficiency	Fair	Concur	Design considerations include outdoor and indoor water use reduction and metering to monitor and confirm use. New construction and/or significant renovations should include low flow water fixtures and site development that includes drought tolerant plantings with native and adaptive species.
28.	Energy and Atmosphere	Poor	Concur	The current facility Does not meet current energy codes. The primary goal of any new development is to optimize energy efficiency and performance with considerations for renewable energy production.
29.	Materials and Resources	Fair	Concur	Key considerations include the storage and collection of recyclables and reducing the life-cycle impact of building products.
30.	Indoor Environmental Quality	Fair	Concur	The focus is on the interior environment for occupants and visitors including indoor air quality, thermal comfort, access to daylight and views, and acoustic performance.
Building Systems				
31.	Mechanical Systems	Poor	Concur	The system is configured like a residential furnace system and is at the end of its service life. New commercial grade, energy efficient HVAC systems are recommended as part of any renovation or redevelopment. Upgrades to the exhaust management system for apparatus bays is planned for the next year.
32.	Temperature Controls	Deficient	Concur	There is no Building Automation System (BAS) system installed. A fully addressable BAS system are recommended as part of any renovation or redevelopment.
33.	Electrical Systems	Fair	Concur	
34.	Plumbing Systems	Fair	Concur	A study is currently in progress to determine the source of leaking in the sanitary sewers.
35.	Fire Protection Systems	Fair	Concur	The existing building is protected by a dry pipe sprinkler system.



SECTION 3.5 | PUBLIC WORKS DEFICIENCY NOTATION FORM



GENERAL

The large, single-story facility was constructed in 1987 with the south addition added in 1997. The garage portions of the facility are premanufactured metal buildings with a large span structural steel frame. The exterior walls and roofs are prefinished, insulated metal panels. The single-story administrative building on the north is conventional load-bearing masonry construction with brick masonry veneer. As stated in the Facilities Condition Assessment, the existing facility is nearing the end of its useful life and is in need of significant upgrades to stand up to heavy use and extend its life span.



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SUMMARY OF EXISTING CONDITIONS AND RECOMMENDATIONS | PUBLIC WORKS

	PUBLIC WORKS	2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Site and Operational Concerns			
1.	Site Access and Circulation	Deficient	Concur	The site has a number of site circulation conflicts due to the location of the staff parking and the flow of traffic.
2.	Site Storage	Deficient	Concur	Covered storage is desired to protect and extend the life of valuable equipment and materials.
3.	Site Element	Poor	Concur	Site elements are in fair to poor condition due to the age of the facility as well as the intensive and heavy use of heavy equipment.
4.	Asphalt Pavements	Poor	Concur	At the end of its service life and in need of replacement.
5.	Concrete Pavements	Good	Concur	Nearing the end of its service life.
6.	Landscaping	Poor	Concur	Overgrowth to be removed and landscaping in need of replacement.
7.	Site Drainage	Poor	Concur	West end of the property there is often flooding, that then backs into the loading dock.
8.	Site Fencing	Poor	Concur	Existing fencing in need of replacement and new fencing added for site security.
9.	Fueling Station	Poor	Concur	The replacement of the existing fueling station is currently in-progress.
	Architectural and Operational Concerns			
10.	Loading Dock	Deficient	Concur	The loading dock does not meet current OSHA workplace safety requirements and is not utilized. The area is also prone to flooding and is used primarily for vehicle storage.
11.	Vehicle Maintenance	Deficient	Concur	The existing maintenance garage is undersized and not configured to meet current requirements. The location at the front of the building creates security issues.
12.	Daylighting and Views	Deficient	Concur	Many of the regularly occupied interior offices and spaces do not have natural light.
13.	Conference Rooms	Deficient	Concur	There is an insufficient number of conference rooms.
14.	Offices	Deficient	Concur	The office space is outdated and is not efficiently laid out. The offices are small in comparison to current standards.
15.	Locker Rooms	Deficient	Concur	Existing Locker Rooms are undersized and in very poor condition.



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PUBLIC WORKS		2021 STUDY RATING	2023 ASSESSMENT	NOTES
16.	Lunchroom	Deficient	Concur	The existing room is in poor condition. A dedicated and centralized lunch area of sufficient size, ideally with natural light and upgraded finishes, should be provided.
17.	Break Rooms	Deficient	Concur	Provide sufficient break areas for staff and transitory workers.
18.	Technology	Deficient	Concur	Provide wireless access points throughout the facility for internet connectivity.
19.	Storm Shelter	Deficient	Concur	A dedicated storm shelter meeting ICC-500 requirements is recommended.
20.	Exterior Envelop	Fair	Concur	A regular roof maintenance contract should be engaged to perform annual inspections and preventative maintenance.
21.	Metal Roof at Garages	Good	Concur	A new roof coating is being installed to extend the current life up to 10 years.
22.	Single Ply Roof	Poor	Concur	EPDM membrane roof at Administrative Wing is beyond its anticipated life span and in need of replacement. A new roof coating is being installed to extend the current life up to 10 years.
23.	Exterior Aluminum Windows	Poor	Concur	Aluminum-clad wood windows at Administrative building in need of replacement.
24.	Exterior HM Doors	Poor	Concur	Hollow metal doors and frames in need of replacement.
25.	Exterior Aluminum Doors	Good	Concur	Main entrance doors are in good condition.
26.	Interior Doors	Good	Concur	Solid core wood doors in hollow metal frames.
27.	Flooring	Poor	Concur	Garage bay floors are showing significant deterioration and are in need of repair or replacement.
28.	Interior Finishes	Poor	Concur	The interior finishes are generally in poor condition due to their age and intensity of use. There is an ongoing program to replace finishes.
Accessibility				
29.	Priority 1: Accessible approach and entrance(s).	Compliant	Concur	The access to the main access to the building is generally compliant with accessibility requirements. Provide accessible parking spaces meeting current requirements.
30.	Priority 2: Access to goods and services.	Compliant	Concur	The building is generally compliant with accessibility requirements.
31.	Priority 3: Access to public toilet rooms.	Compliant	Concur	The public toilet rooms on the first floor are generally compliant with accessibility requirements.



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PUBLIC WORKS		2021 STUDY RATING	2023 ASSESSMENT	NOTES
32.	Priority 4: Other measures necessary	Deficient	Concur	Primarily due to the age of the existing facility, there are several areas that are not compliant with accessibility requirements.
33.	Vertical Circulation – Elevator	Deficient	Concur	Provide elevator for access to the second offices and mezzanine.
Security				
34.	Site Security – Parking and Access	Deficient	Concur	There is no secure parking for staff vehicles. The existing parking lot area on the east is shared with other public functions. Access to the secure outdoor storage areas is often left open. Provisions for secure parking and access control should be considered. Secure exterior storage yards for Public Works and secure access to the garage spaces is highly recommended. Perimeter fencing of the secure parking areas with motorized gates and access control is part of the recommendations
35.	Perimeter Security – Fencing	Deficient	Concur	Secure perimeter fencing should be considered to protect the stored materials and equipment and restrict access to the building. Repair or replace existing damaged fence panels and remove plantings and overgrowth.
36.	Building Security - Exterior Access	Deficient	Concur	Overhead doors at the maintenance garage are often left open for ventilation providing free access to the building. Relocating the maintenance area to a secure location and secure access to the exterior overhead doors should be considered.
37.	Lobby Transaction Counter	Good	Concur	Provide a dedicated secure transaction counter at the main lobby / reception area for public interaction. A secure public lobby that is accessible 24 hours a day with an emergency phone or direct connection to the Police Department is recommended for each of the public facilities for emergencies and safe-haven requirements.
38.	Access Control	Deficient	Concur	A complete centralized access control system is recommended. Provide access control at exterior doors and select interior doors as well as secure exterior areas.
39.	Closed Circuit Television (CCTV)	Deficient	Concur	A complete centralized CCTV camera and monitoring system is recommended.
40.	Intrusion Detection / Panic	Deficient	Concur	Maintaining panic alarms at key public areas is recommended.



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	PUBLIC WORKS	2021 STUDY RATING	2023 ASSESSMENT	NOTES
	Sustainability			
41.	Location and Transportation	Good – Dated	Concur	Future considerations include bicycle facilities and provisions for green vehicles.
42.	Sustainable Sites	Fair	Concur	Future considerations include provisions for maintaining open space, rainwater management, heat island reduction, and light pollution reduction.
43.	Water Efficiency	Fair	Concur	Design considerations include outdoor and indoor water use reduction and metering to monitor and confirm use. New construction and/or significant renovations should include low flow water fixtures and site development that includes drought tolerant plantings with native and adaptive species.
44.	Energy and Atmosphere	Fair to Poor	Concur	The primary goal for renovations and/or additions is to optimize energy efficiency and performance with considerations for renewable energy production.
45.	Materials and Resources	Fair	Concur	Key considerations include the storage and collection of recyclables and reducing the life-cycle impact of building products.
46.	Indoor Environmental Quality	Fair to Poor	Concur	The focus is on the interior environment for occupants and visitors including indoor air quality, thermal comfort, access to daylight and views, and acoustic performance.
	Mechanical Systems			
47.	Heating, Ventilation and Air-Conditioning Systems	Fair to Poor	Concur	The various systems are nearing or beyond their typical life expectancy and in need of systematic replacement.
48.	Computer Room Systems	Deficient	Concur	The computer rooms do not have dedicated cooling.
49.	Temperature Controls	Deficient	Concur	There is no building automation system (BAS) and temperature controls are standalone.
50.	Electrical Power Distribution	Good	Concur	Thermal imaging is recommended at the switchboard and panels as a preventative measure to ensure connections are secure and properly terminated.
51.	Emergency Generator	Fair	Concur	The existing generator is beyond its life expectancy and in need of replacement.
52.	Interior Lighting	Fair	Concur	Light fixtures to be systematically upgraded to LED with lighting controls to meet current codes.
53.	Exterior Lighting	Fair	Concur	Light fixtures to be systematically upgraded to LED.
54.	Emergency Lighting & Exit Signs	Deficient	Concur	Provide battery back-up for exit signs.



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	PUBLIC WORKS	2021 STUDY RATING	2023 ASSESSMENT	NOTES
55.	Fire Alarm System	Good	Concur	Confirm requirements for a remote annunciator.
56.	Central Clock System	--	--	There is no master clock system in the building.
57.	Plumbing Systems	Good	Concur	8-inch combined water service that splits to a 4-inch fire protection service and a 3-inch domestic water service.
58.	Hot Water	Good	Concur	
59.	Sanitary	Good	Concur	
60.	Triple Basin Gas/Oil Separator	Good	Concur	Not present in North Garage.
61.	Toilet Room Plumbing Fixtures	Good to Poor	Concur	Locker Room showers are in very poor condition and not in use.
62.	Plumbing Fixtures	Deficient	Concur	Certain hose valves and the pressure washer are missing vacuum breakers and the brine mixing tank has no backflow preventer.
63.	Emergency Eye Wash	Deficient	Concur	Eyewash stations recommended throughout the facility.
64.	Fire Protection System	Poor	Concur	The dry system piping is beyond its typical life expectancy and in need of replacement.

APPENDIX A | PROGRAM SUMMARY





APPENDIX A | PROGRAM SUMMARY

GENERAL

Each of the long-standing facilities do not meet the space and operational needs of those who work in them, thus hampering the City's ability to provide services to the community. Based on the meetings with stakeholders and best practices, a program summary was completed for each facility documenting current spaces and a recommended program based on need.

The following is a detailed summary of the program requirements for each facility.

- Text in black is fundamental program data comparing existing facilities with recommended programs based on the priorities outlined below.
- Text in green are spaces that could be established as standards across the city.
- Text in red identifies spaces that do not currently exist but are recommended based on the priorities outlined below.

PROGRAMMATIC PRIORITIES

Each of the spaces identified are important to meeting the goal of providing excellent public service, but available funding requires prioritization and/or a phased approach to implementation. The recommendations are based on the following priorities:

- **Must Do:** Items in this category are required as minimum program requirements with respect to new facilities, additions, and/or significant renovations. These items are the basic essential program elements required to meet industry standards, certification requirements, or other defining criteria.
- **Should Do:** Items in this category would be considered best practices for program requirements with respect to new facilities, additions, and/or significant renovations. These items are those in addition to or an increase in fundamental program elements in the Must-Do category and are recommended based on available funding.
- **Nice to Do:** Items in this category are betterments or additional programmatic elements that would only be recommended if there was available funding.

RECOMMENDATIONS

For the new Police Station, columns have been provided showing each of the three priority categories above. For the other facilities, each of the program summaries include recommended spaces based on the must-do category.

CITY OF GENEVA | FACILITIES MASTER PLAN

PROGRAM SUMMARY

POLICE DEPARTMENT

20 Police Plaza, Geneva IL

Existing Area:	Lower Floor:	11,622	SF
	Upper Floor:	9,879	SF
	Subtotal - Existing Police Station:	21,501	SF

Proposed Area - New Single Story Police Station:

Subtotal - Must Do:	45,000	SF	Limited Indoor Parking and no Indoor Firing Range
Subtotal - Nice to Do:	56,200	SF	Moderate Indoor Parking and 4-lane Indoor Firing Range
Subtotal - Should Do:	67,400	SF	Indoor Parking for Fleet and 8-lane Indoor Firing Range

Number	Name	Existing Area	Proposed Area	Must	Should	Nice	Comments
PUBLIC ENTRY, TRAINING/COMMUNITY/EOC ROOM							
100	Vestibule	308	SF	100	SF	X	Fully Accessible Entrance Vestibule
101	Lobby	156	SF	750	SF	X	Provide Seating for 8-10
103	Toilet	37	SF	0	SF	X	See Below
	Men's Toilet Room	-	SF	180	SF	X	(2) toilet, (2) urinals, (2) lavatories
	Women's Toilet Room	-	SF	165	SF	X	(3) toilet, (2) lavatories
104	Interview / Citizen Report Room	63	SF	100	SF	X	Provide seating for (4)
New	Citizen Report / Fingerprinting	0	SF	100	SF	X	Provide seating for (4) with counter for fingerprinting
New	Vestibule for Training / Community Room	0	SF	250	SF	X	Vestibule to separate Training and EOC functions from the public
New	Training, Community Room, and EOC	0	SF	1,800	SF	X	Training room to accommodate (60) persons in classroom setting
New	Support Counter / Storage	0	SF	80	SF	X	Counter for training handouts, food service
New	EOC equipment Storage	0	SF	60	SF	X	Secure storage room
New	Simulator Storage	0	SF	150	SF	X	Assume mobile screen type simulator
New	Table and Chair Storage	0	SF	150	SF	X	Table and chair storage
	Subtotal	564	SF	3,885	SF	3,885	0
RECORDS / RECEPTION							
New	Records / Police Station Reception			80		X	Provide for (1) secure reception work areas with package pass-through, screened from office area
107	Records Supervisor Office	85	SF	150	SF	X	"U" shaped workstation with (2) guest chairs and file storage
106	Records Office	461	SF	0	SF	X	730 SF - See Below for Breakdown
New	Records Workstations	-	SF	320	SF	X	(4) 8'x7' "U" shaped workstations
New	Flexible Workstations	-	SF	80	SF	X	(1) 8'x7' "U" shaped workstation for light duty and interns
New	Mobile Video Review Workstation	-	SF	80	SF	X	(1) 8'x7' "U" shaped workstation for body cam review/redaction
New	Officer Reception	-	SF	60	SF	X	Area for officer paperwork drop off
New	Active Files	-	SF	70	SF	X	(4) 42" lateral files - 5 drawer
New	Supply Storage	-	SF	80	SF	X	Locate in Copy / Work Room below?
New	Coffee Area	-	SF	40	SF	X	Locate in Copy / Work Room below?
130	File System	67	SF	90	SF	X	Vertical carousel file storage system - 10' x 4'
140	Bulk Records	445	SF	445	SF	X	Consider High Density Storage System or Hybrid with Fixed Shelves
	Subtotal	1,058	SF	1,495	SF	1,495	0
ADMINISTRATION / COMMAND							
181	Upper Lobby	0	SF	0	SF	X	297 SF - Not included as part of net area
173	Second Floor Administrative Lobby	561	SF	150	SF	X	Soft seating area for informal discussions
159	Chief of Police Office	269	SF	300	SF	X	Desk, credenza, conference table for (6), book case, files
180	Closet	21	SF	15	SF	X	
160	Deputy Chief of Patrol Operations Office	233	SF	250	SF	X	Desk, credenza, conference table for (4), book case, files
179	Closet	22	SF	15	SF	X	
161	Deputy Chief of Police Services Office	235	SF	250	SF	X	Desk, credenza, conference table for (4), book case, files
211	Closet	22	SF	15	SF	X	
172	Administrative Services Sergeant Office	152	SF	250	SF	X	"U" shaped workstation with (1) 42" lateral file
165	Closet	47	SF	15	SF	X	
162	Command Support	553	SF	150	SF	X	Soft seating area for informal discussions
	Administrative Assistant Workstation	0	SF	100	SF	X	10'x10'
133	Administrative Conference Room	261	SF	480	SF	X	Seating for (16) with credenza
164	Copy & File Room	240	SF	200	SF	X	Secure file storage room with (8) legal file cabinets and storage shelving
	Coffee Area	0	SF	40	SF	X	Currently in Copy & File Room
	Subtotal	2,616	SF	2,230	SF	2,230	0
PATROL							
119	Patrol Sergeants	267	SF	400	SF	X	(4) Sergeants and Dedicated Storage
121	Roll Call / Briefing Room	413	SF	420	SF	X	Current Squad Room for (21) Patrol Officers - Space for 24 (3x8)
A-H	Duty Bag Storage	28	SF	160	SF	X	Currently in Squad Room - Locate near Garage / Exit to Parking Provide (24) 2'x2'x2' lockers (triple tier) for duty bags near patrol entry Currently Located in Corridor
New	Patrol Equipment Charging / Mail Box Area	28	SF	100	SF	X	
128	Report Writing Workstations - Open Office	134	SF	200	SF	X	
129	Report Writing Workstations - Separate room	136	SF	150	SF	X	
129A	Closet	20	SF	60	SF	X	Dedicated Storage
125	Patrol Conference Room	149	SF	150	SF	X	Seating for (4-6) people
126	Conference Room Storage	37	SF	40	SF	X	Dedicated Storage
122	CSO / Crime Prevention	152	SF	150	SF	X	
123	CSO Storage	38	SF	60	SF	X	Dedicated Storage
	DARE	132	SF	150	SF	X	
New	Interview/Juvenile Temporary Holding Rooms	0	SF	160	SF	X	(2) Temporary holding rooms visible from Report Writing
New	Holding Toilet	0	SF	65	SF	X	
New	Copy / Work Room	0	SF	80	SF	X	
New	Office (adjacent to Social Worker)	0	SF	0	SF	X	
New	Reference Library	0	SF	40	SF	X	
	Subtotal	1,534	SF	2,385	SF	2,385	0

Number	Name	Existing Area	Proposed Area	Must	Should	Nice	Comments
INVESTIGATIONS / DETECTIVE							
110	Detective Sergeant Office	146	SF 150	SF	X		"U" shaped workstation with (2) guest chairs and file storage
New	Closet	0	SF 15	SF	X		
109	Investigations	398	SF 510	SF	X		(4) 8'x7' "U" shaped workstations
New	School Resource Officer	0	SF 85	SF	X		8'x7' "U" shaped workstations
New	Specialized Equipment Workstation	0	SF 85	SF	X		8'x7' "U" shaped workstations
New	Flexible Workstation	0	SF 85	SF	X		8'x7' "U" shaped workstations
New	File Storage	0	SF 50	SF	X		(3) 42" lateral files
New	Secure Storage Closet/Armory	0	SF 60	SF	X		Storage and equipment closet
New	Storage	0	SF 40	SF	X		General storage
New	Interview Recording Equipment	0	SF 50	SF	X		Secure room
New	In-Process Evidence Temporary Storage	0	SF 80	SF	X		Lockers for temporary evidence storage
New	Evidence Packaging Area	0	SF 40	SF	X		Work counters for packaging
New	Investigations Conference Room	0	SF 480	SF	X		Conference Space for (16)
New	Computer Forensics	0	SF 260	SF	X		Provide secure office with (4) computer workstations
New	Secure Storage	0	SF 15	SF	X		Storage of electronics and media within office, faraday construction
New	Coffee Area	0	SF 50	SF	X		Kitchenette with full size refrigerator
New	Coat Closet	0	SF 15	SF	X		
108	Standard Interview Rooms (2) required	78	SF 200	SF	X		Tables and chairs - Locate to share with Patrol
New	Soft Interview Room (1) required	0	SF 150	SF	X		Soft seating - Locate to share with Patrol
New	Hard Interview Room (1) required	0	SF 100	SF	X		Tables and chairs - Locate to share with Patrol
New	Toilet Room	0	SF 65	SF	X		Single user toilet room to support interview rooms
	Subtotal	622	SF 2,585	SF 2,585	0	0	
SOCIAL SERVICES							
171	Conference Room	161	SF 320	SF	X		Current Counseling Office - Seating for 10-12
New	Counseling Lobby / Reception	0	SF 150	SF	X		Locate off lobby. Soft seating for (2-4)
New	Counseling Room	0	SF 200	SF	X		Table with (4-6) chairs
New	Social Worker Office	0	SF 150	SF	X		"U" shaped workstation, (2) guest chairs, file storage
New	Closet	0	SF 10	SF	X		
New	Secondary Counseling Office	0	SF 150	SF	X		"U" shaped workstation, (2) guest chairs, file storage
New	Closet	0	SF 10	SF	X		
New	Toilet Room	0	SF 80	SF	X		Unisex Toilet Room Located within Suite
	Subtotal	161	SF 1,070	SF 1,070	0	0	
EVIDENCE PROCESSING							
169	Evidence Garage	383	SF 0	SF 0	0		Currently use Garage Space (Caged Space is 14'x25')
New	Evidence Garage / Vehicle Processing / Storage Bay	0	SF 0	SF 0	600	1,200	Includes winch to aid in vehicle movement
New	Evidence Garage Support	0	SF 0	SF 0	100	100	Provide space for a eyewash and countertop with sink
	Temporary Large Evidence Storage	143	SF 150	SF	X		
New	Drying Cabinets	0	SF 120	SF	X		Provide space for a double drying cabinets and 8' layout area
167	Forensic Processing Lab	285	SF 0	SF 0	0		504 SF Per Program Below
	Drug Testing	0	SF 20	SF	X		
	Fuming Chamber	0	SF 20	SF	X		
	Fume Hood	0	SF 30	SF	X		
	Specialty Drug Chamber	0	SF 20	SF	X		
	Refrigerator	0	SF 15	SF	X		Provide space for (1) refrigerator
	Worktables and Counters	0	SF 200	SF	X		Center island worktable with packaging area
	Photography Workstation	0	SF 60	SF	X		8' workstation with computer and printer
	Workstation	0	SF 45	SF	X		6' workstation with computer
	Temporary Evidence Lockers	0	SF 30	SF	X		Provide space for temporary evidence storage - multi-tier lockers
	Equipment Storage Closet	0	SF 64	SF	X		For storage of ET kits and supplies (can be located off garage)
	Subtotal	811	SF 774	SF 774	700	1,300	
EVIDENCE AND PROPERTY STORAGE							
168	Evidence Room / General Evidence Storage	412	SF 625	SF	X		Assumes a growth rate for 30 years (typ. intake of 1,600 pcs per year)
	Open Floor Area	-	SF -	SF 0	0		Floor working space
	Refrigerated Storage	-	SF -	SF 0	0		Allow space for (2) refrigeration units
	Destruction Holding Area	-	SF -	SF 0	0		Area with shelving
	Firearms Storage	-	SF -	SF 0	0		Currently have approx. 8-10 sf storage cabinets
	Evidence Intake Area/Work Area	-	SF -	SF 0	0		Work Area with sink
	Valuables/Money Vault	-	SF -	SF 0	0		Existing mixed in with general evidence
	Narcotics Storage	-	SF -	SF 0	0		100% exhaust ventilation (existing mixed in with general evidence)
	Property Custodian Office	0	SF 160	SF	X		"U" shaped workstation with workcounters and storage
	Evidence Packaging	0	SF 140	SF	X		Area with computer workstation - Existing in Evidence Processing
	In-Process Evidence Temporary Storage	-	SF -	SF 0	0		Evidence return lockers
	Worktable and Barcoding	-	SF -	SF 0	0		Large counter, storage for supplies, sink
	Evidence Drop Lockers (existing in hallway)	-	SF -	SF 0	0		(4) sets pass-thru lockers (12')
166	Storage	97	SF 100	SF	0		Currently EV Storage
170	Bike Storage	92	SF 200	SF	X		Storage for (15) bicycles
205	Large Evidence Storage	51	SF 200	SF	X		Estimated area required
	Evidentiary Vehicles	-	SF -	SF 0	0		Stored offsite or short term in vehicle processing garage
	Explosives Storage	-	SF -	SF 0	0		See outdoor spaces below - Remote Evidence Storage
	Subtotal	652	SF 1,425	SF 1,425	0	0	

Number	Name	Existing Area	Proposed Area	Must	Should	Nice	Comments
DETENTION / HOLDING FACILITY							
146	Sally Port	496	SF	1,600	SF	X	Two (2) drive through bays
New	Sally Port Support	0	SF	80	SF	X	Provide space for emergency eyewash, bootwash, counter with sink, etc.
153	Vestibule Area / Corridor	72	SF	50	SF	X	Secure entry to lockup areas
149	Temporary Holding Room	76	SF	150	SF	X	Holding room glazing to view into with toilet
148	Booking Room / Processing Area	520	SF	740	SF	X	
	Cuff Benches	-	SF	-	SF	0	Keep (3) detainees separated - locate away from Booking Station
	Fingerprint Area	-	SF	-	SF	0	For ink fingerprinting, with sink and eyewash
	Live Scan/Suspect Photography	-	SF	-	SF	0	Include photo area
	Sobriety Testing	-	SF	-	SF	0	Work area for breathalyzers
	Booking Station	-	SF	-	SF	0	Size to allow processing of (2) detainees
	Prisoner Search and Personal Effects Lockers	0	SF	70	SF	X	Include sorting counters and (8) double tiered lockers
	Line-Up Room	0	SF	150	SF	X	Relocated from Patrol - locate in secure corridor for viewing
New	Hard Interview Rooms (3) required	62	SF	300	SF	X	Hard interview rooms
150	Toilet	29	SF	65	SF	X	Single user detention grade toilet
New	Janitors Closet	0	SF	40	SF	X	Secure storage of cleaning supplies
New	Secure Storage	0	SF	20	SF	X	For detention supplies (blankets, jumpsuits, etc.)
154 / 155	Cells	120	SF	820	SF	X	(8) Cells total in (4) sets of (2) cells, incl. (1) Accessible Cell
144	Juvenile Holding Cell	74	SF	0	SF	0	Incorporated into cells above
143	Juvenile	79	SF	0	SF	0	Incorporated into cells above
142	Holding	84	SF	0	SF	0	Incorporated into cells above
New	Shower Room	0	SF	60	SF	0	Existing shower is included in toilet room above
New	Attorney/Client Room	0	SF	100	SF	X	
151	Bond Room	36	SF	50	SF	X	
152	Bond Out Vestibule	30	SF	50	SF	X	For bonding out detainees from holding area
	Subtotal	1,678	SF	4,345	SF	4,345	0 0
TRAINING AND WELLNESS							
184	Physical Fitness / Wellness Room	444	SF	1,200	SF	X	Space for stretching, strength, and cardio fitness equipment.
New	Defensive Tactics / Mat Room	0	SF	1,000	SF	X	Large mat room with video screen and adjustable lighting
New	Gun Locker Storage	0	SF	10	SF	X	Area outside room for (15) gun lockers
New	Storage	0	SF	200	SF	X	Equipment Storage
New	Simulator Training	0	SF	0	SF		Assume use of a mobile virtual simulator in Training Room
New	Lockers	0	SF	30	SF	X	Small area (6) lockers for temporary patrol equipment storage
New	Gun Locker Storage	0	SF	10	SF	X	Area for (6) gun lockers
New	Firing Range - Should Do - 4 Lanes x 25 yards	0	SF	0	SF	0	4,000 0
New	Firing Range - Nice to Do - 8 Lanes x 25 yards	0	SF	0	SF	0	0 8,000
New	Weapons Maintenance/Cleaning	0	SF	200	SF	X	Area adjacent to the range with (3-5) cleaning stations
163	Armory Storage	125	SF	125	SF	X	
	Ammunition Storage	-	SF	-	SF		Storage for 50,000 rounds of ammunition
	Weapons Storage	-	SF	-	SF		Storage for (8) rifles, (12) handguns, and other weapons
	Tactical Equipment Storage	-	SF	-	SF		Storage for tactical equipment
	Subtotal	569	SF	2,775	SF	2,775	4,000 8,000
STAFF SUPPORT							
New	Mud Room / Wet Gear Storage	0		80	SF	X	Adjacent to Garage / Exterior Entrance
195	Men's Locker Room	960		1,120	SF	X	Provide (56) 24" wide lockers
194	Toilet/Sinks/Shower Areas	103		280	SF	X	(2) toilets, (2) urinals, (2) lavs, (2) showers
188	Women's Locker Room	268		560	SF	X	Provide (28) 24" wide lockers
189	Toilet/Sinks/Shower Areas	135		180	SF	X	(2) toilets, (2) lavs, (1) shower
New	Changing Room	0		30	SF	X	Also used for nursing mothers
136	Break Room	230		850	SF	X	(3-4) tables of four, kitchen with stove/oven, (2) microwaves, (2) refrigerators
137	Kitchen	303		0	SF	X	Included Above
New	Storage	0		60	SF	X	Canteen supply storage
	Staff Toilets Allowance	333		500	SF	X	For toilet rooms throughout the building
New	Pension Files	0		120	SF	X	(2-3) file cabinets and small workstation
New	General Building Storage	0		500	SF	X	Programmed Storage
174-177	Quartermaster Storage (174, 175, 176, 177)	66		100	SF	X	Dedicated Storage
186	Resilience / Bunk / Nursing Room (2) rooms req'd	79		200	SF	X	Used for mental wellness, resting, nursing, and other uses
	Subtotal	2,477	SF	4,580	SF	4,580	0 0

Number	Name	Existing Area	Proposed Area	Must	Should	Nice	Comments
WARM STORAGE							
118	Indoor Parking - CSO Cars	591	SF	-	SF	X	Current Fleet (25), (27) in future, assume (4) vehicles on street: (23) in garage. Prepare for future electric vehicle charging.
209	Indoor Parking - CSO Cars	1,051	SF	-	SF	X	Included in new options below
New	Indoor Parking for Department Vehicles	0	SF	2,000	SF	X	Included in new options below
New	Indoor Parking for Department Vehicles	-	SF	0	SF	0	Must Do - Parking for 2-3 Vehicles
New	Indoor Parking for Department Vehicles	-	SF	0	SF	0	Should Do - Parking for 8-10 Shift Vehicles
New	ATV Storage	-	SF	300	SF	X	Nice to Do - Parking for 23 Vehicles
New	Trailer Storage	-	SF	300	SF	X	(1) ATV
New	Wash Area	-	SF	0	SF	X	(1) trailer
New	General Storage	-	SF	500	SF	X	Provide 10'x'18 area to rinse off vehicles / Alternative is to use drive aisle
New	Bike Patrol Storage	-	SF	150	SF	X	Flexible / Seasonal Storage
New	Gear Lockers	-	SF	50	SF	X	Storage for (5) bikes - assume vertical storage racks
New	Bicycle Rack Storage	-	SF	50	SF	X	(10) 12-inch wide triple tier lockers
New	Maintenance Area	-	SF	100	SF	X	Rack storage for impounded bikes
New	Open Storage	-	SF	150	SF	X	Area with small work bench and storage cabinet
New	Community Relations Storage	-	SF	100	SF	X	Open garage floor storage (traffic control items, etc.)
New	Animal Control / Canine Storage	-	SF	50	SF	X	Storage Room for Community Relations
	Subtotal	1,642	SF	3,750	SF	3,750	Area for 2-3 cages or crates
BUILDING SYSTEMS AND MAINTENANCE SPACES							
New	Mechanical Room	0	SF	1,200	SF	X	Plumbing and Fire Protection Room (Water and Natural Gas)
New	Electrical Rooms	0	SF	500	SF	X	Normal and Emergency Power Rooms
116	Furnace Room	108	SF	0	SF	0	Included in New Mechanical Room
158	Mechanical Room	107	SF	0	SF	0	Included in New Mechanical Room
138	Maintenance Room	114	SF	0	SF	0	Included in New Mechanical Room
139	Maintenance / Hot Water (HWH)	87	SF	0	SF	0	Included in New Mechanical Room
147	Mechanical Room	61	SF	0	SF	0	Included in New Mechanical Room
157	Emergency Generator Room	136	SF	0	SF	0	Locate in secure area outside of building - See Below
182	Server Room (MDF)	129	SF	150	SF	X	Currently Main Server for Village - MDF
New	IDF Room	0	SF	150	SF	X	If necessary due to size of building
183	Computer Room	104	SF	0	SF	0	Currently Flexible Office Space
185	Storage	105	SF	105	SF	X	Dedicated Computer Storage
New	Janitor's Closets	0	SF	100	SF	X	For supplies and cleaning equipment
New	Maintenance Storage	0	SF	100	SF	X	Maintenance desk and supply storage
New	Mail and Package Delivery Room	0	SF	60	SF	X	Small room for deliveries and sorting
New	Delivery Area	0	SF	150	SF	X	Temporary staging area
	Subtotal	951	SF	2,515	SF	2,515	
	SUBTOTAL - PROGRAM AREAS	15,335	SF	33,814	SF	33,814	8,400
	GROSSING FACTOR	140%		133%		133%	133%
	GROSS AREA	21,501	SF	45,000	SF	45,000	11,200

EXTERIOR REQUIREMENTS							
1.0	Entry Plaza	0	SF	1,000			
2.0	Flagpole Area	0	SF	100			
3.0	Outdoor Patio	0	SF	400			Seating and area for grill. Partially covered for greater use.
4.0	Outdoor Seating Area	0	SF	100			Semi-private space for wellness use
5.0	Remote Evidence Storage	0	SF	200			Small remote building for hazardous evidence and explosives magazine
6.0	Electrical Transformer	0	SF	100			
7.0	Generator	0	SF	300			Currently Located within Building
8.0	Trash Enclosure	0	SF	150			Clear Access
9.0	SUBTOTAL - EXTERIOR PROGRAMS	0	SF	2,350	SF		

PARKING REQUIREMENTS							
		EXISTING		PROPOSED			
1.0	Staff Parking	25		24			Spaces for personal vehicles
2.0	Police Department Vehicle Parking	20		4			Fleet is in garage, provide (4) quick access spaces
3.0	Visitor / Training Parking	14		50			Spaces for visitors
4.0	TOTAL PARKING REQUIRED	59		78			Total Spaces

NOTES
 The space needs analysis assumes modest growth over the next 30 years of (5-6) sworn officers and (3-4) non-sworn staff.

CITY OF GENEVA | FACILITIES MASTER PLAN

PROGRAM SUMMARY

CITY HALL

22 South First Street, Geneva, Illinois

Existing Area	First Floor:	4,550	SF
City Hall:	Mezzanine:	960	SF
	Second Floor:	4,690	SF
	Total Area - Existing City Hall:	10,200	SF

Existing Area	Lower Level:	16,500	SF
Library:	Upper Level:	17,500	SF
	Total Area - Existing Library:	34,000	SF

Total Combined Area: 44,200 SF

Proposed Area - Proposed Addition and Renovation: 17,500 SF

Number	Name	Existing Area		Proposed Area	Comments
LOBBY/PUBLIC					
32	Vestibule - South Lobby	93	SF	1,000	SF Room for Pre-Function and Overflow
28	Council Chambers	1,392	SF	2,000	SF Seats for 60, 8 Staff, 12 at Dias
27	Conference Room	302	SF	300	SF Similar to Current Space
New	Executive Conference Room	0	SF	400	SF Room for 12 Seated and Additional Space
New	Conference Room Support	0	SF	100	SF Kitchenette and/or Catering Space
29	Production Studio	84	SF	150	SF Adjacent to Council Chambers
26	Storage Room	103	SF	150	SF Adjacent to Council Chambers
44	Storage Closet 1	12	SF	0	SF Adjacent to Council Chambers
43	Storage Closet 2	14	SF	0	SF Adjacent to Council Chambers
	Subtotal	2,000	SF	4,100	SF
CITY ADMINISTRATION					
20	Mayor's Office	162	SF	300	SF Private Office - Level 1 with Room for Meetings
19	City Administrator	171	SF	250	SF Private Office - Level 2 Adjacent to Mayor's Office
18	Assistant City Administrator	175	SF	200	SF Private Office - Level 3
45	Administrative Assistant	169	SF	150	SF Open Workstation
13	Conference Room	176	SF	300	SF Provide Access from Lobby and Offices
14	Vault	62	SF	150	SF Secure Storage Area for Archival Files
40	Closet - City Administration	20	SF	50	SF Coat Closet
	Subtotal	935	SF	1,400	SF
CITY SERVICES					
12	East Lobby	164	SF	200	SF Room for Pre-Function and Overflow
39	Closet	27	SF	0	SF
17	Storage	124	SF	150	SF Former Loading Area - Water Issues
15	Payroll Office	125	SF	150	SF Private Office - Level 4
16	HR Office	163	SF	150	SF Private Office - Level 4
23	Reception and Workspace	412	SF	500	SF Transaction Counter and Open Workspaces
	Subtotal	1,015	SF	1,150	SF
FINANCE					
203	Vestibule	56	SF	100	SF 2 Transaction Counters (1 Accessible)
201	Finance Director	151	SF	150	SF Private Office - Level 3
New	Finance Office	0	SF	150	SF Private Office - Level 3
202	Finance	737	SF	800	SF 8 Open Workspaces x 65 SF + Circulation
198	Kitchenette / Break Room	22	SF	150	SF Could be Shared if Located in Same Building
	Subtotal	966	SF	1,350	SF

Number	Name	Existing Area		Proposed Area	Comments
COMMUNITY DEVELOPMENT					
47	Vestibule	42	SF	0	SF
New	Reception	0	SF	150	SF Part of the CD Suite
38	Historic Preservation	112	SF	150	SF Private Office - Level 4
8	City Planner	156	SF	150	SF Private Office - Level 4
4	Community Development Director	165	SF	150	SF Private Office - Level 4
5	Information Office	131	SF	150	SF Private Office - Level 4
New	File Storage	0	SF	150	SF Part of the CD Suite
New	Plan Review Areas	0	SF	150	SF Part of the CD Suite
33	Building & Zoning	314	SF	600	SF Shared Office Area with Workstations
Attic	Office	248	SF	150	SF Private Office - Level 4 - Currently in Attic Space
Attic	Office	198	SF	150	SF Private Office - Level 4 - Currently in Attic Space
Attic	Inspector Office	88	SF	150	SF Private Office - Level 4 - Currently in Attic Space
Attic	Inspector Office	82	SF	150	SF Private Office - Level 4 - Currently in Attic Space
	Subtotal	1,536	SF	2,250	SF
ECONOMIC DEVELOPMENT					
New	Reception	0	SF	150	SF Part of ED Suite
6	Economic Development Director	128	SF	250	SF Private Office - Level 2
7	Business Development Analyst	156	SF	150	SF Private Office - Level 4
New	Business Development Analyst	0	SF	150	SF Private Office - Level 4
	Subtotal	284	SF	700	SF
INFORMATION TECHNOLOGY					
48	IT	25	SF	150	SF Private Office - Level 4
29	Studio Production	84	SF	150	SF Dedicated Production Space
34	Server Room	89	SF	150	SF Former Dressing Rooms - Room for Future Growth
37	Analysis Manager	105	SF	150	SF Private Office - Level 4
36	IT Manager	113	SF	150	SF Private Office - Level 4
New	Secure Storage	0	SF	150	SF Dedicated Secure Storage
New	IT Workspace	0	SF	150	SF Dedicated Workspace
	Subtotal	416	SF	1,050	SF
STAFF SUPPORT					
25	Break Room	259	SF	300	SF Staff
24	File/Copy Area	296	SF	300	SF Shared Workspace
	Subtotal	555	SF	600	SF
	SUBTOTAL - PROGRAM AREA	7,707	SF	12,600	SF
	GROSSING FACTOR	132%		139%	
	GROSS AREA	10,200	SF	17,500	SF

CITY OF GENEVA | FACILITIES MASTER PLAN

PROGRAM SUMMARY

FIRE STATION 2

2530 Fargo Boulevard, Geneva, Illinois

Existing Area:	Fire Station:	7,280	SF
	Garage:	1,070	SF
		8,350	SF

Proposed Area - New Fire Station 2: 22,500 SF

Number	Name	Existing Area		Proposed Area	Comments
PUBLIC ENTRANCE					
6	Vestibule	68	SF	100	SF Fully Accessible
7	Lobby	150	SF	150	SF Chairs for blood pressure checks & guests, department historical items
8	Toilet	55	SF	60	SF Public Toilet in Lobby - Minimum ADA Size is 48 SF (1) toilet, (1) lavatory, (1) child changing station
	Subtotal	273	SF	310	SF
ADMINISTRATION					
4	Communication Room	184	SF	300	SF (6) workstations, copier, mailboxes, etc. - could be located on route from dayroom to bays
5	Lieutenant Office	281	SF	250	SF (2) desks, center conference table. Located adjacent to Shift Office
New	Shift Office	0	SF	250	SF flex office space for multiple workstations, library, or future expansion
New	Conference Room	0	SF	400	SF
New	Training Room	0	SF	1,200	SF Company Level Drills, Community Outreach
	Subtotal	465	SF	2,400	SF
RESIDENTIAL STAFF SUPPORT					
10	Bunk Room - Men	285	SF	0	SF
11	Bunk Room - Women	281	SF	0	SF
New	Bunk Room	0	SF	1,200	SF Twelve (12) 90 SF private rooms with (1) bed, (1) nightstand, and (3) 24x24x24 bedding lockers
New	Part Time Locker Bedding Area	0	SF	100	SF (21) 24x24x24 bedding lockers located near bunk rooms
24	Dining Room - 8 (12)	193	SF	300	SF
27	Kitchen - 8 (12)	197	SF	200	SF (3) fridges, (1) high-end res stove or (2) residential stoves, microwave, dishwasher, coffee, etc.
New	Pantry - 4 (12)	0	SF	60	SF room to accommodate (3) shift pantries, (1) 2%/FF pantry, coolers, small appliances
33	Dayroom - 8 (12)	514	SF	800	SF greatroom concept
New	Laundry Room	0	SF	100	SF (1) washer & (1) dryer, supplies, storage
New	Firefighter Resiliency Wellness/ Mothers Room / Study	0	SF	80	SF Mothers Room, PTSD management, stress management, diabetes management, etc. Per IL law, mothers room to be provided, and wellness room recommended per NFPA
	Subtotal	1,470	SF	2,840	SF

Number	Name	Existing Area		Proposed Area	Comments
APPARATUS BAY					
3	Garage / Apparatus Bays	2,700	SF	5,000	SF (2) 20'x85' & (2) 17'x85' deep bays. (1) FL Engine, (1) FL Medic, (1) Brush, (1) Reserve Rngine, (1) Boat
30	Garage / Small Vehicle Storage	0	SF	1,400	SF (2) trailers and TRT storage - (2) 20'x35' deep bays incorporated into the main station
16	Janitor	30	SF	50	SF Mop basin, cleaning supplies and equipment
18	Lockable Storage	90	SF	100	SF
19	Workshop	101	SF	120	SF small shop bench, equipment, tools, parts storage, compressor, bench grinder, etc.
20	Loose Equipment	81	SF	100	SF
21	EMS Storage	81	SF	100	SF (3) rack storage, o2 bottle storage & rack
22	Laundry Room	102	SF	240	SF (2) extractor, comm washer, comm dryer, laundry tub, mop basin, (1) skeleton dryers, wall clip rack for equipment drying
23	Lawn Storage	81	SF	100	SF Direct access from exterior and interior
28	Storage	78	SF	200	SF
29	Bunker Gear / Turnout Gear	74	SF	600	SF (24) lockers for shift, (8) lockers for part time, 16 l.f. open rack storage for additional gear (TRT, etc.)
New	SCBA	0	SF	80	2 bottle fill station, cabinet for repairs
New	Hose Storage	0	SF	40	alcove off bay floor for rolling rack, (1) hose rollers - possibly include in turnout gear room to stay negative pressure
New	Sanitation Area	0	SF	20	hand wash sink & boot wash located in corridor from house to bay
New	Bay Toilet	0	SF	80	(1) toilet, (1) lavatory, (1) st.stl. decon shower. Possible storm shelter location
New	Ladder Storage	0	SF	30	Currently on floor. Provide alcove off of bay floor
New	Flex Training Space	0	SF	300	area off bay floor for rotating traing props and scenarios
New	Mezzanine Storage	0	SF	600	If possible, Mezzanine space above support rooms for additional storage, training. Anywhere from 600sf to 1,000sf
	Subtotal	3,418	SF	9,160	SF
BUILDING SUPPORT					
12	Men	124	SF	600	SF (24) 24x24x72 lockers for shift, (20) 24x24x36 lockers for pt-time
13	Showers	153	SF	0	SF Shared between Men and Women. New in single use bathrooms
14	Women	123	SF	300	SF (12) 24x24x72 lockers for shift, (12) 24x24x36 lockers for pt-time
New	Single User Restrooms - 4 male, 1 female	0	SF	550	SF (1) toilet, (1) lavatory, (1) shower, (1) changing bench ea. To be located off of locker rooms for use by each gender.
15	Storage	44	SF	100	SF
25	Mechanical Room	173	SF	200	SF
New	Electrical Room	0	SF	160	SF Normal and Emergency Power
New	Air Compressor Room	0	SF	60	SF compressors for SCBA, air, etc.
New	Information Technology Room (MDF)	0	SF	120	SF (2) racks - cameras, remote access, alerting, phones, etc., A/c unit
New	Water Service / Fire Sprinkler Room Storage	0	SF	80	SF
		11	SF	100	SF
New	Gym	0	SF	600	SF 4-5 people at a time - equipment, cardio, stretching area - possibly connected to bay?
	Subtotal	628	SF	2,870	SF

Number	Name	Existing Area		Proposed Area		Comments
GARAGE						
						Current Stand-Alone Building
30	Garage / Storage	660	SF	0	SF	Currently (2) trailers and TRT storage existing in out-building. Smaller bays (2) 20'x35' deep bays incorporated into the main station
31	Gym	270	SF	0	SF	Included as part of main station
32	Closet	32	SF	0	SF	
	Subtotal	962	SF	0	SF	
	SUBTOTAL - PROGRAM AREA	7,216	SF	17,580	SF	Net Program Area
	GROSS AREA / PROGRAM AREA	116%		128%		Grossing Factor
	GROSS AREA	8,350	SF	22,500	SF	Program Area x Grossing Factor

EXTERIOR SPACE NEED REQUIREMENTS

Public Parking		3				for visitors or public programs
Shift Parking		16				Spaces for personal vehicles during shift change
Apparatus Parking		1				space for visiting fire apparatus, large space at 50'x12'
Entry Plaza				300	SF	
Flagpole Area				50	SF	(3) flagpoles
Exterior Patio				400	SF	Area for grill and seating - possibly covered
Electrical Transformer				100	SF	
Emergency Generator				200	SF	
Monument Sign				50	SF	
Trash Enclosure				100	SF	(2) 2-yd dumpsters

CITY OF GENEVA | FACILITIES MASTER PLAN

PROGRAM SUMMARY

FIRE STATION 1 | HEADQUARTERS

200 East Side Drive, Geneva, Illinois

Existing Area:	Basement:	8,076	SF
	Mezzanine:	1,230	SF
	Ground:	15,294	SF
		24,600	SF

Number	Name	Existing Area		Proposed Area		Comments
OFFICE						
003	Training Office	141	SF	150	SF	Private Office - Level 4
013	Public Education Office	140	SF	150	SF	Private Office - Level 4
111	Reception	82	SF	100	SF	
111A	Closet	9	SF	25	SF	
113	Fire Prevention	223	SF	250	SF	Private Office - Level 2
113A	Storage	23	SF	25	SF	
114	Chief's Office	298	SF	300	SF	Private Office - Level 1
114A	Closet	42	SF	25	SF	
118	Lieutenant's Office	212	SF	250	SF	Private Office - Level 2
118A	Closet	12	SF	25	SF	
119	Deputy Chief	246	SF	250	SF	Private Office - Level 2
119A	Closet	13	SF	25	SF	
122	G.I.S. Mapping	144	SF	150	SF	Private Office - Level 4
123	Communications	125	SF	150	SF	Private Office - Level 4
125	Paramedic Coordinator	112	SF	150	SF	Private Office - Level 4
125A	Closet	9	SF	25	SF	
	Subtotal - Office	1,831	SF	2,050	SF	
CONFERENCE						
002	Training/ AV Storage	265	SF	300	SF	
004	Training Room	1,002	SF	1,000	SF	
005	Kitchenette	19	SF	0	SF	Included in Training Room
006	Storage	38	SF	50	SF	
117	Conference	255	SF	300	SF	
	Subtotal - Conference	1,579	SF	1,650	SF	
SUPPORT						
001	Archival Storage	438	SF	500	SF	
007	Vending	19	SF	20	SF	
010	Water Service	117	SF	120	SF	
011	Radio Storage	45	SF	50	SF	
012	Storage	2,083	SF	2,000	SF	
016	Mechanical	399	SF	400	SF	
017	Electrical	199	SF	200	SF	
018	IT Room	193	SF	200	SF	
019	Women's Public Toilet	191	SF	200	SF	
020	Janitor	36	SF	50	SF	
021	Men's Public Toilet	191	SF	200	SF	
022	Exercise	440	SF	500	SF	
023	Storage	87	SF	100	SF	
024	Storage	87	SF	100	SF	
025	Storage	22	SF	100	SF	
026	Storage	1,039	SF	1,000	SF	
100	Dining	151	SF	200	SF	
101	Kitchen	290	SF	300	SF	
102	Dayroom	599	SF	600	SF	
103	Bunkroom	825	SF	1,000	SF	

Number	Name	Existing Area		Proposed Area	Comments
104	Storage	38	SF	50	SF
110	Toilet	46	SF	80	SF
111C	Storage	82	SF	100	SF
116	Copy/Workroom	147	SF	200	SF
116A	Storage	124	SF	100	SF
121	Kitchenette	64	SF	100	SF
127	Men's Toilet	213	SF	200	SF
128	Men's Lockers	398	SF	400	SF
129	Women's Toilet Lockers	221	SF	200	SF
129A	Closet	6	SF	50	SF
130	Showers (3)	140	SF	500	SF
131	Locker	40	SF	50	SF
132	Janitor	28	SF	50	SF
133	EMS Storage	58	SF	100	SF
135	Map Counter	31	SF	50	SF
136	Garage	5,954	SF	6,000	SF
136A	Storage	233	SF	200	SF
136B	Storage	333	SF	200	SF
136C	Storage	156	SF	200	SF
136D	Storage	99	SF	200	SF
136E	Storage	122	SF	200	SF
	Subtotal - Support	15,984	SF	17,070	SF
	SUBTOTAL - PROGRAM AREA	19,394	SF	20,770	SF
	GROSSING FACTOR	127%		135%	
	GROSS AREA	24,600	SF	28,040	SF

CITY OF GENEVA | FACILITIES MASTER PLAN

PROGRAM SUMMARY

PUBLIC WORKS

1800 South Street, Geneva, Illinois

Existing Area:

First Floor:	84,228	SF
Mezzanine:	19,854	SF
	104,082	SF

Number	Name	Existing Area		Proposed Area	Comments
OFFICES					
2	Public Works Director	302	SF	300	SF Office Level 1
1	Wastewater Superintendant	198	SF	250	SF Office Level 2
18	Cemetary Office	115	SF	150	SF Office Level 4
22	GIS Mapping	460	SF	450	SF 3 Workstations plus Circulation
9	File / Copy	457	SF	500	SF Front Offices
11	Storage	108	SF	100	SF Miscellaneous Storage Near Front Offices
	Subtotal	1,640	SF	1,750	SF
ENGINEERING					
12	City Engineer	210	SF	200	SF Office Level 3
13	Civil Engineer	161	SF	200	SF Office Level 3
14	Engineer Tech	120	SF	150	SF Office Level 4
15	Scanner	120	SF	150	SF Office Level 4 - Future Office
21	Civil Engineer Office	130	SF	200	SF Office Level 3
	Subtotal	741	SF	900	SF
STREETS					
16	Street Superintendant	169	SF	250	SF Office Level 2
20	Streets Office	131	SF	150	SF Office Level 4
24	Manager - Streets Operation	120	SF	200	SF Office Level 3
29	Inventory Coordinator	229	SF	200	SF Office Level 3
51	Reception/Admin	409	SF	600	SF 3 Open Workstations plus Transaction Counter
	Subtotal	1,058	SF	1,400	SF
ELECTRICAL DEPARTMENT					
New	Electrical Control Room	0	SF	500	SF Space for Monitoring, Meeting, and Emergencies
4	Electrical Superintendant	195	SF	250	SF Office Level 2
5	Manager - Electrical	180	SF	200	SF Office Level 3
8	Manager - Electrical Distribution	170	SF	200	SF Office Level 3
28	Electrical Foreman's Room	368	SF	400	SF
38	Electric Meter Office	282	SF	250	SF Office Level 2
40	Electric Meter Test Room	348	SF	500	SF
43	Electric Street Light Room	641	SF	500	SF
46	Electric Tool Room	283	SF	500	SF
47	Cable Area	283	SF	500	SF
	Subtotal - Electrical Department	2,750	SF	3,800	SF
WATER DEPARTMENT					
19	Manager - Water	120	SF	200	SF Office Level 3
25	Water Meter Office	119	SF	150	SF Office Level 4
39	Water Meter Service Room	366	SF	500	SF
41	Water Department Storage	397	SF	500	SF
	Subtotal - Electrical Department	1,002	SF	1,350	SF
CONFERENCE					
3	Conference	431	SF	500	SF Access to Public and Offices
New	Kitchenette	0	SF	100	SF Conference Room Support
37	Multi-Purpose Room	1,771	SF	2,000	SF Flexible Meeting Room, Backup EOC
34	Kitchen	247	SF	300	SF Multi-Purpose Room Support
	Subtotal - Conference	2,449	SF	2,900	SF

Number	Name	Existing Area		Proposed Area	Comments
VEHICLE MAINTENANCE					
30	Vehicle Maintenance Garage	2,283	SF	3,000	SF Extended Length to Accommodate Vehicles
32	Maintenance Parts Storage	617	SF	1,000	SF Formerly Include Generator Room
33	Vehicle Maintenance Office	189	SF	200	SF Office Level 3
	Subtotal - Conference	3,089	SF	4,200	SF
GARAGES					
48	South Garage	26,892	SF	27,000	SF
49	North Garage	27,293	SF	27,000	SF North Half of Garage
23	Loading Dock	2,511	SF	2,500	SF Flooding Issues
	Subtotal - Garages	56,696	SF	56,500	SF
MEZZANINE STORAGE					
12	North Mezzanine Storage Room	276	SF	276	SF Maximize Existing Space
13	North Mezzanine Storage Room	1,172	SF	1,172	SF Maximize Existing Space
20	North Mezzanine Storage	10,304	SF	10,304	SF Maximize Existing Space
21	South Mezzanine Storage	6,186	SF	6,186	SF Maximize Existing Space
	Subtotal - Storage	17,938	SF	17,938	SF
SHOPS					
42	Sign Shop	377	SF	500	SF
44	Tool Crib Storage Cage	606	SF	500	SF
45	Carpenter Shop	621	SF	500	SF
	Subtotal - Shops	1,604	SF	1,500	SF
SUPPORT					
New	Break Room	0	SF	2,000	SF Shared Break Room with Kitchen
6	Women	153	SF	200	SF Front Offices
7	Men	94	SF	200	SF Front Offices
10	Server Room	57	SF	120	SF 10'x12' Minimum Dimensions for Rack Clearance
26	Women Locker Room	255	SF	500	SF
27	Men Locker Room	716	SF	1,500	SF
35	Women	54	SF	60	SF Minimum ADA Size is 48 SF
36	Men	52	SF	60	SF Minimum ADA Size is 48 SF
31	Diesel Generator	313	SF	0	SF Generator to be located outdoors
	Subtotal - Support	1,694	SF	4,640	SF
NORTHEAST MEZZANINE					
11	Chief Mechanic	155	SF	200	SF Office Level 3
9	Director	207	SF	250	SF Office Level 2
10	Assistant Director	214	SF	250	SF Office Level 2
8	Staff Work Room	581	SF	500	SF
7	Secure Storage	150	SF	150	SF Located off of Staff Work Room
6	Communications	268	SF	250	SF Office Level 2
5	Mechanical Room	199	SF	200	SF North Mezzanine
16	Storage	142	SF	150	SF Located at top of East Stairs
	Subtotal	1,916	SF	1,950	SF
	SUBTOTAL - PROGRAM AREA	92,577	SF	98,828	SF
	GROSSING FACTOR	112%		116%	
	GROSS AREA	104,082	SF	115,000	SF

APPENDIX B | DRAWINGS



**APPENDIX B | DRAWINGS****GENERAL**

Drawings of existing site conditions and conceptual site plans and/or floor plans are provided for the following recommended options:

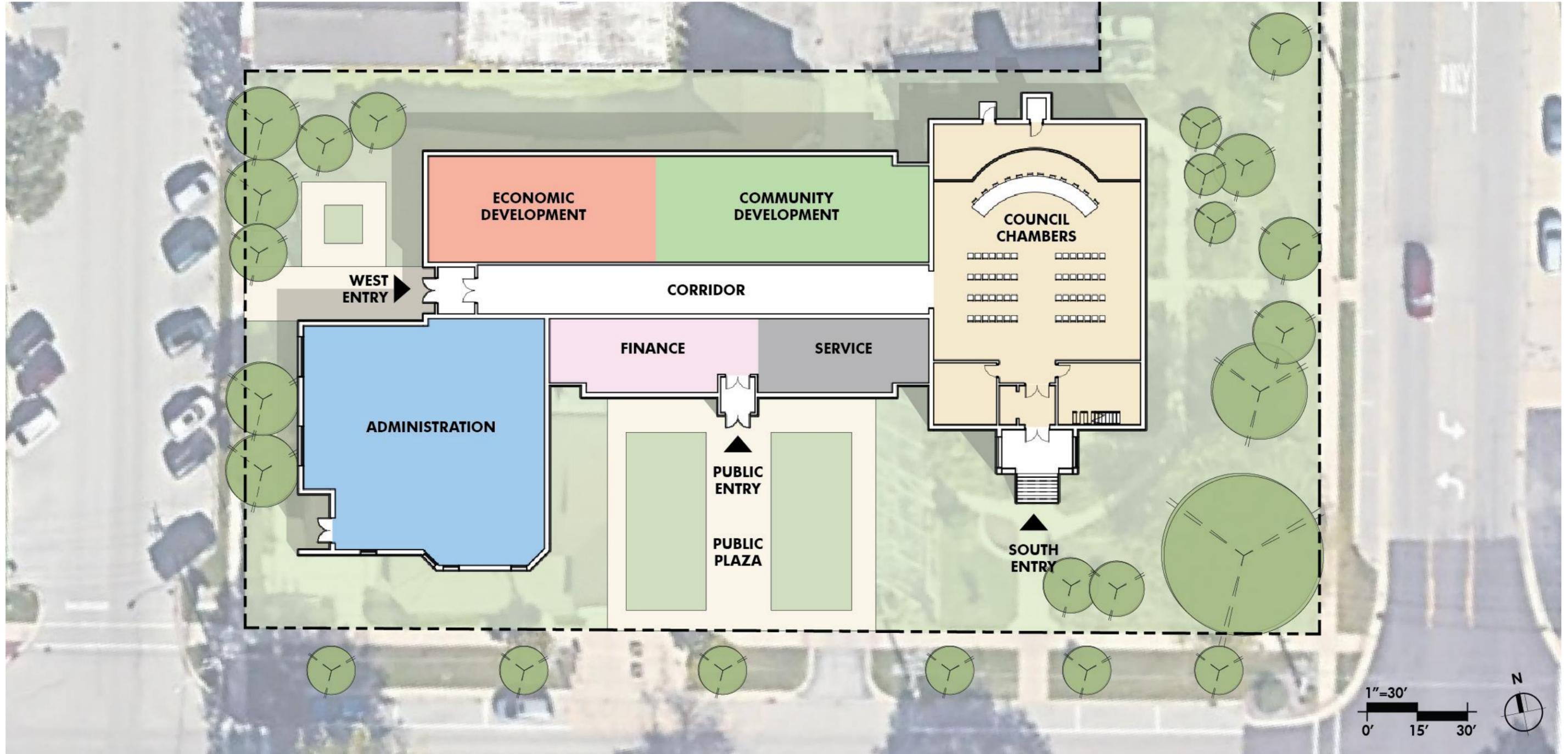
- Downtown Geneva – City Hall and Police | Existing Condition Plan
- Downtown Geneva – City Hall and Police | Proposed Plan – Upper Level
- Downtown Geneva – City Hall and Police | Proposed Plan – Lower Level
- South Street – Public Works | Existing Condition Plan
- South Street – Public Works And New Police Station | Proposed Plan
- East Side Drive – Fire Station 1 - Headquarters | Existing Condition Plan
- East Side Drive – Fire Station 1 - Headquarters | Proposed Plan
- Fargo Boulevard – Fire Station 2 | Existing Condition Plan
- Fargo Boulevard – Fire Station 2 | Proposed Plan



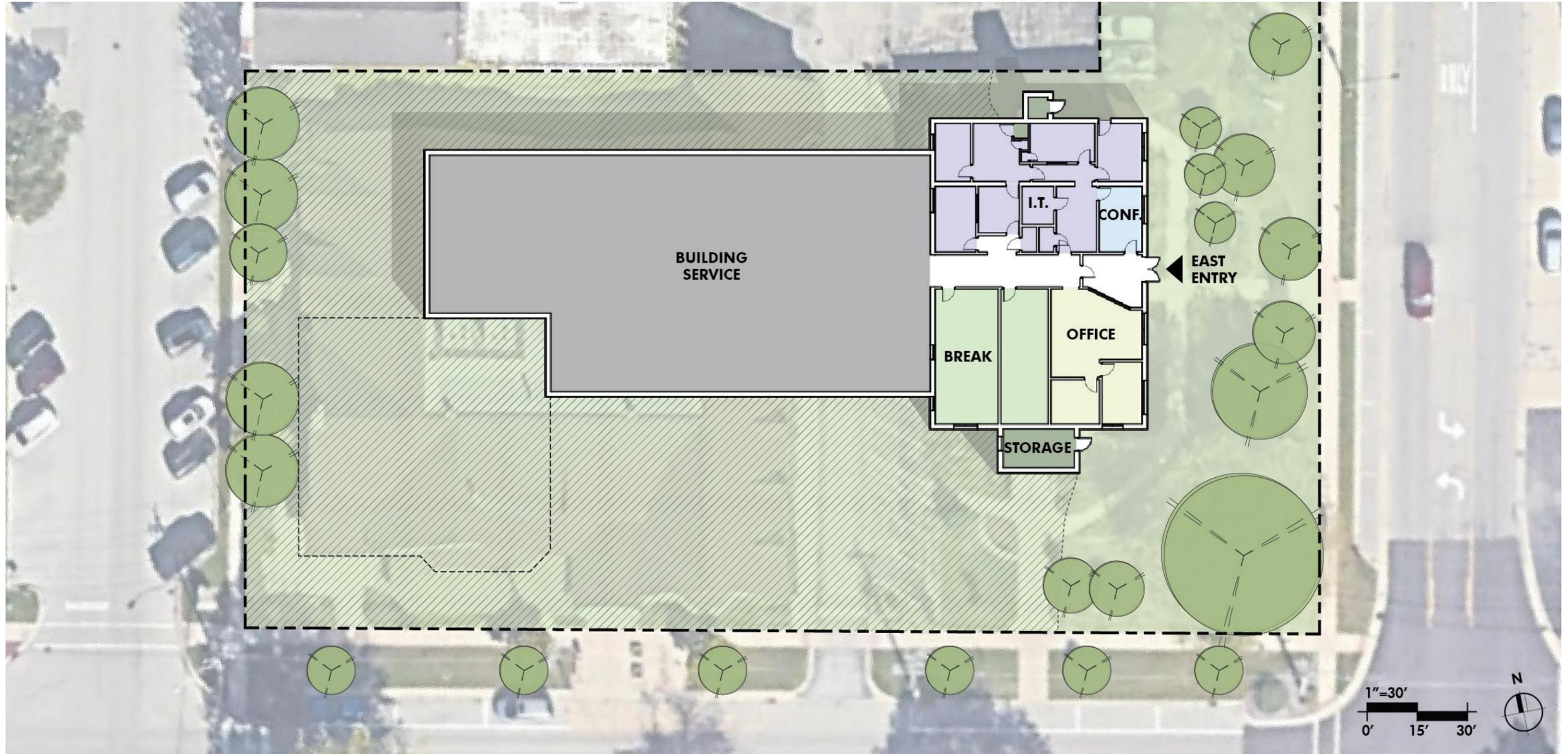
DOWNTOWN GENEVA – CITY HALL AND POLICE | EXISTING CONDITION PLAN



DOWNTOWN GENEVA – CITY HALL AND LIBRARY | PROPOSED PLAN – UPPER LEVEL



DOWNTOWN GENEVA – CITY HALL AND LIBRARY | PROPOSED PLAN – LOWER LEVEL





SOUTH STREET – PUBLIC WORKS | EXISTING CONDITION PLAN



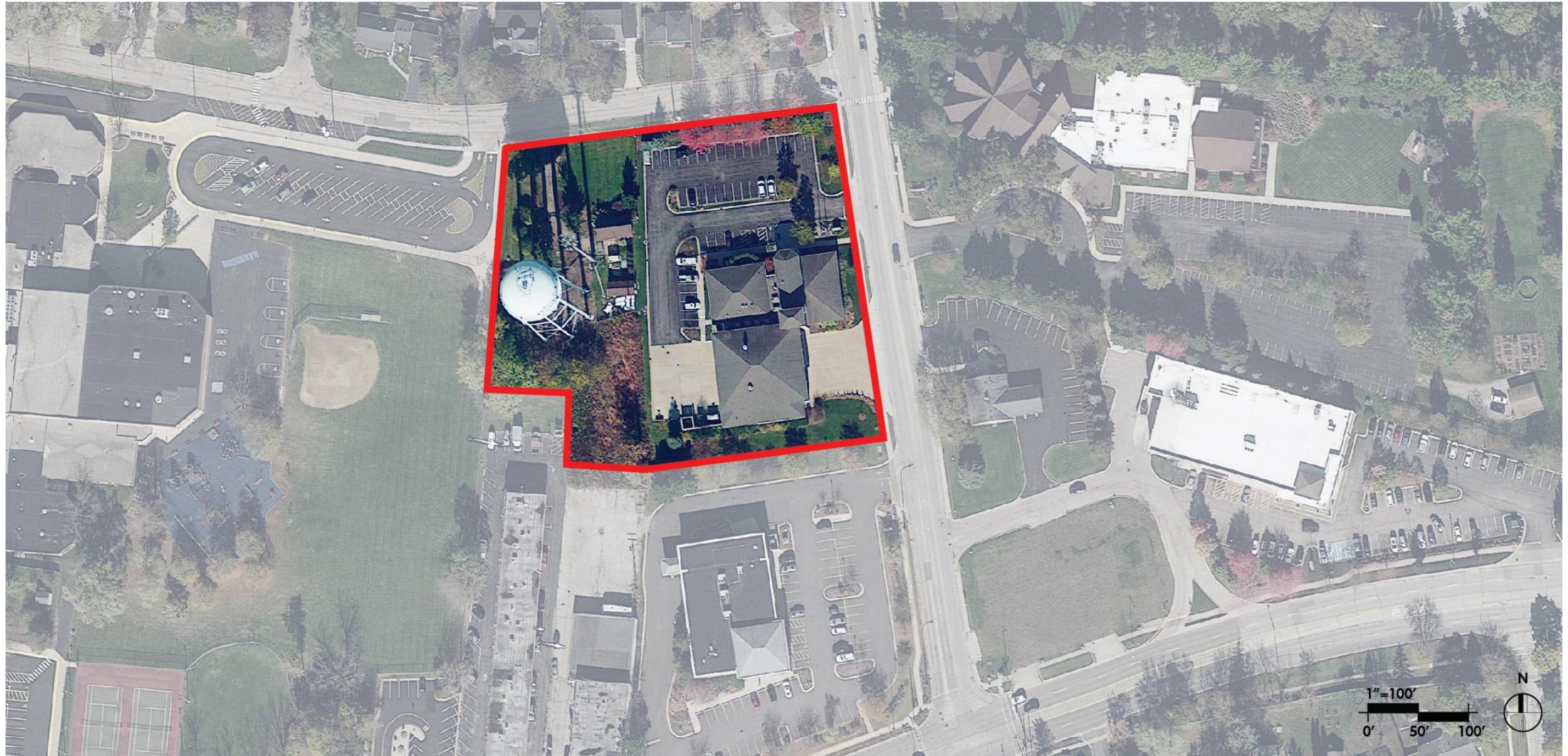


SOUTH STREET – PUBLIC WORKS AND NEW POLICE STATION | PROPOSED PLAN

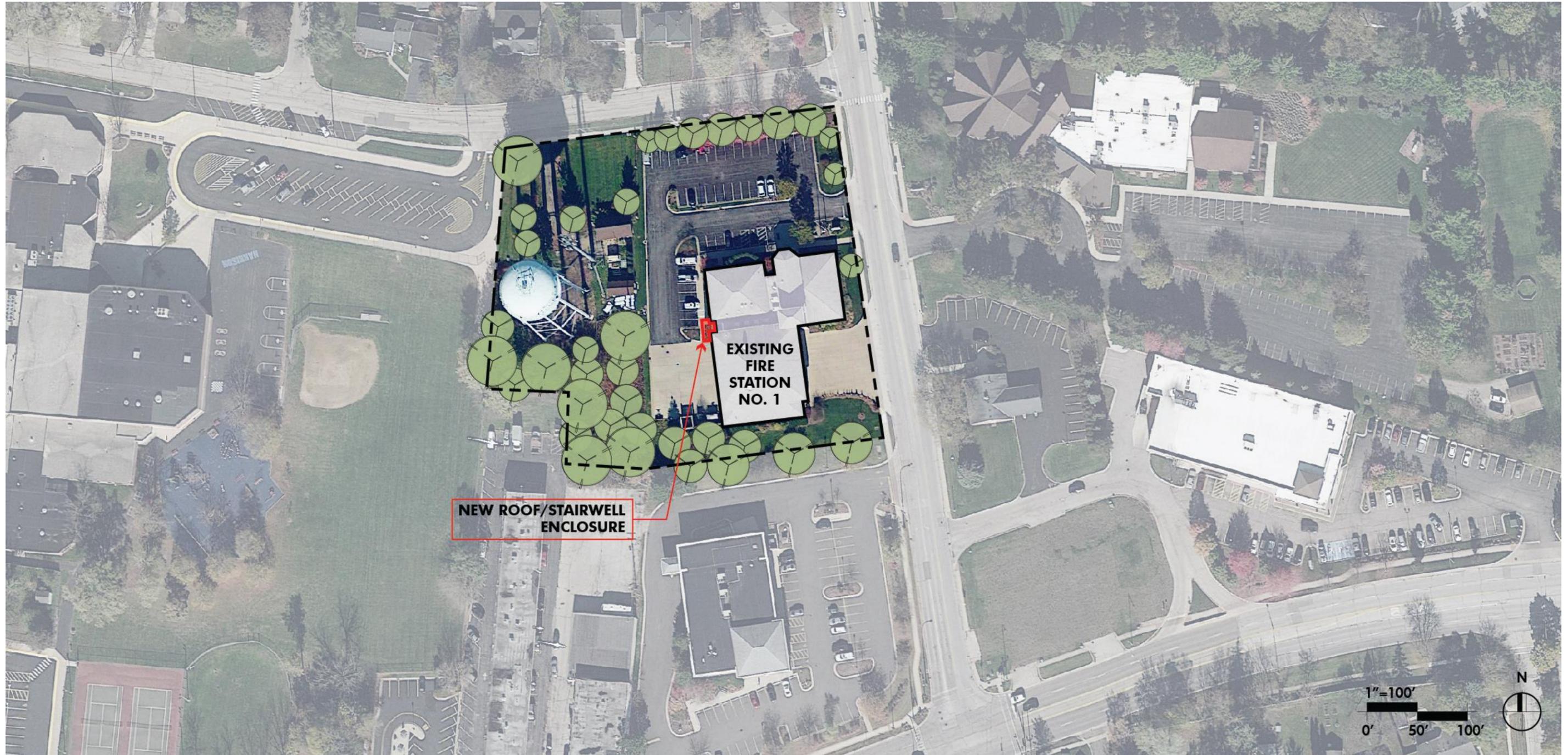




EAST SIDE DRIVE – FIRE STATION 1 - HEADQUARTERS | EXISTING CONDITION PLAN



EAST SIDE DRIVE – FIRE STATION 1 - HEADQUARTERS | PROPOSED PLAN





FARGO BOULEVARD – FIRE STATION 2 | EXISTING CONDITION PLAN



FARGO BOULEVARD – FIRE STATION 2 | PROPOSED PLAN



APPENDIX C | COST SUMMARY





APPENDIX C | PROJECT COST SUMMARY

PROJECT COSTS AND RECOMMENDATIONS

The total estimated project costs to address each of the identified Must-Do, Should-Do, and Nice-to-Do items is \$178,650,000. Project costs include construction costs (cost of the work) including construction contingency and owner's costs (soft costs) that include professional services fees, furnishings, fixtures and equipment (FF&E), design contingency, and owner's project contingency. The following is a summary of the line items below:

Construction Costs (Hard Costs)

- Construction Costs: The construction cost estimates are for the cost of the work and are based on starting design in Spring 2026 and starting construction in spring 2027. Estimated costs include a five to six percent escalation factor to bring the unit prices to the approximate center of the construction schedule.
- In addition to the cost of the work, the construction costs include the construction manager's fee, construction manager's bonds and insurance, construction manager's overhead and profit, general conditions, and a construction contingency to address potential unforeseen conditions.
- General conditions include the indirect costs and services necessary to successfully manage and facilitate a project and include items such as temporary facilities, temporary utilities, and safety.

Owner's Costs (Soft Costs)

- Professional Services Fees (8%): Costs are for the architect and consultant team that includes civil engineers, landscape architects, structural engineers, mechanical engineers, electrical engineers, and technology consultants. In addition, specialty consultants may be required for topographic surveys, geotechnical engineering, and environmental engineering. Fees vary by the size and complexity of each project but 8 percent is within the range for similar projects in northern Illinois.
- Furnishings, Fixtures & Equipment (FF&E) (4-5%): Costs are traditionally for loose items in the facilities including furniture, technology equipment, audio-visual equipment, and similar owner-related items specific to each facility. Costs vary by the size and type of facility but 4 to 5 percent is within the range for similar projects in northern Illinois. For example, the requirements for a police station will vary significantly when compared to a city hall or public works facility.



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- **Design Contingency (5%):** The design of the new or remodeled facilities and/or recommended improvements or upgrades have not been started. Preliminary costs are based on similar facilities and the depth of experience by both the design and construction teams. The design contingency is intended to mitigate risk and accommodate changes in the scope of the project with respect to program, materials, and/or systems as the design phases progress and decisions are made by the owner. The contingency amount at this early stage of the project typically ranges from 5 to 10 percent.
- **Owner's Project Contingency (5%):** Similar to the design contingency, the owner's contingency is intended to mitigate risk in that the full scope of the project or projects has not been defined yet. The contingency amount at this early stage of the project typically ranges from 5 to 10 percent.



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PROJECT COST SUMMARY

The Tables below provide an overview of the recommendations for each facility by priority. Project costs are based on projects starting in March 2026 and construction starting in March 2027.

Facility	Must-Do	Should-Do (Add to Must-Do)	Nice-to-Do (Add to Should-Do)
New Police Department	New 45,000 SF Police Station on Public Works site	Indoor firing range, indoor parking for 8-10 vehicles	Larger indoor firing range and indoor parking for 23 vehicles
Construction Costs	\$38,500,000	9,000,000	\$2,700,000
Owner's Costs	\$9,300,000	2,100,000	\$600,000
Estimated Project Costs	\$47,800,000	\$11,100,000	\$3,300,000
City Hall and Library Redevelopment	Maintain original 4,000 SF Library and 15,000 SF addition to connect Library to City Hall	Construct lower level of 15,000 SF addition.	Interior buildout of lower level of 15,000 SF addition.
Construction Costs	\$28,500,000	1,800,000	1,800,000
Owner's Costs	\$6,900,000	\$400,000	\$400,000
Estimated Project Costs	\$35,400,000	\$2,200,000	\$2,200,000
Fire Station 1	Ongoing maintenance and upgrades to existing systems	Interior renovations to address staff support and firefighter living quarters	Addition to provide additional meeting and training space
Construction Costs	\$6,700,000	1,300,000	\$4,600,000
Owner's Costs	\$1,700,000	\$300,000	\$1,100,000
Estimated Project Costs	\$8,400,000	\$1,600,000	\$5,700,000
New Fire Station 2	New Fire Station 2 with three (3) full double-depth bays	One (1) additional full length double bay	Additional sitework for training pad(s)
Construction Costs	\$15,900,000	1,300,000	\$500,000
Owner's Costs	\$3,850,000	\$300,000	\$100,000
Estimated Project Costs	\$19,750,000	\$1,600,000	\$600,000
Public Works	Site improvements and site security along with first-priority capital improvement projects	Covered vehicle and equipment storage along with second-priority capital improvement projects	Third-priority capital improvement projects including improvements to salt storage facility
Construction Costs	\$17,000,000	\$8,200,000	\$5,900,000
Owner's Costs	\$4,100,000	\$1,900,000	\$1,400,000
Estimated Project Costs	\$21,100,000	\$10,100,000	\$7,300,000
Subtotal Project Costs	\$132,950,000	\$26,600,000	\$19,100,000
TOTAL PROJECT COSTS		\$178,650,000	



CITY OF GENEVA | FACILITIES MASTER PLAN

PROJECT COST SUMMARY

The following tables provide additional breakdown of the estimated owner's costs, based on the summary provided above.

Facility	Must-Do	Should-Do (Add to Must-Do)	Nice-to-Do (Add to Should-Do)
New Police Department	New 45,000 SF Police Station on Public Works site	Indoor firing range, indoor parking for 8-10 vehicles	Larger indoor firing range and indoor parking for 23 vehicles
Construction Costs	\$38,500,000	\$9,000,000	\$2,700,000
Professional Services Fees	\$3,100,000	\$20,000	\$220,000
Furnishings & Equipment (FF&E)	\$1,700,000	\$400,000	\$100,000
Design Contingency	\$2,200,000	\$480,000	\$140,000
Owner's Project Contingency	\$2,300,000	\$500,000	\$140,000
Estimated Project Costs	\$47,800,000	\$11,100,000	\$3,300,000
Facility	Must-Do	Should-Do (Add to Must-Do)	Nice-to-Do (Add to Should-Do)
City Hall and Library Redevelopment	Maintain original 4,000 SF Library and 15,000 SF addition to connect Library to City Hall	Construct lower level of 15,000 SF addition.	Interior buildout of lower level of 15,000 SF addition.
Construction Costs	\$28,500,000	1,800,000	1,800,000
Professional Services Fees	\$2,300,000	\$150,000	\$150,000
Furnishings & Equipment (FF&E)	\$1,300,000	\$75,000	\$75,000
Design Contingency	\$1,600,000	\$85,000	\$85,000
Owner's Project Contingency	\$1,700,000	\$90,000	\$90,000
Estimated Project Costs	\$35,400,000	\$2,200,000	\$2,200,000



CITY OF GENEVA | FACILITIES MASTER PLAN

Facility	Must-Do	Should-Do (Add to Must-Do)	Nice-to-Do (Add to Should-Do)
Fire Station 1	Ongoing maintenance and upgrades to existing systems	Interior renovations to address staff support and firefighter living quarters	Addition to provide additional meeting and training space
Construction Costs	\$6,700,000	1,300,000	\$4,600,000
Professional Services Fees	\$600,000	\$110,000	\$ 370,000
Furnishings & Equipment (FF&E)	\$300,000	\$50,000	\$200,000
Design Contingency	\$400,000	\$70,000	\$250,000
Owner's Project Contingency	\$400,000	\$70,000	\$280,000
Estimated Project Costs	\$8,400,000	\$1,600,000	\$5,700,000
New Fire Station 2	New Fire Station 2 with three (3) full double-depth bays	One (1) additional full length double bay	Additional sitework for training pad(s)
Construction Costs	\$15,900,000	1,300,000	\$500,000
Professional Services Fees	\$1,300,000	\$110,000	\$30,000
Furnishings & Equipment (FF&E)	\$700,000	\$55,000	\$15,000
Design Contingency	\$900,000	\$65,000	\$25,000
Owner's Project Contingency	\$950,000	\$70,000	\$30,000
Estimated Project Costs	\$19,750,000	\$1,600,000	\$600,000
Facility	Must-Do	Should-Do (Add to Must-Do)	Nice-to-Do (Add to Should-Do)
Public Works	Site improvements and site security along with first-priority capital improvement projects	Covered vehicle and equipment storage along with second-priority capital improvement projects	Third-priority capital improvement projects including improvements to salt storage facility
Construction Costs	\$17,000,000	\$8,200,000	\$5,900,000
Professional Services Fees	\$1,400,000	\$660,000	\$500,000
Furnishings & Equipment (FF&E)	\$750,000	\$350,000	\$240,000
Design Contingency	\$950,000	\$440,000	\$300,000
Owner's Project Contingency	\$1,000,000	\$450,000	\$360,000
Estimated Project Costs	\$21,100,000	\$10,100,000	\$7,300,000
Subtotal Project Costs	\$132,950,000	\$26,600,000	\$19,100,000
TOTAL PROJECT COSTS		\$178,650,000	



PROJECT COSTS | SUMMARY BY PRIORITIES

The Should-Do and/or Nice-To-Do items are recommended to the extent that additional funding is available.

FACILITY	MUST DO	PROJECT COST	SHOULD DO	INCREMENTAL COST	NICE-TO-DO	INCREMENTAL COST	TOTAL PROJECT COST
Due Diligence	Referendum Preparation and Pre-Design Services including Topographic Surveys and Geotechnical Investigations	\$500,000	N/A	\$0	N/A	\$0	\$500,000
New Police Station	New 45,000 SF Police Station on Public Works site on South Street	\$47,800,000	Indoor firing range, limited indoor parking, and covered parking for patrol vehicles	\$11,100,000	Larger indoor firing range and indoor parking for all vehicles	\$3,300,000	\$62,200,000
City Hall and Library Redevelopment	Demolition of all but original 4,000 SF Library and 15,000 SF addition to connect Library to City Hall for City Services	\$35,400,000	Construct lower level of 15,000 SF addition.	\$2,200,000	Interior buildout of lower level of 15,000 SF addition.	\$2,200,000	\$39,800,000
Fire Station 1	Ongoing maintenance and upgrades to existing systems	\$8,400,000	Interior renovations to address current needs with respect to offices and firefighter living quarters	\$1,600,000	Addition to provide additional meeting and training space	\$5,700,000	\$15,700,000
New Fire Station 2	New Fire Station 2 with 3 full double-depth bays	\$19,750,000	Additional full length double bay	\$1,600,000	Additional sitework for training pad(s)	\$600,000	\$21,950,000
Public Works	Site improvements and site security along with first-priority capital improvement projects and interior renovations	\$21,100,000	Covered storage (3-sided open storage at west and south yards) along with second-priority capital improvement projects	\$10,100,000	Third-priority capital improvement projects including improvements to salt storage facility	\$7,300,000	\$38,500,000
TOTAL PROJECT COSTS	TOTAL	\$132,950,000	TOTAL	\$26,600,000	TOTAL	\$19,100,000	\$178,650,000