



Committee of the Whole Meeting – Sept. 19, 2022 Staff Responses to Questions

Before each Committee of the Whole or City Council meeting, questions that have been posed by the City Council relating to [the agenda](#) for that evening will be posted to the City's website. Below are the responses to this week's questions.

Agenda Item 4: Items of Business

B) Consider Draft Resolution Authorizing the Execution of a Supplemental Agreement from Stanley Consultants in an Amount of \$39,122 to the Professional Services Agreement for Design Services for the Southeast Development Project for a Revised Project Cost Total Not-to-Exceed \$621,532.00

Q: The 2018 agreement with Stanley specified lead times for various equipment as well as an assumed completion date of March 31, 2020. Does the supplemental agreement adjust these lead times and revise the completion date?

A: Yes. The project completion has been revised multiple times due to project delays. The current estimated completion date is June 2024, however, this completion date is largely dependent on the activities of the developer and industry lead times for certain items.

Q: The 2018 agreement with Stanley included a detailed "Work Breakdown Structure for Labor and Expenses." As the City has expended \$170,000 of the \$582,140, and the supplemental agreement is adding \$39,122 to this "Not to Exceed" contract, has this detailed Work Breakdown Structure schedule been updated to reflect the items that have been completed as well as the revised hours and rates for future work?

A: The original contract had expected expenses through the anticipated completion date in 2020. The wages in Exhibit 2 of the 2018 agreement have a footnote stating "Rates shown are average for the project duration including escalation." It was not anticipated in 2018 this project would still be in the engineering stages four years later. City staff does track the number of hours worked as they are billed and approximately 1,150 hours have been billed to the City to date, however, there is not an updated work breakdown schedule available at this time. Due to the delayed project, some of the work previously performed will need to be updated and brought current before continuing, it should be noted the delays are not attributable to the consultant. While some items would be considered completed previously, additional hours will need to be billed on these same items. In addition to the delay, the consultant has performed tasks that were not in the original scope of work, such as engineering support for the Rebuild Illinois Grant.

(Continued on next page)

Q: Exhibit 2 provides no detail as to the number of hours by rate class of consultants that supports the \$362,250. Is a detailed schedule of the hours proposed by consultant class available?

A: See the attached work schedule. This was inadvertently left out of the agenda item.

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City of Geneva
SE Development Substationa
 Engineering Services Estimate

Stanley Consultants Inc.

Prepared: 09/19/22

Activity - Task Description	B Schoer/J Sovers	Guzeman	Philip Schulz	Weiss	Philip Schulz	Cole	Schoer	Jasone Varone	Dusing	Tiedemann	Kamm	Bill Robb	Worrell	Mandy Hoag	Darla	TOTAL HRS	LABOR
	SENIOR APPROVER MANAGER	QA/QC STRUCTURAL ENGINEER	PROJECT MANAGER ELEC./QAQC	SUB ELEC ENGINEER	SUB ELEC/QAQC	DIST. ELEC ENGINEER	DIST. ELEC/QAQC	LEAD STRUCTURAL ENGINEER	ENVIRO ENGINEER	QA/QC ENVIRO ENGINEER	PROJECT ENGINEER	DESIGNER	GRAPHICS	ESTIMATES/SPECS	CLERICAL		
	21	16	14	8	14	10	21	13	10	12	12	10	7	6	6		
	\$309	\$246	\$221	\$145	\$221	\$170	\$309	\$208	\$170	\$196	\$196	\$170	\$133	\$120	\$120		
Phase 1.0 PreDesing Activities																	
Task 1.1, 1.2- General and Administration	16		80			34					56					186	\$ 39,332
Task 1.3.1 - Survey Scope			8	2		10	5	2						4		31	\$ 6,193
Task 1.3.2- Geotech Scope		2	8	2		4	1	6						4		27	\$ 5,262
Phase 1 Subtotal	16	2	96	4	0	48	6	8	0	0	56	0	0	8	0	244	\$ 50,786
	\$4,936.00	\$491.00	\$21,168.00	\$580.00	\$0.00	\$8,160.00	\$1,851.00	\$1,664.00	\$0.00	\$0.00	\$10,976.00	\$0.00	\$0.00	\$960.00	\$0.00	244	\$ 50,786
Phase 2.0 Transformer Specification/Procurement																	
Task 2.1 - Procurement Specification	2		20	20	2									8		52	\$ 9,328
Task 2.2 - Bidding Services			10	10										8	2	30	\$ 4,855
Task 2.3 - Shop Drawing Review			16	16											2	34	\$ 6,088
Phase 2 Subtotal	2	0	46	46	2	0	0	0	0	0	0	0	0	16	4	116	\$ 20,271
	\$617.00	\$0.00	\$10,143.00	\$6,670.00	\$441.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,920.00	\$480.00	116	\$ 20,271
Phase 3.0 Substation Package Spec/Procurement																	
Task 3.1 - Procurement Specification	4	8	10	10	16			16				60	60	8		192	\$ 32,849
Task 3.2 - Bidding Services			4	20								10			2	36	\$ 5,722
Task 3.3 - Shop Drawing Review			4	10				16				50			6	86	\$ 14,880
Phase 3 Subtotal	4	8	18	40	16	0	0	32	0	0	0	120	60	8	8	314	\$ 53,451
	\$1,234.00	\$1,964.00	\$3,969.00	\$5,800.00	\$3,528.00	\$0.00	\$0.00	\$6,656.00	\$0.00	\$0.00	\$0.00	\$20,400.00	\$7,980.00	\$960.00	\$960.00	314	\$ 53,451
Phase 4.0 Distribution Design/Spec/Const. Package																	
Task 4.1 - Design Drawings and Specification						248	40						216			504	\$ 83,228
Task 4.2 - Bidding Services			16			16	2									34	\$ 6,865
Task 4.3 - Shop Drawing Review						60	8						20			88	\$ 15,328
Task 4.4 - SWPPP									40	10						50	\$ 8,760
Phase 4 Subtotal	0	0	16	0	0	324	50	0	40	10	0	0	236	0	0	676	\$ 114,181
	\$0.00	\$0.00	\$3,528.00	\$0.00	\$0.00	\$55,080.00	\$15,425.00	\$0.00	\$6,800.00	\$1,960.00	\$0.00	\$0.00	\$31,388.00	\$0.00	\$0.00	676	\$ 114,181
Phase 5.0 Sub Design/Construction Package																	
Task 5.1 - Substation Construction Specs	8	14	8	120	40			48				76	104		8	426	\$ 71,585
Task 5.2 - Bidding Services			16	20											8	44	\$ 7,388
Task 5.3 - Shop Drawing Review				20	10							20				50	\$ 8,505
Phase 5 Subtotal	8	14	24	160	50	0	0	48	0	0	0	96	104	0	16	520	\$ 87,478
	\$2,468.00	\$3,437.00	\$5,292.00	\$23,200.00	\$11,025.00	\$0.00	\$0.00	\$9,984.00	\$0.00	\$0.00	\$0.00	\$16,320.00	\$13,832.00	\$0.00	\$1,920.00	520	\$ 87,478
Phase 6.0 Construction Site Visits																	
Task 6.1 - Construction Kickoff Meeting			10			10										20	\$ 3,905
Task 6.2 - Monthly Inspections			30			30										60	\$ 11,715
Task 6.3 - Final Walkthrough Inspection			10			10										20	\$ 3,905
Phase 6 Subtotal	0	0	50	0	0	50	0	0	0	0	0	0	0	0	0	100	\$ 19,525
	\$0.00	\$0.00	\$11,025.00	\$0.00	\$0.00	\$8,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100	\$ 19,525
Phase 7.0 Installation Record Drawings																	
Task 7.1 - Record Drawings			10	20		20							40			90	\$ 13,825
Phase 7 Subtotal	0	0	10	20	0	20	0	0	0	0	0	0	40	0	0	90	\$ 13,825
	\$0.00	\$0.00	\$2,205.00	\$2,900.00	\$0.00	\$3,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,320.00	\$0.00	\$0.00	90	\$ 13,825
Total Hours	30	24	260	270	68	442	56	88	40	10	56	216	440	32	28	2,060	\$ 359,517
Total Loaded Labor	\$ 9,255	\$ 5,892	\$ 57,330	\$ 39,150	\$ 14,994	\$ 75,140	\$ 17,276	\$ 18,304	\$ 6,800	\$ 1,960	\$ 10,976	\$ 36,720	\$ 58,520	\$ 3,840	\$ 3,360	2,060	\$ 359,517

Rates shown are average rates for the project duration including escalation. Current rates in effect are found on the attached rate sheet.

Expenses \$ 2,733
 Total Cost \$ 362,250