

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS  
COUNTY OF DU PAGE )

RESOLUTION NO. 2019-3


CERTIFICATE

I, the undersigned do hereby certify that I am the duly qualified and acting Secretary of the Board of Library Trustees of the Roselle Public Library District, DuPage and Cook Counties, Illinois, and as such official I am the keeper of the records and files of the Board of Library Trustees of said Library District.

I do further certify that the foregoing is a full, true, and complete copy of a resolution presented, passed and recorded by said Board at a regular meeting at which a quorum was present held pursuant to the Illinois Open Meetings Act held on the 10th day of April, 2019, entitled:

**RESOLUTION NO. 2019-3  
A RESOLUTION OF THE ROSELLE PUBLIC LIBRARY DISTRICT APPROVING A WAIVER  
FROM THE REQUEST FOR QUALIFICATION PROCESS UNDER SECTION 8 OF THE  
ILLINOIS LOCAL GOVERNMENT PROFESSIONAL SERVICES SELECTION ACT AND  
APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR CERTAIN  
PROFESSIONAL SURVEYING SERVICES WITH GENTILE AND ASSOCIATES**

IN WITNESS WHEREOF, I hereunto affix my official signature and seal of said Library District, this 10th day of April, 2019.

  
Secretary, Board of Library Trustees,  
Roselle Public Library District,  
DuPage and Cook Counties, Illinois

(SEAL)

**RESOLUTION NO. 2019-3**

**A RESOLUTION OF THE ROSELLE PUBLIC LIBRARY DISTRICT APPROVING A WAIVER FROM THE REQUEST FOR QUALIFICATION PROCESS UNDER SECTION 8 OF THE ILLINOIS LOCAL GOVERNMENT PROFESSIONAL SERVICES SELECTION ACT AND APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR CERTAIN PROFESSIONAL SURVEYING SERVICES WITH GENTILE AND ASSOCIATES**

**WHEREAS**, the President and Board of Trustees of the Roselle Public Library District ("Library District") desire to hire Gentile and Associates. ("Surveyor") to perform certain professional surveying services ("Services") relating to certain Library District annexation matters ("Project") as set forth in a proposal from the Surveyor dated February 2, 2019 ("Agreement"). The estimated cost for the Surveyor to perform the Services is Five Thousand Five Hundred and No/100 Dollars (\$5,500.00). A copy of the Agreement is attached hereto and made a part hereof as **Exhibit A**; and

**WHEREAS**, the "Services" to be performed by the Surveyor for the Project are set forth in the attached Agreement; and

**WHEREAS**, the Surveyor desires to perform the Services on behalf of the Library District in accordance with the terms of the attached Agreement; and

**WHEREAS**, the Illinois Local Government Professional Services Selection Act, 50 ILCS 510/1, *et seq.* ("Act"), requires the Library District to engage in a competitive request for qualification process in order to procure architectural, engineering or land surveying services, unless: (a) the Library District already has an existing relationship with the architectural, engineering or land surveying firm; (b) an emergency situation exists and the expeditious selection of a firm is required; or (c) the Library District utilizes the waiver of competition provision set forth at Section 8 of the Act; and

**WHEREAS**, Section 8 of the Act, 50 ILCS 510/8, provides:

A political subdivision may waive the requirements of Sections 4, 5, and 6 if it determines, by resolution that an emergency situation exists and a firm must be selected in an expeditious manner, or the cost of architectural, engineering, and land surveying services for the project is expected to be less than \$25,000.

**WHEREAS**, the Library District desires to waive the competitive request for qualification process in accordance with Section 8 of the Act in order to hire the Surveyor to perform the Services on behalf of the Library District in accordance with the terms of the Agreement. The Library District is authorized to use the Section 8 waiver under the Act because the estimated cost of the Services to be performed by the Surveyor under the Agreement meets the criteria that the Services to be provided are expected to be less than Twenty-Five Thousand and No/100 Dollars (\$25,000.00); and

**WHEREAS**, the Library District, an Illinois public library district, has the authority to utilize the Section 8 waiver in the Act and to approve and enter into the attached Agreement pursuant to the powers granted them by Article VII, Section 10(a) of the Illinois Constitution of 1970, the Local Government Professional Services Selection Act, 50 ILCS 510/1 *et seq.*, and the applicable sections of the Illinois Public Library District Act, 75 ILCS 16/1-1, *et seq.*, and finds that authorizing

the Section 8 waiver and entering into the attached Agreement is in the best interests of the Library District and the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE ROSELLE PUBLIC LIBRARY DISTRICT, DUPAGE AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2:** The President and Board of Trustees of the Library District approve of the waiver of the competitive request for qualification process in accordance with Section 8 of the Act, 50 ILCS 510/8, in order to hire the Surveyor to perform the Services on behalf of the Library District in accordance with the Agreement. The estimated cost for the Surveyor to perform the Services is Five Thousand Five Hundred and No/100 Dollars (\$5,500.00).

**SECTION 3:** The President and Board of Trustees of the Library District approve of the Library District entering into the Agreement with the Surveyor, and authorizes and directs the President and Secretary of the Library District (or their designees) to execute the Agreement and such other payments and documents as are necessary to fulfill the Library District's obligations under the Agreement.

**SECTION 4:** This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 10th day of April, 2019, by the Board of Trustees of the Roselle Public Library District on a roll call vote as follows:

AYES: Atkinson, Baumgart, Eichholz, Harold, Piorkowski, Spencer

NAYS: None

ABSENT: Barnes

  
\_\_\_\_\_  
President, Board of Trustees  
of the Roselle Public Library District

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Trustees  
of the Roselle Public Library District

**EXHIBIT A**  
**AGREEMENT**  
(attached)



Dewberry Architects Inc. | 847.695.5840  
 132 North York Street, Suite 2C | 847.695.6579 fax  
 Elmhurst, IL 60126-3079 | www.dewberry.com

April 3, 2019

Ms. Samantha Millsap  
 Executive Director  
 Roselle Public Library District  
 RE: Roselle Public Library Surveyor Recommendation

Dear Samantha,

Regarding the hiring of a surveyor for the Roselle public Library property, we requested a topographic survey, meets and bounds (property boundary) survey with easements identified, and utility locating services. The scope does not include the parking area to the east of Park Street.

Dewberry requested proposals from two local companies with whom we have worked in the past.

Compass Consulting Group, Ltd and Gentile and Assoc. Both companies responded.

Following is a summary of their costs:

Compass Consulting Group, Ltd:

- Survey \$4,900
- Title Commitment: \$1,100
- Private utility Locate \$1,000
- **TOTAL: \$7,000.**

Gentile and Assoc.

- Survey \$4,600
- Title Commitment: Part of their survey services as described in their letter
- Private utility Locate \$ 900
- **TOTAL: \$5,500.**

Both organizations have performed well and have been responsive on previous projects with Dewberry.

Based on the costs of their proposals, Dewberry recommends Gentile and Assoc.

Copies of our initial letter to the companies and their proposals are attached.

If you have any questions, please feel free to call me at 847-841-0620.

Thank you,



Dewberry Architects Inc. 847 695 5840  
132 North York Street, Suite 2C 847 695 6579 fax  
Elmhurst, IL 60126-3079 www.dewberry.com

Joseph Gentile  
Gentile & Associates, Inc.  
550 E. St. Charles Place  
Lombard IL 60148

RE: Roselle Public Library District Master Plan

Dear Joseph,

Dewberry is working with Roselle Public Library District on potential additions and renovations to the building.

The library is seeking a proposal for a Meets and Bounds survey, topographic survey, and utility location survey for the property. The building has relatively little land adjacent to it and is bound by streets and some adjacent village owned properties.

Given the small amount of property the library occupies we are requesting a survey for the entire piece of property.

Attached are three drawings from the original 1980 construction: Sheet C-1 indicates areas where we anticipate revisions to sidewalks, ramps and entries, and in one case, a building addition.

We would appreciate it if you could put together a proposal and a description of your services and return it to us at your earliest possible convenience.

Thank you,

A handwritten signature in black ink, appearing to read "Paul G. Reardon", with a horizontal line extending from the end of the signature.

Dewberry Architects Inc.

Paul G. Reardon  
Associate Principal

PGR















# GENTILE AND ASSOCIATES, INC.

Professional Land Surveyors

Est. 1979

550 E. St. Charles Place  
Lombard, IL. 60148  
630.916.6262  
gas79@sbcglobal.net

February 12, 2019

Paul Reardon  
Dewberry Architects, Inc.  
132 N. York Street, Suite 2C  
Elmhurst, IL. 60126

Re: Roselle Public Library-Proposal for Land Surveying Services

Paul,

I have reviewed the information that you sent over for the Roselle Public Library and submit the following:

Boundary & Topographic Survey including utilities such as storm and sanitary sewer, watermain, any service lines that can be traced, location of all improvements over the entire area indicated on sheet C-1 included in your e-mail. All elevations are to be Dupage County NAVD88 Datum with a minimum of one benchmark set and noted on the drawing. I will be responsible for researching the legal description and any easements that I can find, although this is not a guarantee of all easements. The Dupage County Recorder of Deeds website only goes back so far. Our only guarantee of all easements would be a title commitment and I have a feeling that is cost prohibitive.

Upon completion the drawing will be delivered in both electronic format as well as signed/sealed hard copies.

The work can begin immediately upon notice to proceed and I estimate completed in 2weeks for a lump sum fee of \$4,600.00.

Please see the attached proposal for utility locating services for \$900 which is in addition to the \$4,600 surveying fee.

Contact me at your convenience if you would like to discuss the work in more detail.

Sincerely,

Joseph F. Gentile

**Related to the verification of the easements, Dewberry received the following from Mr. Gentile on 2-19-19:**

From my experience title companies, when there is no real estate closing, prefer to do what they call a "Tract Search" where they research the legal description and any easements that they can find. It is still not a 100% guarantee. I can research the legal description. As a matter of fact I went on the recorders website just now and found the legal description and ordinances creating easements between the village and the Library District. I think we could do our own research and accomplish the same as a tract search. By phone, Joe confirmed this task is included in the \$4,600 listed above.

File: rosellelibraryprop

# TRI-COUNTY LOCATORS

Call Tri-County Before You Try Digging

P.O. Box 401,  
Leaf River, IL 61047  
Phone: 815-973-4568

# PROPOSAL

Proposal Number: 19-027

Date: 02/19/19

Gentile and Associates  
550 E St Charles Place  
Lombard, IL 60148

Customer ID		Customer Reference	Payment Terms	
GA-01		Roselle, IL	Payment in full upon contract signing	
Quantity	Item	Description	Unit Price	Extension
	Locating Service GPR Service Drive Time	Private Locate of underground utilities per the emailed map at Roselle Library: 40 Park St., Roselle, IL  (Per Joe Gentile)		\$900.00

Total Proposal: \$900.00

Tri-County Locators locates private customer owned lines only. Property owner (or any person with authorized permission) is required to provide Tri-County with all maps, blue prints, and/or verbal knowledge of the property referred to as the dig site. Tri-County can only visually inspect the property to see what is visible and can only aid in finding the approximate location of underground utilities or leaks. Tri-County does not warrant nor does it guarantee that all underground leaks or utilities will be discovered or located in the location marked. Tri-County does not assume any liability for property damage, consequential damages, lost time, or any similar or related damages or cost to contractor or any similar or related damages or cost to contractors or to any third party. In the event of any such damage, cost, or loss, due to or related to unmarked leaks or utilities or the failure of contractor to locate a marked utility or leaks, contractor agrees that it shall have no claim against Tri-County and further agrees to defend, indemnify, and hold Tri-County harmless from and against any and all such liability, loss, cost or damages. Tri-County has the right to adjust their rate to fit the job if signals are null from improper installation and require different procedures for locating.

If you have any questions concerning this proposal, please call 815-973-4568.

**THANK YOU FOR YOUR INQUIRY!**