

RESOLUTION NO. R2025-\_\_

**A RESOLUTION WAIVING BIDDING AND APPROVING A CONTRACT WITH AURORA SIGN COMPANY FOR THE PURCHASE AND INSTALLATION OF A CITY MONUMENT SIGN AT THE EVERTON SUBDIVISION DEVELOPMENT**

WHEREAS, the City is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City budgeted funds for the purchase and installation of a City Monument Sign with solar panel powered lighting and faux-stone break away base to be installed at the Everton Subdivision Development ("**Equipment**"); and

WHEREAS, the City solicited quotes from three qualified vendors for the Equipment; and

WHEREAS, Aurora Sign Company ("**Vendor**") submitted a quote for the purchase and installation of the Equipment in the amount of \$32,450; and

WHEREAS, City staff reviewed the quotes received and recommends that the City enter into a contract with Vendor for the purchase and installation of the Equipment at the price proposed ("**Contract**"); and

WHEREAS, in accordance with Section 1-8-4.B.6.a.3 of the Warrenville City Code ("**City Code**"), the Mayor and the City Council have determined that it is in the best interest of the City and the public to waive the bidding requirements set forth in the City Code and approve the Contract with Vendor for the Equipment;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Ordinance.

SECTION 2: Waiver of Competitive Bidding. Pursuant to Section 1-8-4.B.6.a.3 of the City Code and the City's home rule authority, the City Council waives the requirement of competitive bidding for the procurement of the Equipment.

SECTION 3: Approval of Contract. The Contract with Vendor in the amount of \$32,450 is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the City Administrator.

SECTION 4: Execution. The City Council hereby authorizes and directs the City Administrator to execute, on behalf of the City, the final Contract only after receipt by the City Administrator of at least two executed copies of the Contract from Vendor; provided, however, that if the City Administrator does not receive such executed copies of the Contract from Vendor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the Agreement shall, at the option of the City Council, be null and void.

SECTION 5: Effective Date. This Resolution shall be in full force and effect following its passage and approval by a two-thirds majority in the manner provided by law.

*[Signatures and Voting Record on Following Page]*

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**EXHIBIT A**  
**CONTRACT**

CITY OF WARRENVILLE

CONTRACT FOR THE PURCHASE AND INSTALLATION OF  
CITY MONUMENT SIGN AT EVERTON PROJECT

Full Name of Contractor **AURORA SIGN COMPANY** ("Contractor")

Principal Office Address **30W196 CALUMET AVENUE, WARRENVILLE, IL 60555**

Contact Person **TOM COMPANA** Telephone Number **630-898-5900**

TO: City of Warrenville ("Owner")  
3S258 Manning Avenue  
Warrenville, Illinois 60555

Attention: Cristina White  
City Administrator

*Contractor warrants and represents that Contractor has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Attachment 1, which is securely stapled to the end of this Contract.*

compliance with, and as required by or pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

1. **Work**

A. **Contract and Work.** Contractor proposes, and agrees, that Contractor shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract, all of the following, all of which is herein referred to as the "Work":

1. **Labor, Equipment, Materials and Supplies.** Provide, perform, and complete, in the manner specified and described in this Contract, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary to perform the Work, as described in **Attachment B**, titled "Specifications" (the "Specifications") and **Attachment C**, titled "Plans", attached hereto and by this reference made a part of this Contract.
2. **Permits.** Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith.
3. **Bonds and Insurance.** Procure and furnish all bonds and all insurance certificates and policies of insurance specified in this Contract.
4. **Taxes.** Pay all applicable federal, state, and local taxes.
5. **Miscellaneous.** Do all other things required of Contractor by this Contract; and
6. **Quality.** Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with highest standards of professional and construction practices, in full

B. **Reserved.**

C. **Performance Standards.** Contractor proposes, and agrees, that all Work shall be fully provided, performed, and completed in accordance with the Proposal. No provision of any referenced standard, specification, manual or code shall change the duties and responsibilities of Owner or Contractor from those set forth in this Contract.

D. **Responsibility for Damage or Loss.** Contractor shall be responsible and liable for, and shall promptly and without charge to Owner repair or replace, any damage done to, and any loss or injury suffered by, Owner, the Work, the Work Site, or other property or persons as a result of the Work.

E. **Inspection/Testing/Rejection.** Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Contractor's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Contractor with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Contractor's expense and risk.

2. **Contract Price**

Contractor shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below in accordance with the Proposal.

A. **SCHEDULE OF PRICES**

For providing, performing, and completing all Work, set forth in **Attachment A** titled "Proposal," and attached hereto and by this reference made a part of this Contract.

Contract Price for all Work	<b>\$32,450</b>
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**B. BASIS FOR DETERMINING PRICES**

It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;
2. Owner is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released; and
3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices; and
4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Contractor, its superintendents, or its office and engineering staff.

**C. TIME OF PAYMENT**

It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

50% Deposit Due Upon Acceptance of Agreement, 50% Due Upon Completion of sign, lighting and solar panel installation, and approval of Final Inspection.

All payments may be subject to deduction or setoff by reason of any failure of Contractor to perform under this Contract. Each payment shall include Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Contractor's certification that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

**3. Contract Time**

If this Contract is accepted, Contractor proposes and agrees that Contractor shall commence the Work within 10 days after Owner's acceptance of the Contract provided Contractor shall have furnished to Owner all bonds and all insurance certificates specified in this Contract (the "Commencement Date"). If this Contract is accepted, Bidder proposes and agrees that when Bidder commences the Work, Bidder shall perform the Work diligently and continuously, and shall complete the Work by **June 30, 2025**.

**4. Financial Assurance**

**A. Bonds.** Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, Owner, from a surety company acceptable to Owner, each in the penal sum of the Contract Price, within 10 days following Owner's acceptance of this Contract.

**B. Insurance.** Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth below prior to the Commencement Date. Such policies shall be in form, and from companies, acceptable to Owner and shall name Owner, its elected and appointed officials, officers, employees, agents, attorneys, consultants and representatives as additional insureds. The insurance coverages and limits set forth below shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on Contractor's duty to carry adequate insurance or on Contractor's liability for losses or damages under this Contract. The minimum insurance coverages and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

**1. Workers' Compensation and Employer's Liability**

Limits shall not be less than:

Worker's Compensation: Statutory

Employer's Liability:	\$1,000,000	each
	accident-injury	
	\$1,000,000	each
	employee-disease	
	\$1,000,000	disease-policy

Such insurance shall evidence that coverage applies to the State of Illinois.

**2. Commercial Motor Vehicle Liability**

Limits for vehicles owned, non-owned or rented shall not be less than:

\$1,000,000 Bodily Injury and Property Damage Combined Single Limit

**3. Commercial General Liability**

Limits shall not be less than:

\$1,000,000 Bodily Injury and Property Damage Combined Single Limit.

Coverage is to be written on an "occurrence" basis.

Coverage to include:

- Premises Operations
- Products/Completed Operations
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- Broad Form Property Damage Endorsement
- "X," "C," and "U"
- Contractual Liability

Contractual Liability coverage shall specifically include the indemnification set forth below.

#### 4. Umbrella Liability

Limits shall not be less than:

\$2,000,000 Bodily Injury and Property Damage Combined Single Limit.

This Policy shall apply in excess of the limits stated in 1, 2, and 3 above.

C. Indemnification. Contractor shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

D. Penalties. Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof.

#### 5. Firm Proposal

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change unless authorized by the Owner.

#### 6. Contractor's Representations and Warranties

In order to induce Owner to accept this Contract, Contractor hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, shall be of merchantable quality; shall be free from any latent or patent defects and flaws in workmanship, materials, and design; shall strictly conform to the requirements of this Contract, including, without limitation, the performance standards set forth in Subsection 1B of this Contract; and shall be fit, sufficient, and suitable for the purposes

expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Contractor, promptly and without charge, shall correct any failure to fulfill the above warranty at any time within two months after final payment or such longer period as may be prescribed in the performance standards set forth in Section 1B of this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work shall be extended for a period of two months from the date of such repair or replacement. The time period established in this Section 6A relates only to the specific obligation of Contractor to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Contractor agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Not Barred. Contractor is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

D. Prevailing Wage Act. This Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (the "Act"). Contractor and any subcontractors rendering services under this Contract must comply with all requirements of the Act, including but not limited to, all wage, notice, and record-keeping duties and certified payrolls.

E. Patriot Act Compliance. The Contractor represents and warrants to the Owner that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Contractor further represents and warrants to the Owner that the Contractor and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Contractor hereby agrees

to defend, indemnify and hold harmless the Owner, its corporate authorities, and all Owner elected and appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representations and warranties.

F. Qualified. Contractor has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Contractor to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time set forth above.

**7. Acknowledgements**

In submitting this Contract, Contractor acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Contractor in this Contract.

B. Remedies. Each of the rights and remedies reserved to Owner in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

C. Time. Time is of the essence in the performance of all terms and conditions of this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

D. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, whether before or after Owner's acceptance of this Contract; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract; nor any order by Owner for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

E. Severability. The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the

validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby, and the remaining provisions shall be interpreted, applied and enforced so as to achieve, as near as may be, the purpose and interest of this Contract to the greatest extent permitted by applicable law.

F. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until it is reduced to writing and executed and delivered by Owner and Contractor, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Contractor to make any claim for damages, anticipated profits, or other compensation.

G. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Contractor except upon the prior written consent of Owner.

H. Governing Law. This Contract, and the rights of the parties under this Contract shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF WARRENVILLE**

By: \_\_\_\_\_  
City Administrator

**AURORA SIGN COMPANY**

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

**ATTEST/WITNESS**

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

**ATTACHMENT A**

**PROPOSAL**



# PROPOSAL

250190-01

Date: 02/17/2025

Expires: 03/19/2025

Drawing Numbers:

**Project:** City of Warrenville - Monument...  
29W719 Everton Dr.  
Warrenville, IL

**Client:** City of Warrenville  
35258 Manning Avenue  
Warrenville, IL 60555

**Contact:** David Romero 630-836-3029 dromero@warrenville.il

We are pleased to offer this proposal for the following services at the above location.

<b>Project Description:</b>	<b>Item Total:</b>
<b>1: Monument Sign;</b> Fabricate and install one (1) single-sided illuminated ground sign EPS SIGNFOAM. 4'-6" X 11'-10" incorporate a solar powered light bar mounted on cap. Sign panels 1'-6" X 6'-8" (nameplate) and 2- 1'-1 3/8" X 1'-6"(logo panels)/single-side. Breakaway system. Concrete pad and footing per specifications on provided bid. Faux stone to match existing masonry.	\$20,880.00
<b>2: SOLAR Lighting;</b> Furnish and install full solar system lighting system as specified. Includes solar panel and mounting pole as shown within bid	\$4,195.00
Grounds Repair	\$3,500.00
Traffic Control	\$3,500.00
Permit and Procurement Fees (Actual permit costs to be added)	\$375.00
<b>Deposit Rate: 50%</b> <b>Deposit: \$16,225.00</b>	<b>Subtotal: \$32,450.00</b>

**Total: \$32,450.00**

TERMS: A deposit of 50% of the total project is required with order. OR 65% if an EMC is included in the project description. The balance is due within 10 days of completion invoice.

PROCESSING FEE: All Credit Card payments will require a 3.5% transaction fee.

OPTION: A 2%DISCOUNT WILL APPLY TO PAYMENT IN FULL AT CONTRACT SIGNING. Permit costs will be billed separately.

PERMITS: Permit fees, engineering fees required by cities, and procurement fees will be additional. Sign construction will commence upon receipt of permit. Delivery dates are estimated from receipt of permit.

TAXES: The total cost of this contract is subject to the State of IL S.O.T. (service occupational tax) tax rate in the jurisdiction of the sign installation location, **TO BE BILLED ON FINAL INVOICE.**

EXCAVATION AND LANDSCAPING: In the instance where trenching and/or excavating for a sign base is involved, Aurora Sign Company assumes no responsibility for the final reseeding, planting and/or black dirt replacement involve in this operation. Aurora Sign Company will return the area to a workable condition to allow the customer to do the final landscaping involved. The above contract pricing is calculated with engineered footings for soil types common to your area. Upon

**Salesperson: Tom Campana**

Buyer \_\_\_\_\_ Seller \_\_\_\_\_



30W196 CALUMET AVENUE W. | WARRENVILLE, IL | 60555

# PROPOSAL

250190-01

Date: 02/17/2025

Expires: 03/19/2025

Drawing Numbers:

**Project:** City of Warrenville - Monument...  
29W719 Everton Dr.  
Warrenville, IL

**Client:** City of Warrenville  
3S258 Manning Avenue  
Warrenville, IL 60555

**Contact:** David Romero 630-836-3029 dromero@warrenville.il

excavation of abnormal soil conditions, (i.e.loose compaction, fresh backfill, abnormal backfill, building debris, hidden concrete) additional cost may be incurred. These additional costs will be passed along to the customer at a rate of cost plus 15% for handling.

WARRANTY: The above signage is guaranteed against defects in workmanship for a period of 24 months after the completion date. A Maintenance Contract is available to continue regular service following the warranty period.

DRAWINGS: The drawings that are submitted with this proposal are the property of Aurora Sign Company and are to be used only in connection with work performed by them. Reproduction in whole or in part for any other purpose is expressly forbidden without written consent from Aurora Sign Company. Design and layout charges of up to \$3000.00 may be assessed for misuse or reproduction of these plans.

**Salesperson: Tom Campana**

Buyer's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Seller's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

# **AURORA SIGN COMPANY** **PROJECT REFERENCES**

## **CITY OF AURORA**

Trevor Dick  
Assistant Director  
[DickT@aurora.il.us](mailto:DickT@aurora.il.us)

## **CITY OF BATAVIA**

Gary Holm  
Director of Public Works  
[gholm@bataviail.gov](mailto:gholm@bataviail.gov)

## **CITY OF GENEVA**

Cathleen Tymoszenko  
Economic Development Director  
[ctymoszenko@geneva.il.us](mailto:ctymoszenko@geneva.il.us)

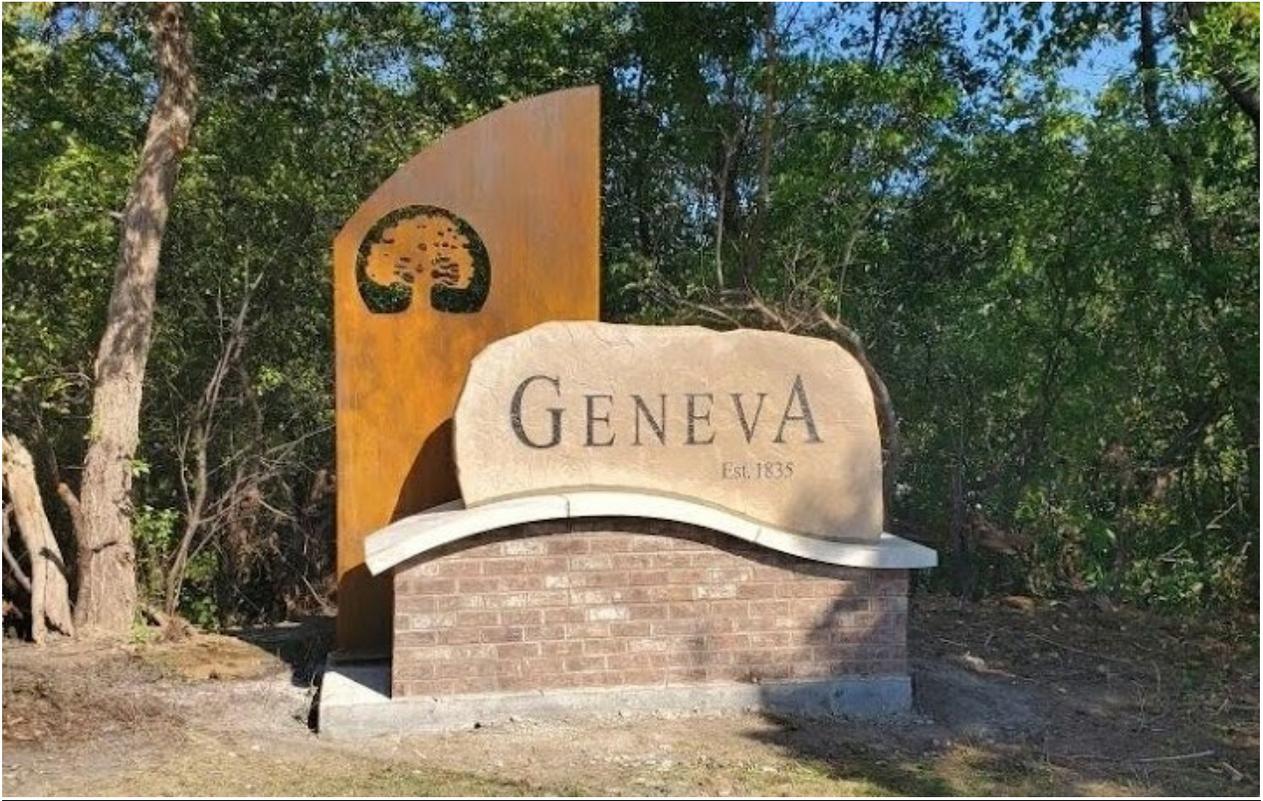
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PROJECT LOCATIONS



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PROJECT LOCATIONS



## **ATTACHMENT B**

### **SPECIFICATIONS**

All references to “City” shall mean and refer to “Owner.” All references to “Standard Specifications” shall mean and refer to IDOT Standard Specifications for Road and Bridge Construction adopted January 1, 2022 and all supplemental specification and recurring special provisions to date.

1. **BONDS.** The Contractor shall provide within 10 days of acceptance by the City, a Performance Bond and a Payment Bond, each in the penal sum of the Contract.
2. **INSURANCE.** The Contractor shall provide within 10 days of acceptance by the City, a Certificate of Insurance.
3. **PREVAILING WAGES.** Contractor and any subcontractors rendering services must comply with all requirements of the Prevailing Wage Act.
4. **SCOPE OF WORK.** This work shall consist of the construction of the monument sign as set forth in these Specifications and at the locations indicated in “Plans”. The City Council approval of the awarded contract is scheduled for **March 17, 2025**. The awarded Contractor can commence work after they have received the Notice to Proceed; typically, one week after City Council meeting. The Contractor is expected to work daily until the work is complete. Work shall be completed by **June 30, 2025**.
5. **WORK HOURS.** Work performed shall be confined to the period beginning at 7 a.m. and ending at 6 p.m. on weekdays; and no work is to be performed on Saturdays, Sundays or Holidays, unless pre-approved by the City Public Works Director.
6. **STOCKPILING.** Contractor will not be permitted to stockpile soil near pond slope.
7. **INGRESS AND EGRESS.** In order to minimize disturbance, and closure of parking spaces Contractor shall enter Work Site near the parking spaces closest to the City Easement limits shown on the Plans. Contractor to make efforts to protect all surfaces within the Work Site. All surfaces disturbed during installation of the monument sign, including pavements, sidewalks, curbs, lawns, and other surfaces, shall be restored to their original condition, or better. Such work shall be incidental to the lump sum price for **CITY MONUMENT SIGN AT EVERTON PROJECT** and no additional compensation will be allowed.
8. **MATERIALS AND EQUIPMENT STAGING.** At no time shall the contractor’s equipment or materials block the drive aisle. Staging of materials and equipment shall be limited to the City Easement limits shown on the Plans.
9. **TIMELY COMPLETION.** In case of failure to complete the work on or before the time named herein, or within such extra time as may have been allowed by extensions, the Contractor agrees that the Owner shall withhold \$475.00 a day as liquidated damages (IDOT Standard Specification for Road & Bridge Construction as of January 1, 2022), which cost shall be considered and treated not as a penalty, but as damages due to the Owner from the Contractor by reason of inconvenience to the public, added cost of supervision and other items which may have caused an expenditure of funds resulting from the Contractor's failure to complete the work within the time specified in the contract.

10. **CLEAN UP.** Contractor shall keep the Work Site and adjacent areas clean at all times during performance of the Work and shall, upon completion of the Work, leave the Work Site and adjacent areas in a clean and orderly condition.
11. **DISPOSAL OF EXCAVATED MATERIALS.** The Contractor will be required to dispose of all excavated materials at an approved landfill for uncontaminated materials. IEPA Form LPC-662 will be provided by the City as required after contract execution. This work shall be considered incidental to the Contract, and no extra compensation will be allowed.
12. **RESIDENT NOTIFICATION.** It shall be the Contractor's responsibility to notify the Everton Homeowners Association in writing at least seventy-two (72) hours in advance of the start of work. Within the notification, it is suggested that the Contractor include a short scenario explaining the work process. This work shall be considered incidental to the Contact, and no extra compensation will be allowed.
13. **MONUMENT SIGN SPECIFICATIONS**

**Description.** This work shall consist of providing all labor, materials, and equipment necessary to fabricate, furnish and install the EPS foam sign and its associated lighting unit, and including the concrete foundation. All work shall be per the details shown on the plans and as directed by the Engineer. **ALTERNATIVE TO CONCRETE PAD MUST BE APPROVED BY ENGINEER.**

All components as shown on the plans, shall be included in the cost of the sign.

All concrete foundations as shown on the plans, including but not limited to structural excavation, concrete structures, reinforcement bars, reinforcement bars epoxy coated, drilled shaft concrete foundations shall be included in the cost of the sign.

This work shall consist of the material, labor, and equipment necessary to furnish and install the LED sign lighting unit and solar panel as indicated on the plans, according to the type specified. The sign lighting unit and solar panels shall be installed on the monument sign complete with prewired cable, weatherproof bar fittings, adjustable mounting brackets and frames, batteries, battery box, sockets, solar panel, charge controllers, pre-programmed software and on/off switches to make ready for use and in accordance with the plan details and the following requirements. This work shall be performed according to applicable sections of Division 800 of the State Specifications. This is a proprietary item which will be sole sourced for this project.

**Sign Lighting:** The contractor will be required to furnish and install the sign lighting unit, and any other appurtenances required per the Plans. Upon completion of the initial installation an evaluation of the light distribution shall be performed to determine proper light distribution. The contractor shall make the appropriate adjustments, as needed to obtain necessary light levels.

### 13.1 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Signage drawings are provided to indicate design intent only. Provide shop drawings showing form, size, color, plan, sections, internal

structure and bracing, foundations, mounting structures (given site conditions) support and attachment mechanisms to meet IDOT breakaway requirements, electrical requirements and connections.

1. Show sign materials, dimensions, attachment methods and accessories.
  2. Show lighting, electrical, wiring, and connection to electrical system.
- C. Samples: For each sign type and for each color and texture required.
- D. Mock-ups: Provide mock-up of EPS foam signage materials, representing each material, color, finish, and texture for City approval prior to full sign fabrication.

### **13.2 QUALITY ASSURANCE**

- A. The procurement documents herein are intended to show design intent only. The sign fabricator shall be solely responsible for preparing shop drawings, in conformance with the general design intent, including assurances that all structural and electrical conditions are met as required by applicable codes and requirements.
- B. The sign fabricator will review and evaluate all installation site conditions prior to preparation of shop drawings to determine if any modifications to installation sites or sign components are required.
- C. Drawings and written specifications herein are for the sole purpose of providing design intent and not intended for construction purposes. Resulting shop drawings are the sole responsibility of the Sign Fabricator in every respect. The owner's representative will review the shop drawings only for design intent and will in no way be responsible or liable for any results of construction from the shop drawings, or any other agreement other than the agreement with the owner authorizing these documents.
- D. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- E. The sign fabricator will provide the owner with a written warranty against any cracking, chipping, chalking, peeling, visible fading of all finishes as well as rusting, rattling, warping, loosening of installation and overall construction of entire components excluding intentional and incidental wear and tear. The warranty sign fabricator shall correct, to the city's satisfaction at the sign fabricator's expense, all defects in fabrication and installation of signage work for a period of three years after completion of installation of signage work.

### **13.3 EPS FOAM SIGN COMPONENTS**

- A. Sign Components: Sign components as indicated on the basis of design documents to be fabricated from Expanded Polystyrene (EPS) Foam with protective polymer coating and decorative finish to meet the design per the details as shown on the plans. Reference material to be precast and limestone veneer to match existing City signage. Faux stone, material texture and colors to be mocked-up for review and approval by the City prior to fabrication.
1. Logo artwork to be provided by the City.

2. Preferred Supplier:
  - a. Peachtree City Foamcraft  
386 Senoia Road  
Tyrone, GA 30290  
(770) 487-5491  
<https://foamcraft.com>  
OR approved equal

### 13.4 SOLAR LIGHT COMPONENT

1. Solar Power
  - a. Manufacturer: Solar illuminations  
5611 Halifax Avenue  
Fort Meyers, FL 33912  
(239) 461-5522  
<http://www.solarilluminations.com>
  - b. Model: FL15 Solar Light Bar System (Or approved equal)
    - 1) LED light bars: 2
  - c. Lumens: 864/lamps
  - d. 5 year light and equipment warranty
  - e. Include battery size appropriate to illuminate specified bar lights for Entryway Sign.
  - f. Mounting pole and framing to be non-corrosive and powder coated black.

### 13.5 ACCESSORIES

- A. Fasteners and Anchors: Manufacturer's standard as required for secure anchorage of signage, noncorrosive and compatible with each material joined, and complying with the following:
  1. Use concealed fasteners and anchors unless indicated to be exposed.
  2. Sign Foundation Posts: Support and attachment mechanisms to meet IDOT breakaway requirements.
  3. Exposed Metal-Fastener Components, General:
    - a. Fabricated from same basic metal and finish of fastened metal unless otherwise indicated.
  4. Sign Mounting Fasteners:
    - a. Provide nonferrous-metal or hot-dip galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion resistance. Use toothed steel or lead expansion-bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete or masonry work. Support and attachment mechanisms to meet IDOT breakaway requirements.
- B. Concrete: IDOT class SI Portland Cement Concrete unless otherwise directed by the City, minimum compressive strength of 3000 PSI at 20 days. Reinforcing steel to be ASTM A-615 Gr. 60.

### 13.6 FABRICATION

- A. General: Provide manufacturers' standard sign assemblies according to requirements indicated.
  - 1. Conceal connections if possible; otherwise, locate connections where they are inconspicuous.
  - 2. Internally brace signs for stability and for securing fasteners.
  - 3. Foamcraft: Fabricate free of warp, cracks, blowholes, pits, scale, sand holes, and other defects that impair appearance or strength..
  - 4. Junction box shall be listed as "weather resistant".
- B. Brackets: Fabricate brackets, fittings, and hardware for bracket-mounted signs to suit sign construction and mounting conditions indicated. Modify manufacturer's standard brackets as required.

### 13.7 INSTALLATION

- A. Sign Location: Locate sign and accessories where indicated. Stake location for review and approval by City representative prior to installation. Signage Fabricator/installer is responsible for locating all utilities and conditions prior to installation. Use mounting methods of types described and complying with approved shop drawings. Install signs level, plumb, and at heights indicated, with sign surfaces free of distortion and other defects in appearance.
- B. The Contractor shall complete installation of signs following authorization by the City to perform work.
- C. General: Install signs using mounting methods indicated and according to approved shop drawings.
  - 1. Install signs level, plumb, true to line, and at locations and heights indicated, with sign surfaces free of distortion and other defects in appearance.
  - 2. Before installation, verify that sign surfaces are clean and free of materials or debris that would impair installation.
- D. Mounting Methods:
  - 1. Support and attachment mechanisms to meet IDOT breakaway requirements.
- E. Remove temporary protective coverings and strippable films as signs are installed.
- F. Provide electric service provisions and wiring as required to make a fully functional system.
- G. The Sign Contractor will provide the City with complete finish and component care instructions for cleaning and maintenance.

**ATTACHMENT C**

**PLANS**



22 E. CHICAGO AVENUE  
SUITE 200A  
NAPERVILLE, IL 60540  
T 630.961.1787  
HITCHCOCKDESIGNGROUP.COM

# MONUMENT SIGN

29W719 EVERTON DR,  
WARRENVILLE, IL 60555

CITY OF WARRENVILLE  
3S258 MANNING AVENUE  
WARRENVILLE, IL 60555

## CONSTRUCTION DOCUMENTS

JANUARY 27, 2025

### GENERAL NOTES

1. BASEMAP INFORMATION OBTAINED FROM PLANS PREPARED BY GRWA RECEIVED DECEMBER 17, 2024.
2. VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY CONCEALED CONDITIONS, MISTAKES, DISCREPANCIES OR DEVIATIONS FROM THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
3. SECURE AND PAY FOR PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS AND NOTES.
5. THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLETED ENTIRELY BY THE CONTRACTOR, UNLESS CLEARLY IDENTIFIED AS "BY OWNER." ALL WORK CONTAINED WITHIN IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

### SHEET INDEX

L1.0	EXISTING CONDITIONS AND LAYOUT PLAN
L2.0	CONSTRUCTION DETAILS
L2.1	CONSTRUCTION DETAILS
L2.2	CONSTRUCTION DETAILS

### PROJECT LOCATION MAP



**It's smart. It's free. It's the law.**

*Call Before You Dig*

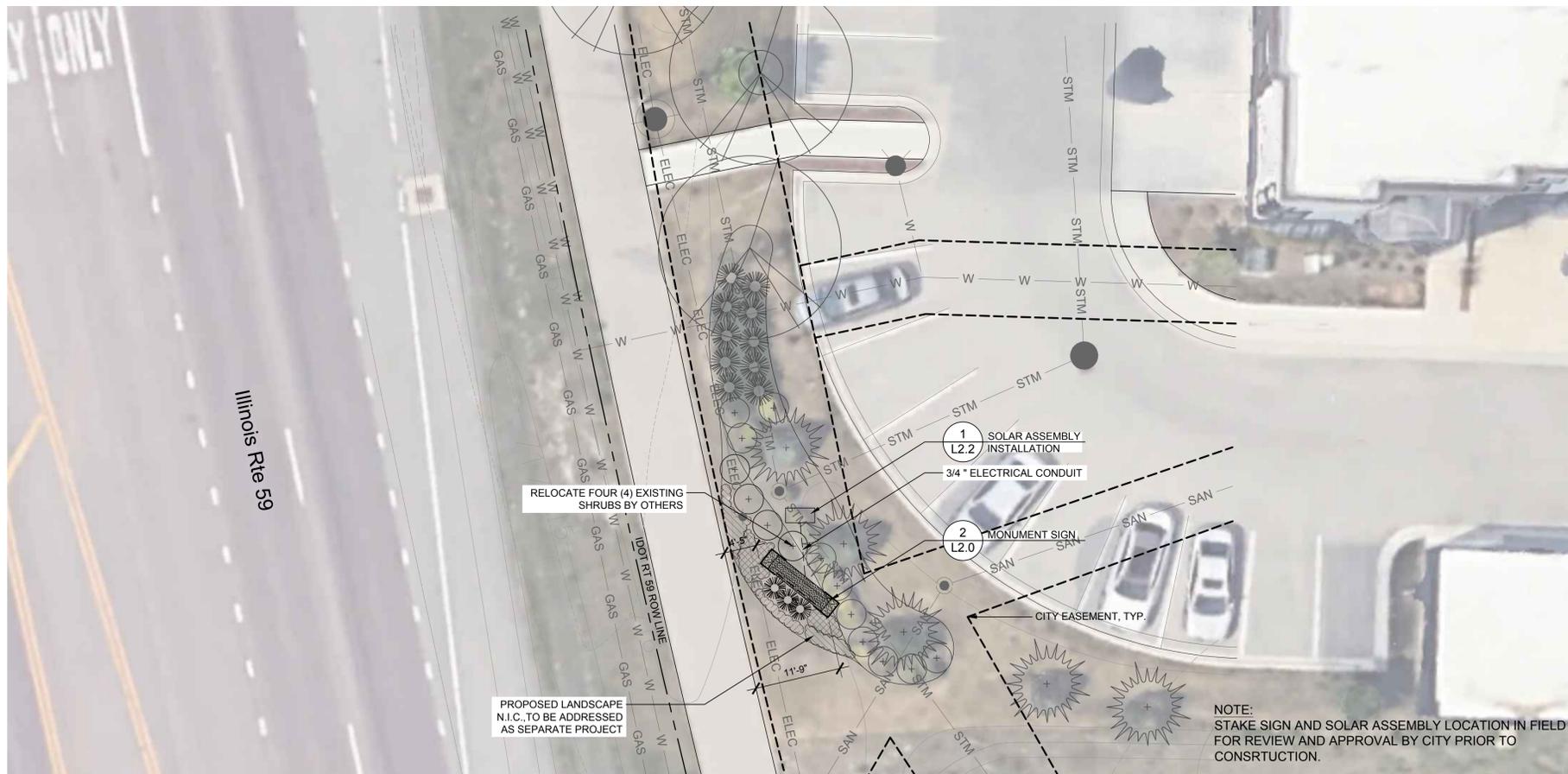
**JULIE**  
ILLINOIS ONE-CALL SYSTEM

**Call before you dig.**

**800.892.0123**



EXISTING CONDITIONS PLAN



LAYOUT AND MATERIALS PLAN

LAYOUT NOTES

1. CONTRACTOR RESPONSIBLE FOR FIELD LAYOUT OF ALL NEW IMPROVEMENTS. DIGITAL FILES OF GEOMETRIC INFORMATION WILL BE PROVIDED UPON REQUEST IN AUTOCAD FORMAT. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTMENTS NECESSARY TO CONSTRUCT THE WORK AS SHOWN.
2. CONTRACTOR RESPONSIBLE TO COORDINATE WORK IN ORDER TO OBTAIN APPROVAL OF ALL LAYOUT BY CITY PRIOR TO CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE TO CORRECT WORK IF CONSTRUCTED INCORRECTLY WITHOUT PRE-APPROVAL BY CITY.
3. CONTRACTOR RESPONSIBLE TO MAINTAIN ALL LAYOUT STAKES DURING CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE TO REPLACE LAYOUT STAKES.
4. MONUMENT SIGN TO BE FABRICATED, FURNISHED, AND INSTALLED BY CONTRACTOR. DOWNLIGHT AND SOLAR ASSEMBLY TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
5. REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS, AND NOTES.



22 E. CHICAGO AVENUE  
SUITE 200A  
NAPERVILLE, IL 60540  
T 630.961.1787  
HITCHCOCKDESIGNGROUP.COM

PREPARED FOR  
**CITY OF WARRENVILLE**  
3S258 MANNING AVENUE  
WARRENVILLE, IL 60555

PROJECT  
**MONUMENT SIGN**

29W719 Everton Dr,  
Warrenville, IL 60555

CONSULTANTS

ISSUED  
JANUARY 27, 2025  
REVISIONS

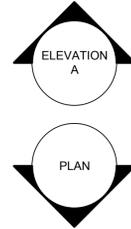
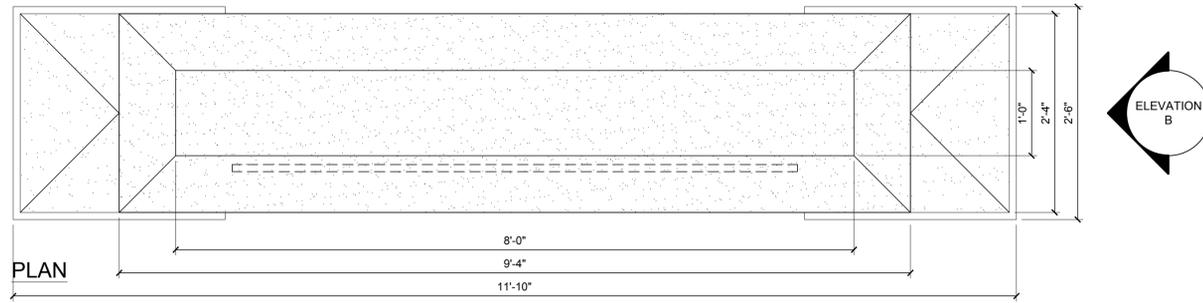
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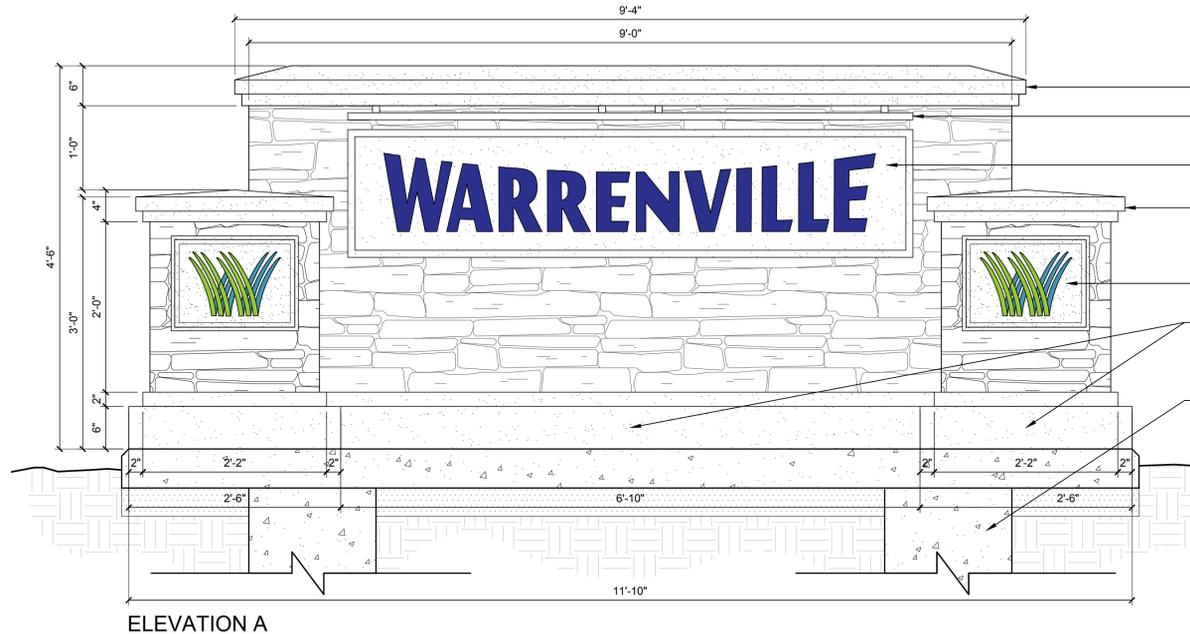
SHEET TITLE  
**EXISTING CONDITIONS AND LAYOUT PLAN**

SCALE IN FEET  
1" = 10'  
0' 5' 10' 30'

NORTH      SHEET NUMBER  
**L1.0**

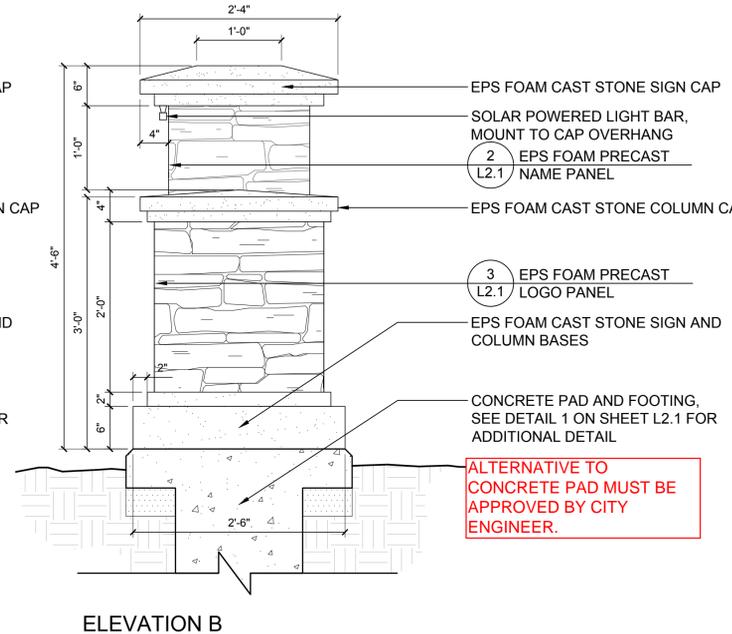


**MONUMENT SIGN MATERIALS**  
MONUMENT SIGN TO BE CONSTRUCTED FROM EXPANDED POLYSTYRENE (EPS) FOAM WITH PROTECTIVE POLYMER COATING AND DECORATIVE FINISH TO MEET THE DESIGN INTENT PER THE DETAILS AND TO MATCH EXISTING CITY MONUMENT SIGNS. STONE, MATERIAL TEXTURE, AND COLORS TO BE MOCKED-UP FOR REVIEW AND APPROVAL BY THE CITY PRIOR TO CONSTRUCTION.



- EPS FOAM CAST STONE SIGN CAP
- SOLAR POWERED LIGHT BAR, MOUNT TO CAP OVERHANG
- 2 EPS FOAM PRECAST L2.1 NAME PANEL
- EPS FOAM CAST STONE COLUMN CAP
- 3 EPS FOAM PRECAST L2.1 LOGO PANEL
- EPS FOAM CAST STONE SIGN AND COLUMN BASES
- CONCRETE PAD AND FOOTING, SEE DETAIL 1 ON SHEET L2.1 FOR ADDITIONAL DETAIL

ALTERNATIVE TO CONCRETE PAD MUST BE APPROVED BY CITY ENGINEER.



- EPS FOAM CAST STONE SIGN CAP
- SOLAR POWERED LIGHT BAR, MOUNT TO CAP OVERHANG
- 2 EPS FOAM PRECAST L2.1 NAME PANEL
- EPS FOAM CAST STONE COLUMN CAP
- 3 EPS FOAM PRECAST L2.1 LOGO PANEL
- EPS FOAM CAST STONE SIGN AND COLUMN BASES
- CONCRETE PAD AND FOOTING, SEE DETAIL 1 ON SHEET L2.1 FOR ADDITIONAL DETAIL

ALTERNATIVE TO CONCRETE PAD MUST BE APPROVED BY CITY ENGINEER.

**2 MONUMENT SIGN**

1" = 1'-0"



EXISTING SIGN FOR REFERENCE



FAUX STONE TO MATCH EXISTING MASONRY VENEER PATTERN, COLOR RANGE, AND TEXTURE RANGE. DESCRIPTION AND PRODUCT SPECIFICATION BELOW:  
SHALL BE LIMESTONE, SOUND, NATURAL FACE LEDGESTONE, NATURAL COLOR BLEND, 3-INCH DEPTH. CUSTOM BLEND TO MATCH WARRENVILLE CITY SIGNS - 70% SPLITFACE, 30% BEDFACE. SIZE RANGE IS 2"-6" AND 6"-9" FOR BOTH TYPES.  
PRODUCT/SUPPLIER:  
BROOKFIELD CUSTOM BLEND  
HALQUIST STONE COMPANY  
N51 W23563 LISBON ROAD  
SUSSEX, WI 53089  
800-255-8811  
WWW.HALQUISTSTONE.COM

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SHEET TITLE  
**CONSTRUCTION  
DETAILS**

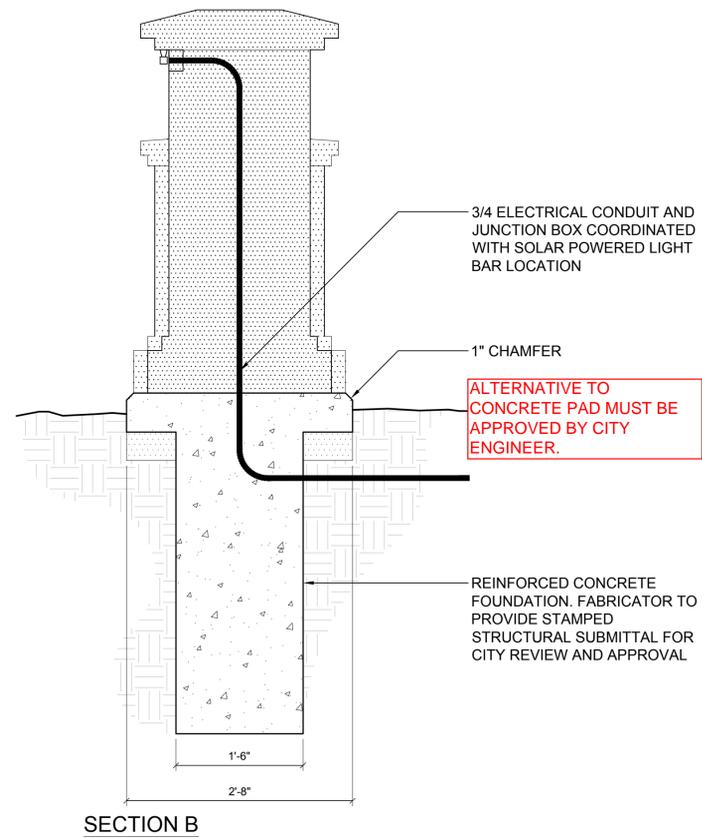
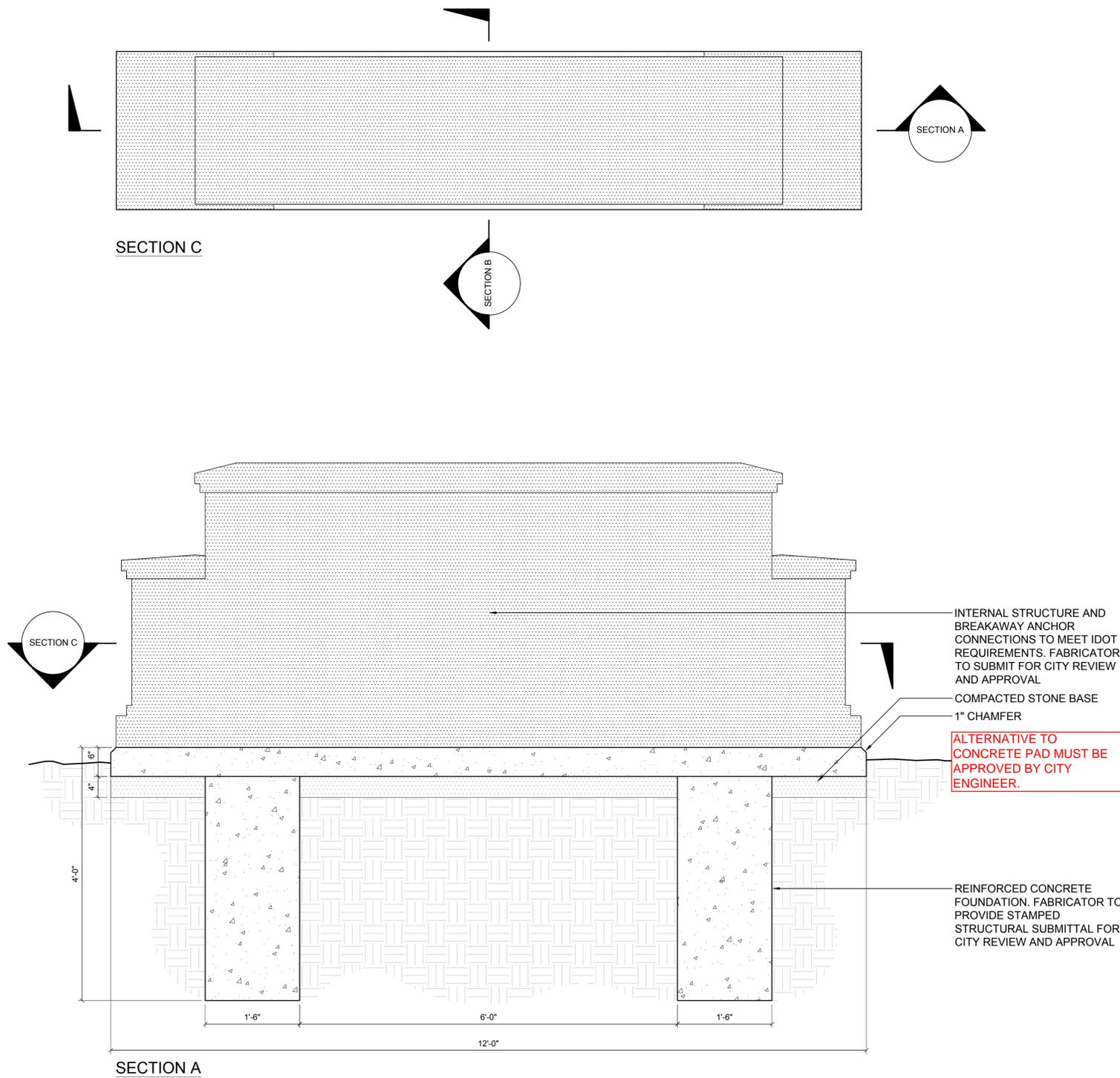
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AS NOTED



NORTH      SHEET NUMBER  
**L2.0**

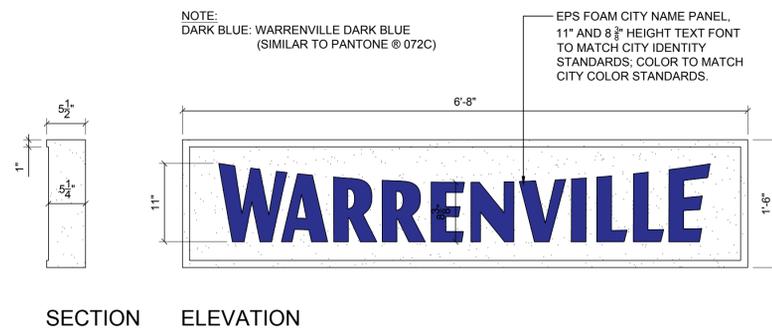
**MONUMENT SIGN MATERIALS**

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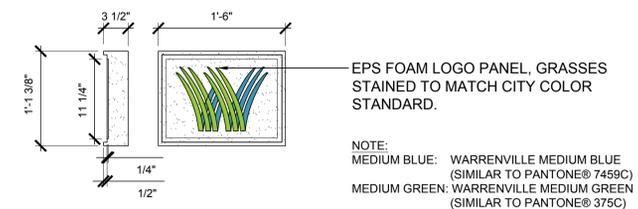
**1** MONUMENT SIGN - SECTIONS

1" = 1'-0"



**2** EPS FOAM PRECAST NAME PANEL

1" = 1'-0"



**3** EPS FOAM PRECAST LOGO PANEL

1" = 1'-0"

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JANUARY 27, 2025  
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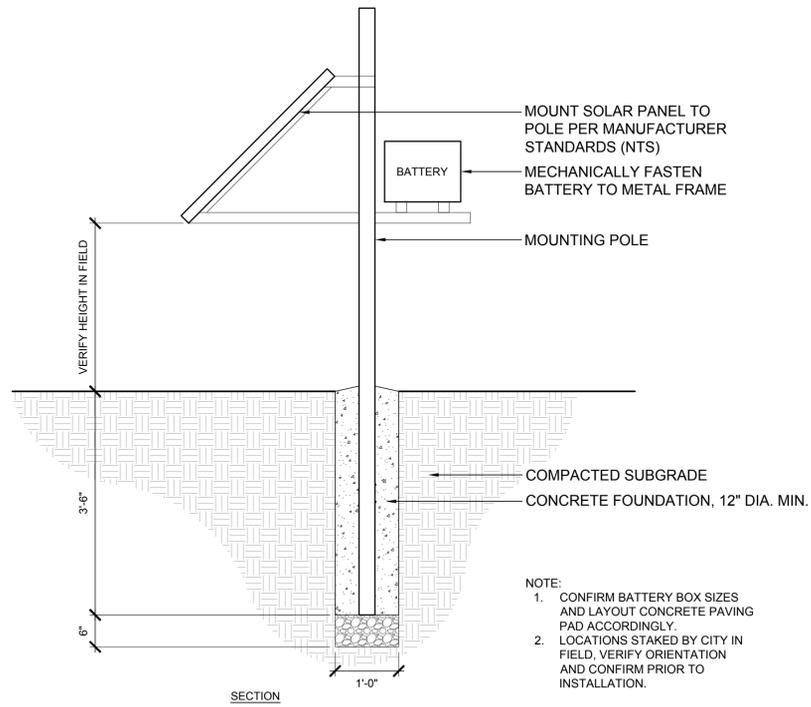
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**CONSTRUCTION  
DETAILS**

SCALE IN FEET  
AS NOTED

NORTH

SHEET NUMBER

**L2.1**



EXISTING SOLAR ASSEMBLY FOR REFERENCE

1 SOLAR ASSEMBLY INSTALLATION

3/4" = 1'-0"



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NAPERVILLE, IL 60540  
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HITCHCOCKDESIGNGROUP.COM

PREPARED FOR  
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3S258 MANNING AVENUE  
WARRENVILLE, IL 60555

PROJECT  
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SHEET TITLE  
**CONSTRUCTION DETAILS**

SCALE IN FEET  
AS NOTED

NORTH  
SHEET NUMBER  
**L2.2**