
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: BRAD MERKEL, DIRECTOR OF PUBLIC WORKS
SUBJECT: RESOLUTION: AUTHORIZING AN AGREEMENT WITH CONCRETE HERO FOR THE SIDEWALK ENHANCEMENT PROGRAM
AGENDA: MAY 21, 2024, REGULAR BOARD MEETING
DATE: MAY 9, 2024.

ISSUE

Should the Village Board authorize an agreement with Concrete Hero for the sidewalk enhancement program focusing on trip hazard mitigation.

DISCUSSION

The FYE 2025 Budget includes \$50,000 for the sidewalk program and staff believes concrete lifting and grinding is the most cost-effective way to repair sidewalk trip hazards. For the past several seasons staff has worked with The Concrete Hero to lift and grind sidewalk trip hazards within the Village and they have proven to be very cost effective.

Staff have identified over 200 trip hazards within the Village including Walnut Woods, East/West of Town, Bliss Woods and Black Walnut and would like to contract with Concrete Hero to resolve the majority of the 200 trip hazards in the amount not to exceed \$25,000. The remaining \$25,000 of the Budget will be utilized for replacement of sidewalks that are unrepairable.

COST

Staff is requesting \$25,000 for this portion of the Sidewalk Enhancement Program. The FYE 25 budget account number 35-53-7008: Streets/ROW Improvements includes \$50,000.

RECOMMENDATION

The Village Board waves the bidding process and authorizes the Director of Public Works to contract with Concrete Hero in the not to exceed amount of \$25,000 for the Sidewalk Enhancement Program.



RESOLUTION NO. 20240521PW3

VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH CONCRETE HERO

WHEREAS, the Village of Sugar Grove Board of Trustees find that it is in the best interest of the Village to engage the services of Concrete Hero. to provide professional services to the Village of Sugar Grove, and to execute an agreement;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

That it is in the best interests of the Village of Sugar Grove to enter into an agreement between Concrete Hero. and the Village of Sugar Grove for the sidewalk enhancement program. The Director of Public Works is hereby authorized to execute said agreement on behalf of the Village and to take such further actions as are necessary to fulfill the terms of said agreement.

Passed by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, at a regular meeting thereof held on the 21st day of May, 2024.

Jennifer Konen, President of the Board
of Trustees of the Village of Sugar Grove,
Kane County, Illinois

ATTEST: _____
Tracey Conti, Clerk
Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____
President Jennifer Konen	_____	_____	_____	_____



Proposal

2405-0815-3450

2024-05-08

Concrete Hero
1031 Howard Street
St Charles IL 60174
pete@theconcretehero.com
224-653-8944

Village of Sugar Grove - Bryan Beach
960 Mcdole Drive
Sugar Grove IL 60554
bbeach@sugargrovel.gov

Dear Bryan,

It was a pleasure checking out your project, and it is with even greater pleasure that I present you with this proposal for our services. With the cost of concrete replacement greatly increasing year after year, investing in concrete repair and protection services that can extend the life of your concrete is a wise decision.

Why Concrete Hero?

With over 40 years in the trade and 16 years in business, our local small family company is experienced enough to deliver professional quality results but still small enough to care! Our mission is to offer customers the best solutions available to extending the life of their concrete while providing a level of service not commonly found in our industry. Click [here](#) to learn more about us.



[View Our Reviews](#)

We Are Experts In:

Polyurethane Concrete Lifting - PolyLift

The most advanced method for lifting and stabilizing sunken concrete. Proud to say Concrete Hero was one of the first in IL to offer this amazing solution!

[Learn more](#)

Concrete Coatings

Looking for an attractive, durable, easy-to-clean surface for your garage floor, porch, patio or basement? A high-performance concrete coating by Concrete Hero is the answer. [Learn more](#)

Concrete Cleaning & Sealing

Water is concrete's biggest enemy. Application of a commercial grade penetrating sealer is your best defense against the harmful damage caused by freeze-thaw cycles on your concrete. [Learn more](#)

Joint and Crack Caulking

One thing we can be sure of is that all concrete will eventually crack and when it does its important to seal the crack or joint with a quality caulk to prevent water intrusion. [Learn more](#)



PRICE MATCH GUARANTEE

We won't be beat on price. If you find a lower price, we'll match it.

Our goal is to deliver exceptional work at a fair price. We will match or even beat any competitors quote containing the same scope of work, materials, terms and warranty. Concrete Hero must be able to verify competitors quote and must have been given no more than 30 days from ours.

IL's Most Experienced PolyLift Installer - Celebrating our 16th Year in Business!

Description

Polyurethane Slabjacking / PolyLift System

We only use high density environmentally friendly geotechnical foam for maximum strength and durability.

Our Process Small Injection holes are drilled around areas to be corrected. High-density polyurethane is then injected below the sunken slabs. The high performance geotechnical foam quickly expands and will raise sunken slabs, fill open voids and stabilize loose soil, which reduces the chance of future settling. Once all slabs are corrected, the injection holes are sealed with a grout and job site is cleaned.

Advantages to using PolyLift Include:

- Small Injection Holes (5/8" of an inch, about the size of a dime)
- Waterproof, Permanent, Lightweight Material - IDOT approved
- Stabilizes Loose Soil & Fills Open Voids to prevent future settling
- Fast & Clean Process - concrete is usable upon completion & no disruption to landscape
- 6 Year Warranty

About Our Material Concrete Hero exclusively installs ECO-RISE™ (3.5lb-5lb density) a two component, closed cell, rigid structural polyurethane foam system. With millions of pounds applied in geotechnical applications over decades, this foam has withstood the test of time in a variety of environments. This product has excellent processing characteristics, dimensional stability, and adhesion to substrate. ECO-RISE™ is formulated using only virgin Polyether polyols enhancing its hydrolytic stability characteristics.

Public Walk Repairs

Description

Public Walkways - Raise and stabilize sections noted below - some slabs may need to be grinded to remove trip hazard

1. 960 McDole Dr.- 1 square, slanted 1" lip - need to grind
2. 950 McDole Dr.- 1 square, sunk about 1"
3. 910 McDole Dr.- 2 squares, about 1 ¼" each
4. 915 Price Rd.- 1 square about 1 ¼" lip on street side, 1 square sunk 1"
5. 945 Price Rd.- 1 square, sunk on street side 1 ¼"
6. 950 Price Rd.- 1square, tree roots-1 ¼" - need to grind
7. 925 McDole Dr.- 3 squares sunk, both ends approx.. 1 ½" (on Price side)
8. 805 Myers Rd.- 4 squares lifted from tree roots, approx.. 1 ¼" - need to grind
9. 865 Myers Rd.- 1 square, 1" lip
10. 1185 Dorr Dr.- 1 square, 1" lip
11. 1221 Dorr Dr.- 2 spots, tree roots, 1 ½"(Barricade)
12. 1261 Dorr Dr.- 1" lip
13. 1299 Dorr Dr.- tree roots, 2" lip (Barricade) - **Replacement Needed**
14. 1323 Dorr Dr.- tree roots, 1 1/2" lip (Barricade)
15. 1331 Dorr Dr.- tree roots, 1 ¼" lip (Barricade)
16. 1343 Dorr Dr.- tree roots, 1 ½" (2 spots)
17. 1355 Dorr Dr.- 2 squares, severely ramper from tree roots (Barricades) **Replacement Needed**
18. 1357 Hall St.-(Carmen side)- 2 squares, 1 ½" Tree roots(Barricade)
19. 1352 Dorr Dr.- 1 ½" lip
20. 1326 Dorr Dr.- 1 ½" lip/ tree roots- 6 sections
21. 1322 Dorr Dr.- 1" sunk
22. 1310 Dorr Dr.- 1" sunk
23. 1182 Dorr Dr.- 2 spots, 1" sunk
24. 1164 Dorr Dr.- 1" sunk
25. 1134 Dorr Dr.- 1' sunk
26. 1120 Hall St(Boyce side)-2 spots, sunk (Barricade)
27. 865 Boyce Rd.- 1 ½" lip/sunk(Barricade)
28. 880 Boyce Rd.- 1 ½" lip, sunk(Barricade)
29. 840 Boyce Rd.- 1" sunk
30. 820 Boyce Rd.- 1 ½" sunk(Barricade)
31. 700 Boyce Rd.- 1" lip, tree root

32. 1101 Dorr Dr.- 1" sunk
33. 1175 McDole Dr.- 2" lip, sunk
34. 1211 McDole Dr.- 2 spots. - 3 sections
35. 1251 McDole Dr.- 1" sunk
36. 1271 McDole Dr.- 2 squares sunk
37. 1283 McDole Dr.-7 squares lifted-tree roots
38. 1287 McDole Dr.- 3 squares lifted-tree roots
39. 1297 McDole Dr.- **Will be replaced - Not included in total**
40. 1309 McDole Dr. 2 squares lifted-tree roots
41. 1335 McDole Dr.- 7 squares sinking
42. 989 Carmen Rd.-1 square lifted-tree roots
43. 1344 Slater St.- 1 square sinking
44. 1340 Slater St.- 2 squares lifted- tree roots(barricade)
45. 1304 Slater St.- 4 squares lifted-tree roots(barricade)
46. 1300 Slater St.- 2 squares lifted-tree roots(barricade)
47. 1297 McDole Dr.-3 squares lifted-tree roots(Bishop Rd. side)
48. 1298 Hall St.-11 squares lifted, cracking, chipping-tree roots(Bishop Rd. side)
49. 1316 Hall St.-roots lifting squares(No Hazard Yet)
50. 1324 Hall St.- 1 square sunk
51. 1332 Hall St.- 1 square sunk
52. 1342 Hall St.- 1 square sunk
53. 1356 Hall St.- 1 square sunk
54. 973 Carmen Dr.- 2 squares lifted- tree roots
55. 1357 Hall St.- 4 squares lifted-tree roots
56. 1298 Hall St.- 1 square lifted- tree roots - **Will be replaced - not included in total**
57. 1290 Hall St.- 1 square sinking and chipping -
58. 1280 Hall St.- 1 square lifting-tree roots
59. 1276 Hall St.- 2 squares cracked, 1 square sunk
60. 1230 Hall St.- 1 square cracked/sunk, 1 square lifted-tree roots
61. 1190 Hall St.- 3 squares sinking
62. 1180 Hall St.- 1 square sinking
63. 1170 Hall St.- 1 square lifted-tree roots
64. 1160 Hall St.- 1 square sinking
65. 1156 Hall St.- 3 squares sinking
66. 1150 Hall St.- 1 square sinking
67. 1140 Hall St.- 3 squares sinking
68. 1130 Hall St.- 3 squares sinking
69. 1120 Hall St.- 1 square sinking
70. 795 Boyce Rd.- 5 squares sinking(Hall Side)
71. 1289 Hall St.- 1 1/8" lip/ (4-11-24 incident/ Barricade)
72. 1276 McDole Dr.-1 3/4" lip, tree roots(barricade)
73. 1280 McDole Dr.- 1" settled
74. 1290 McDole Dr.- 1 1/8" lip, tree roots
75. 1306 Slater St.(Bishop Rd. side/across from 920 Bishop) 1 3/4" lip, tree roots(Barricade)-4 sections
76. 920 Bishop Rd.- 2 squares-1 1/2"-2" lip, tree roots(Barricade)
77. 1337 Hall St.- 1"-1 1/2", tree roots
78. 1305 Hall St.- 1 3/4"-1 1/2", tree roots
79. 1298 Hall St. (Bishop Rd. side)-1" lip, tree roots - 4 sections
80. 1251 Hall St.- 1"lip, tree roots
81. 1231 Hall-1 3/4" lip, tree roots (Barricade)
82. 1211 Hall St.-1", tree roots - grind
83. Dorr Rd./Chapman Rd.- 1" lip, tree roots, painted
84. 1195 Hall St.- 1"lip, tree roots - 1 section to lift and one to grind
85. 1185 Hall St.- 1" lip, tree roots - 2 sections
86. 1175 Hall St.- 3 squares-1" lip, tree roots
87. 1135 Hall St.- 2 squares-1" lip, tree roots

Terms & Conditions

Concrete Raising Warranty. Our warranty is simple, if your concrete is at least 10 years in age and the raised slabs were to resettle more than 1/2" inch, we will come back and perform one re-lift at no charge within a 6 year period from date of repair . That's it! Our polyurethane is of the highest quality and is designed to not easily shrink and/or break down however, if the slab were to resettle again beyond a 1/2" inch, we will gladly fix it one time at no charge for up to 6 years. Warranty is void if resettling is due to conditions outside our control such as improper drainage, flooding, erosion, drought, Acts of God, etc. Caulking and/or sealant is not covered by warranty.

Concrete Coatings Residential Limited Lifetime Warranty Upon full payment, contractor guarantees the concrete coating from delamination due to improper surface preparation, faulty installation, or defective materials. Peeling/delamination are defined as separation of the product from the concrete substrate. Warranty is limited to separation due to improper installation or defective product. Warranty does not include separation due to abusive impact, underground water seep-age, cracking caused by movement of the substrate or any general breakdown/failure of the substrate. There shall be no other liability, including, without limitation, liability for incidental or consequential damages. Any claim must be received in writing within 30 days of the occurrence. Due to the nature of concrete, minor imperfections or variances may be visible due to inconsistencies in the concrete. This does not affect the integrity or performance of your system. Warranty does not apply to commercial and/or industrial floors. Multifamily and light commercial/industrial installations will be given a 15 year warranty as outlined above.

Unforeseen Site Conditions Concrete Hero is not responsible for damage to plumbing, electrical, septic lines or systems, communication lines or any other utilities. Concrete Hero is not responsible for the cost of repairing such items if damaged during the work is taking place since we have no way of knowing their current condition or location. **Please advise us of any items that could be at risk of getting damaged during construction.** Concrete Hero shall not be responsible if cracks were to appear as a result of raising concrete, since the strength and reinforcement of the current concrete is unknown. Cracking is not common and we do try our best to avoid it from happening, however, it is not always possible to know how the current slab will respond to movement. The liabilities of all parties for any damages, compensatory, consequential or otherwise, for any of the work relating to this agreement is limited to the price of the work performed. Customer represents that he/she is in fact the legal Customer or Customer's authorized representative of the premises on which labor and materials are to be performed and further represents that he/she has authority to enter into this agreement and any change order in regard thereto of subject property.

Payment. Projects over \$2,000 in value require 30% due before work begins and remaining balance due upon completion All other projects will have full payment due upon completion. Acceptable forms of payment include cash and check only.

Late Payments. Full payment is due upon completion of work. A late charge of 5% per month will be applied on all late payments. Customer agrees to be responsible for all costs, including reasonable attorney fees incurred by Concrete Hero to enforce the terms of this Agreement. Late payments will void warranty.

Acceptance of Proposal

By signing below you agree the above prices, specifications and terms and conditions are satisfactory and are hereby accepted. Concrete Hero is authorized to do the work as specified. Payment will be made as outlined above. Please mail to 1031 Howard Street, St Charles IL 60174 along with down-payment. This Contract is voidable if not accepted within 10 days.

Signature

Date



Proposal

2405-1615-5244

2024-05-16

Concrete Hero
1031 Howard Street
St Charles IL 60174
pete@theconcretehero.com
224-653-8944

Village of Sugar Grove - Bryan Beach
601 Heartland Drive
Sugar Grove IL 60554
bbeach@sugargrovel.gov

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Miscellaneous Polyurethane Concrete Lifting

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
Raise and stabilize sections at various locations throughout village	\$1.00	10000.00	\$10,000.00

Total \$10,000.00

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Signature _____ **Date** _____