
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: AUTHORIZING RELEASE OF PUBLIC IMPROVEMENT
GAURANTEE (DEEP COAT)
AGENDA: SEPTEMBER 17, 2024 VILLAGE BOARD MEETING
DATE: SEPTEMBER 11, 2024

ISSUE

Shall the Village Board authorize the release of the public improvement guarantee being held for the public improvements related to the construction of the Deep Coat building on Heartland Drive.

DISCUSSION

Triumph Construction, the contractor for the Deep Coat building, is requesting release of the public improvement bond they provided the Village when the Deep Coat building was constructed.

The release of the public improvement guarantee is a two-step process; first, the cost of the public improvements, second, the release of the maintenance guarantee following the eighteen-month warranty period. In this instance, the public improvements have been installed and operational for a couple of years. Village staff and the Village Engineer are of the opinion the warranty period for the public improvements has been satisfied and the entire guarantee amount can be released.

The Village Code requires Village Board approval to release the entirety of a public improvement guarantee.

ATTACHMENTS

- Village Engineer Recommendation
- Resolution Authorizing the Release of Public Improvement Guarantee (Deep Coat)

RECOMMENDATION

That the Village Board approve the Resolution Authorizing the Release of Public Improvement Guarantee (Deep Coat).

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

August 29, 2024

Ms. Danni Marion
Community Development Director
Village of Sugar Grove
601 Heartland Drive
Sugar Grove, IL 60554

Re: 470 Heartland Drive - "Deep Coat"
Bond #107344644 - Release Recommendation

Ms. Marion,
The Public Works Department has completed the few outstanding punchlist items and the remaining landscaping items have been satisfactorily completed at the "Deep Coat" facility located at 470 Heartland Drive. These site improvements are now in substantial conformance with the approved site plan.

I recommend that the project Site Improvement Bond #107344644 from Travelers Casualty and Surety Company in the amount of \$198,369.00 be released by the Village Board and returned to Triumph Construction Services Corporation at your earliest convenience.

Please contact me with any questions.

Respectfully,

Brian L. Schiber, P.E.
Village Engineer

Cc: Mr. Scott Koeppel, Village Administrator
Mr. Brad Merkel, Director of Public Works



RESOLUTION NO. 2024-0917__

AUTHORIZING THE RELEASE OF PUBLIC IMPROVEMENT GUARANTEE (DEEP COAT)

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/ et seq. and other applicable laws of the State of Illinois; and,

WHEREAS, Triumph Construction Services Corporation provided surety in the amount of \$198,369.00 in the form of a completion bond from Travelers Casualty and Surety Company of America (Bond No. 107344644) to warrant required public improvements constructed in connection with the construction and improvement of the Deep Coat building on Heartland Drive; and,

WHEREAS, construction of the public improvements has been completed and the mandatory warranty period for said improvements has elapsed; and,

WHEREAS, Triumph Construction Services Corporation has requested release of the surety in its entirety in conjunction with the acceptance of said public improvements and the satisfaction of the mandatory warranty period for said improvements; and,

WHEREAS, Section 12-4-6 of the Village of Sugar Grove Code of Ordinances provides that __ following an eighteen (18) month warranty period, any performance guarantee shall be refunded to the developer if no defects have developed, or if any defects have developed, then the remaining deposit shall be released, subject to payment for amounts expended or to be expended in correcting such defects; and,

WHEREAS, the required public improvements have been completed to the satisfaction of the Village Engineer; and

NOW, THEREFORE, BE IT HEREBY RESOLVED the Village Board hereby releases the surety (\$83,286.00) provided by Triumph Construction Services Corporation for the construction of certain public improvements associated with the Deep Coat building on Heartland Drive, and the required warranty period for said public improvements in its entirety.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 17TH day of September 2024.

Jennifer Konen,
President of the Board of Trustees

Tracey Conti,
Village Clerk

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