

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

June 12, 2026

Ms. Ashley Miller  
Community Development Manager  
DuPage County Community Development Commission  
421 N. County Farm Road  
Wheaton, Illinois 60187

Via: Email

**RE: Formal Scope Change & IGA Modification Request  
CD25-03 – York Avenue Area Water Main and Streets Rehabilitation Project**

Dear Ms. Miller,

On March 3, 2026, the City of West Chicago and DuPage County entered into an Intergovernmental Agreement (IGA) for the Community Development Block Grant (CDBG) in the amount not to exceed \$600,000.00 for the York Avenue Area Water Main and Streets Rehabilitation Project (Project). As you were aware, the City had been anticipating high bids for the Project prior to the Project's bid opening on April 28, 2026. On April 28<sup>th</sup>, the City received three bids, with an average bid amount of \$5,052,975.46 for the Project. The lowest and qualified bid was received from C. Szabo Contracting, Inc. of West Chicago, Illinois, in the amount of \$4,229,975.00. The detailed bid tabulation is enclosed for your reference. The lowest bid received from C. Szabo was \$1,064,275.00 or 34% over the City's budgeted amount of \$3,165,700.00 for the Project in FY 2026.

The increase in project costs is primarily attributable to asphalt, concrete, and watermain work. Since the original 2024 CDBG application and Engineer's Estimate were prepared, labor, material, and transportation costs have risen significantly due to geopolitical instability, higher raw material prices, tariffs, and increased energy costs. In addition, during the design phase, the City identified six additional private lead service line replacements beyond those included in the original 2024 CDBG application. Because these factors created a substantial funding gap, the City rejected all bids for the Project at the May 18, 2026, City Council meeting.

The City is committed to moving the Project forward. However, to reduce the funding gap and minimize the impact on the City's overall budget, the City proposes to re-bid the Project in Summer 2026, pending approval from the County, with the following reduction in the Project scope: 1.) Eliminate all Project scope for Virgie Place between N. Oakwood Street and Ingaltan Avenue; 2.) Eliminate all proposed streetlights; 3.) Eliminate all midblock sidewalk improvements and propose sidewalk improvement at the ADA curb ramps only; 4.) Revise the Project resurfacing scope to 1.25" pavement removal and 1.5" hot-mix-asphalt surface course; and 5.) Eliminate the proposed watermain upsize on Garden Street between Fairview Avenue and E. Grand Lake Blvd. Based on the enclosed engineer's estimate, which reflects the appropriate quantities for the reduced scope, the City anticipates the estimated Project cost of \$3,741,082.59 will close the funding gap by approximately \$575,382.59. Enclosed is also the proposed Project location map with the elimination of Virgie Place from the Project.

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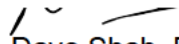
Furthermore, rejection of bids, revisions to the Project bid documents, pending amendment to the previously approved IGA on March 3, 2026, if considered by the County, and a formal Contract Award will push the Project implementation timeline well into FY 2027 construction season, with the Project completion and close out anticipated in July 2027, weather permitting, as stated in the enclosed revised Project Implementation Schedule. The Project will require winterization by November 2026 for snowplowing operations, the cost of which is included in the associated pay items in the Engineer's Estimate.

The City requests review of the aforementioned reduction of the Project scope and the revised Project completion date, and subsequently an amendment to the original IGA as necessary, without changing the County's CDBG funding allocation amount of \$600,000.00 to the City. The County/City split for construction cost would change from 18/82 at the time of application to 13/87 compared to the enclosed engineer's estimate.

Should you have any questions regarding this request, you may contact me at [dshah@westchicago.org](mailto:dshah@westchicago.org) or at 630-293-2255. Thank you for your time and consideration.

Sincerely,

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Dave Shah, P.E.

Assistant Director of Public Works

Enclosures: Bid Tabulation, Revised Location Map, Revised Engineer's Estimate, Revised Project Implementation Schedule

CC: Mehul T. Patel, P.E., CFM, Director of Public Works  
Doug Masters, Thomas Engineering Group  
Tom Tretowicz, Thomas Engineering Group