



AGENDA
Public Works & Utilities Committee
Special Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

October 6, 2025	Council Chambers	7:00 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **NEW BUSINESS**
 - A. Approval of Design Engineering Agreement with Ciorba Group, Inc. of Chicago, IL for Street Lighting on Village Collector Streets in an amount not to exceed \$77,251
4. **ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



AGENDA ITEM REPORT
Public Works & Utilities Committee
October 6, 2025
ITEM 3A

REQUEST: Approval of Design Engineering Agreement with Ciorba Group, Inc. of Chicago, IL for Street Lighting on Village Collector Streets in an amount not to exceed \$77,251

FROM: Alan Wenderski, Director of Engineering

ITEM TYPE: Agreement - Committee

REQUEST SUMMARY

In continuation of the Village Collector Street Light program, a proposal was requested from Ciorba Group to complete design engineering services for three locations.

- Bode Road (Woodlawn Street - Roselle Road)
- Grand Canyon Parkway (Bode Road - IL 72)
- Washington Boulevard (Schaumburg Road - Alcoa Lane)

Ciorba Group is currently on the Village's pre-qualified consultant list and completed the preliminary and final design of the previous collector street lighting project. The general scope of services includes the completion of pre-final plans, final plans, and full bidding documents by June 2026 (full proposal attached). It is anticipated that the work will be divided into two contracts for the construction phase with Bode Road, Grand Canyon Parkway, and Washington Boulevard (north of Bode Road) being bid in 2026 and Washington Boulevard (south of Bode Road) being bid in 2027.

FINANCIAL IMPACT

While no funds were budgeted in 2025, sufficient funding is available from ComEd rebates that were received from LED street light conversion for the full, not to exceed, amount of \$77,251.

RECOMMENDATION

Approve Design Engineering Agreement with Ciorba Group, Inc. of Chicago, IL for Street Lighting on Village Collector Streets in an amount not to exceed \$77,251.

ATTACHMENTS

1. Ciorba-Bode Washington SL-Hoffman Estates_Revised

EXHIBIT A

SCOPE OF WORK

Scope of Work
 For
 Bode Road, Grand Canyon Parkway, and Washington Boulevard
 Proposed Street Lighting Design
 Hoffman Estates, IL
 September 17, 2025
Revised September 29, 2025

UNDERSTANDING OF THE PROJECT

The Village of Hoffman Estates would like a street lighting design for three collector streets detailed in the Street Lighting for Collector Street Project report, prepared by Ciorba and dated January 20, 2022. The proposed lighting will be broken into two separate bidding contract documents, as described in the table below.

Collector Street	Limits	Approximate Length	Contract No./ Bid Year
Bode Road	Woodlawn Street to Roselle Road	5,200 ft	Contract 1/2026
Washington Boulevard	Bode Road to Higgins Road (IL Route 72)	1,300 ft	
Grand Canyon Parkway	Bode Road to Higgins Road (IL Route 72)*	2,000 ft	
Washington Boulevard	Schaumburg Road To Bode Road	5,700 ft	Contract 2/2027

* Includes connecting existing lighting along cul-de-sacs to proposed lighting. This consists of connecting (6) existing spun aluminum light poles as shown on Exhibit B.

Proposed lighting will consist of the Villages standard spun aluminum lighting unit, with LED luminaire. The lighting will be powered by centralized controllers and proposed Com Ed electric services. The lighting will be designed in accordance with IDOT's Standard Specification for Road and Bridge Construction, National Electric Code and Local Ordinance.

The lighting will be owned and maintained by the Village, and local funds will be used for design and construction. Since the streets are under the Village's jurisdiction, the design will be reviewed by the Village only.

The Village would like existing lighting along Spring Mill Drive to be connected to the proposed lighting controller along Bode Road. The existing lighting consists of (7) spun aluminum light poles between Bode Road and the Police Station. The existing light poles are directly connected to Com Ed.

Assumptions used to prepare the proposal are:

- Photometric calculations will not be required. Since the calculations and light pole spacing were approved under the original agreement for the Collector Street Lighting Study.
- **The Village will provide topographic survey files for Washington Blvd and Grand Canyon Pkwy to use for the project.**
- **Ciorba will use survey performed along Bode Road for the Bode Road & Harmon Blvd Pavement Resurfacing Project per the Village's request.**
- The proposed lighting will be broken out into two separate contract sets for the final lighting design submittal. This will streamline the Village's review of the pre-final design.
- Drawing files will be designed and available in a MicroStation ORD V10.12 (2022 R3) format.



- The Village will not require Ciorba to organize or attend public meetings and/or coordination with local residents for the lighting project.
- An environmental study will not be performed during design, similar to what was done under the previous contract. Clean Construction or Demolition Debris will be performed by the Village during construction. An arbitrary quantity of non-special waste removal will be included in the Contract Bid Schedule of Prices to secure an agreed upon cost to be used during construction.

SCOPE OF SERVICES

Task 1 - Meetings, Data Collection & Coordination

Ciorba will attend the kickoff meeting with Village Staff to discuss project objectives, preferred lighting equipment, and identify key Village personnel who will be the primary contact(s) for the project. It is anticipated that the following information will be collected during the meeting:

- Village GIS information.
- Design and/or Record Drawings for existing lighting systems installed.
- Com Ed billing information for existing luminaires mounted to Com Ed wood poles to be removed.

The following site visits and meetings are also included in this task:

- One site visit to review existing lighting.
- One site visit to field verify proposed light pole layout.
- One site visit to coordinate electric services for the proposed lighting controllers with Com Ed.
- One in person Meeting with Staff to discuss Pre-Final Comments.

Also included in this work is assisting the Village with removal of Com Ed luminaires mounted to wood poles, at locations indicated on Exhibit B - Light Pole Layout Exhibits.

Task 2 - Topographic Survey

The following topographic files will be used for the project.

Roadway	Topographic Survey Provided By
Washington Boulevard	Village
Grand Canyon Parkway	Village
Bode Road	Ciorba

Aerial images that will be used in combination with the survey will be obtained from the United States Geological Survey (USGS) website.

Ciorba will also request utility information for all known utility companies located within the project limits by contacting the Joint Utility Location Information for Excavators (JULIE).

Base files will be prepared by **compiling various topographic files** with utility atlas information received from JULIE request, and USGS aerial images.



Task 3 - Lighting Design Submittals

Pre-Final Lighting Design Submittal

Based on information collected under Tasks 1 and 2, a lighting design will be performed in accordance with IDOT District 1 General Guidelines for Lighting Design and Village requirements.

The lighting design submittal will include lighting plans, detail drawings, specifications, and engineer's opinion of construction cost (EOPCC). Lighting plans will provide locations of light poles, sources of electrical power, lighting controller cabinet, and conduit/cable routing and sizes. Detail drawings will include light pole details, lighting controller cabinet details, lighting controller one-line diagram (for basic lighting controls), electric service details, handhole wiring diagrams, concrete foundations, handhole, conduit installation and IDOT Standard Details for maintenance of traffic. Voltage drop calculations will be performed and included in the lighting design report.

The following are the anticipated sheets that will be included in the plan drawings for each location:

Sheet Title	No. Of Sheets
Cover Sheet	1
General Notes/Legend/ Index of Sheets	1
Alignment and Ties	3
Proposed Lighting - Bode Road	4
Proposed Lighting Improvements - Spring Mill Dr	1
Proposed Lighting - Grand Canyon Parkway	2
Proposed Lighting - Washington Boulevard	4
One-line Diagrams	3
Lighting Controller	2
Light Pole Details	2
Electrical/Standard Details	3
Village Details	1
Civil Details	2
MOT Details	2

Ciorba will prepare the Contract Bid Documents consisting of IDOT standard Bureau of Local Roads forms, the Village's standard special provisions, and project specific special provisions. The project lighting special provisions will be prepared based on IDOT Standard Specifications and pay coded items.

The lighting design package will be submitted to the Village, for review and comment.

Final Lighting Design Submittal

Upon receiving comments from the Village, Ciorba will:

- Separate the lighting design into two separate bidding Contract Documents.
- Revise the lighting plans and specifications to address Villages Comments.
- Update the EOPCC.



- Provide a written disposition of review comments.

Ciorba will resubmit the revised lighting design packages to the Village for review.

Contract Bid Documents

Upon receiving final comments from the Village, Ciorba will prepare the bidding documents for Contract No. 1 and Contract No. 2. Ciorba will submit all word files for Contract No. 2 to the Village, to assist with issuing it for bid in 2027.

Task 4 - QC/QA

Ciorba will perform internal quality control/quality assurance in accordance with the company's QC/QA procedures.

Task 5 - Project Management & Administration

Work associated with project oversight, project progress reports, and updating the schedule will be performed under this task.

EXHIBIT B

EXHIBIT DRAWINGS

EXHIBIT - PROJECT MAP

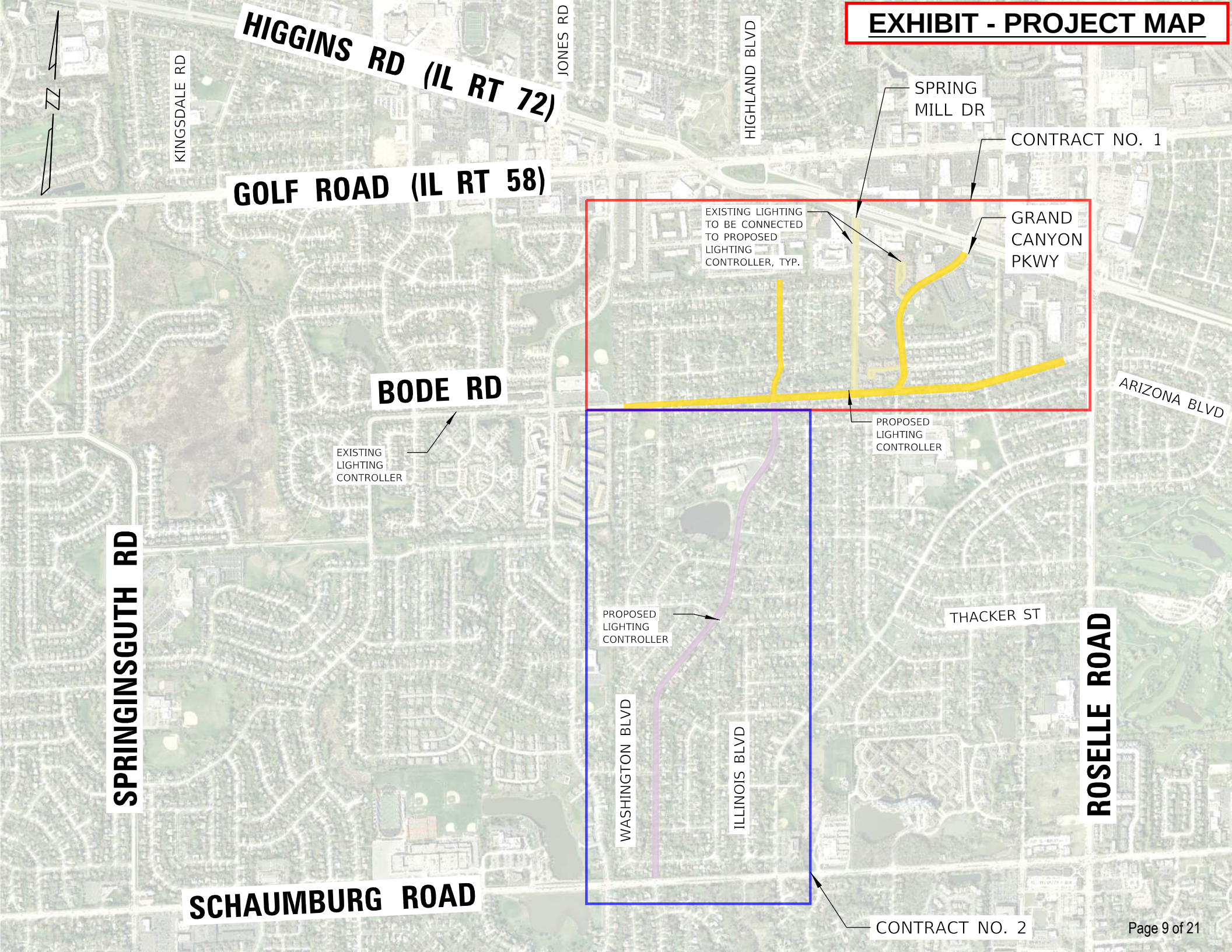
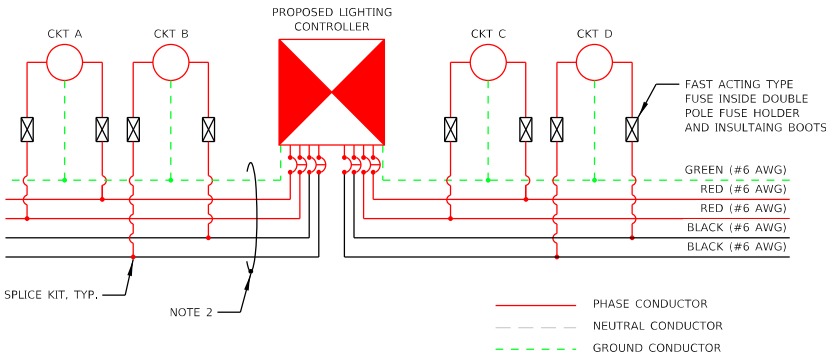


EXHIBIT - LIGHT POLE LAYOUT
PLANS (FROM LIGHTING STUDY
- FOR REFERENCE ONLY)

NOTES:

1. COLLECTOR STREETS ARE COLOR CODED BY LIGHTING CONTROLLERS THEY ARE CONNECTED TO FOR REFERENCE.
2. WHERE POSSIBLE EXISTING LIGHTING ADJACENT TO THE PROPOSED LIGHTING SHOULD BE CONNECTED TO THE PROPOSED LIGHTING SYSTEM.

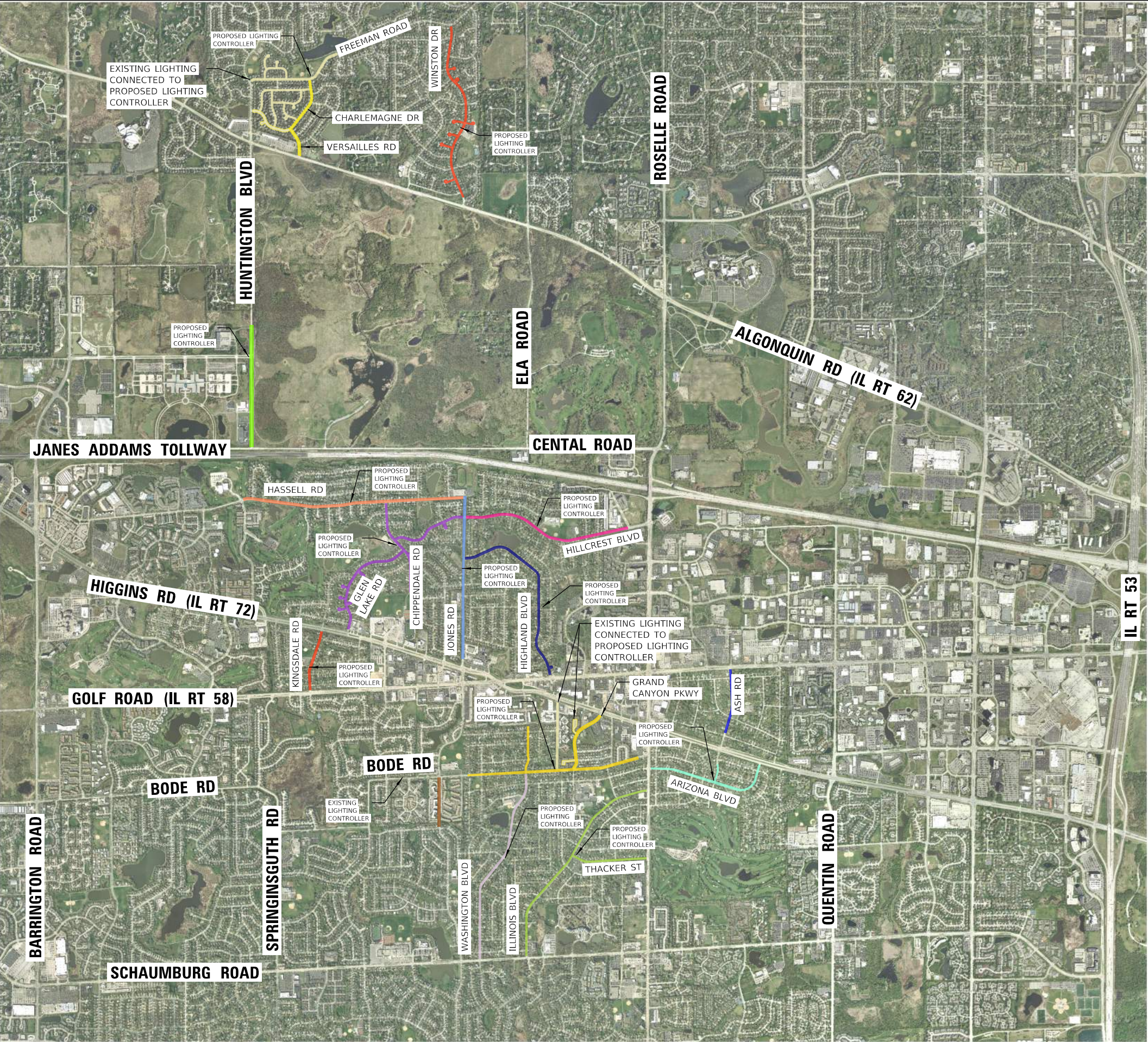


NOTES:

1. ABOVE WIRING DIAGRAM REPRESENTS TYPICAL WIRING FOR A PROPOSED LIGHTING CONTROLLER.
2. APPROXIMATELY 13 LUMINAIRES CAN BE CONNECTED TO EACH BRANCH CIRCUIT. THIS IS BASED ON ALTERNATING CIRCUITS, #6 AWG BRANCH CIRCUIT CABLE SIZE, AND 5% MAXIMUM TOTAL VOLTAGE DROP. CALCULATIONS SHALL BE PERFORMED DURING DESIGN AND WIRE SIZES ADJUSTED AS NEEDED.

TYPICAL LIGHTING CIRCUIT WIRING DIAGRAM

N.T.S.



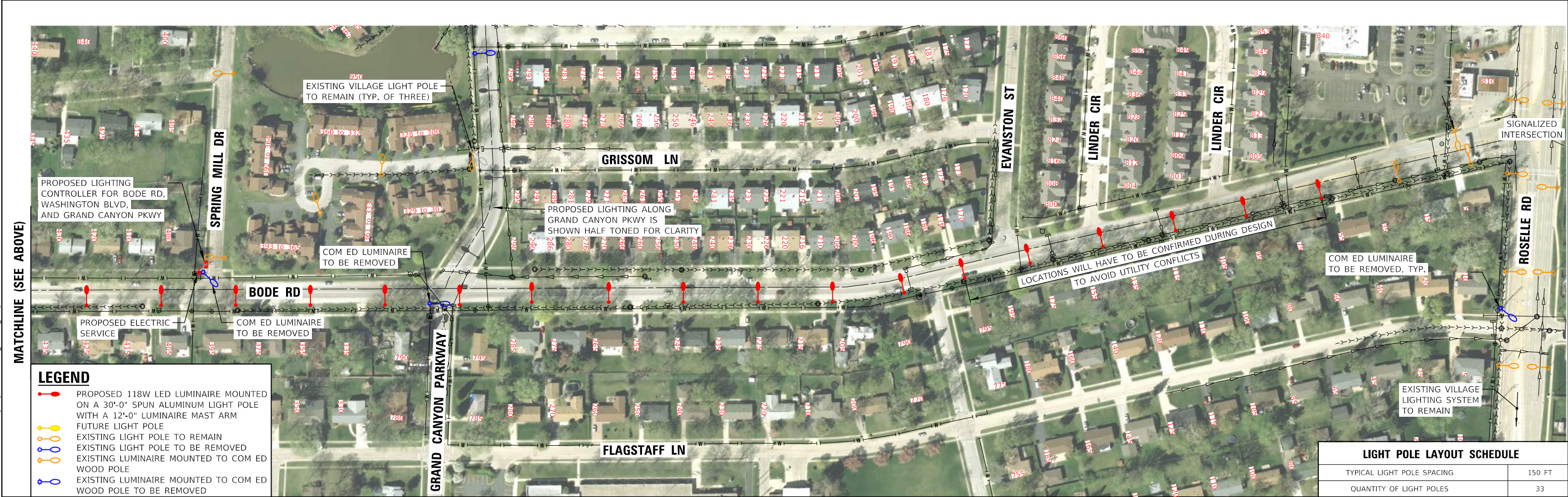
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VILLAGE OF HOFFMAN ESTATES

PROPOSED COLLECTOR STREET LIGHTING
OVERALL PLAN

SCALE: SHEET OF SHEETS STA. TO STA.

N/A RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	25	1
		CONTRACT NO.		N/A
ILLINOIS		FED. AID PROJECT		



LEGEND

- PROPOSED 118W LED LUMINAIRE MOUNTED ON A 30'-0" SPUN ALUMINUM LIGHT POLE WITH A 12'-0" LUMINAIRE MAST ARM
- FUTURE LIGHT POLE
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE
- EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE TO BE REMOVED

LIGHT POLE LAYOUT SCHEDULE				
TYPICAL LIGHT POLE SPACING			150 FT	
QUANTITY OF LIGHT POLES			33	
N/A RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	25	5
		CONTRACT NO.		N/A
		ILLINOIS FED. AID PROJECT		

PROPOSED COLLECTOR STREET LIGHTING
LIGHT POLE LAYOUT - LOCATION 4 - BODE ROAD

SCALE: 1" = 100' SHEET OF SHEETS STA. TO STA.



8725 W. Higgins Rd, Ste 600, Chicago, IL 60631
P 773.775.4009 | www.ciorba.com

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VILLAGE OF HOFFMAN ESTATES

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PROPOSED LIGHTING ALONG
BODE RD IS SHOWN HALF
TONED FOR CLARITY

LEGEND

PROPOSED 118W LED LUMINAIRE MOUNTED ON A 30'-0" SPUN ALUMINUM LIGHT POLE WITH A 12'-0" LUMINAIRE MAST ARM

FUTURE LIGHT POLE

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO BE REMOVED

EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE

EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE TO BE REMOVED

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8725 W. Higgins Rd, Ste 600, Chicago, IL 60631
P 773.775.4009 | www.ciorba.com

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VILLAGE OF HOFFMAN ESTATES

PROPOSED COLLECTOR STREET LIGHTING
LIGHT POLE LAYOUT - LOCATION 8 - GRAND CANYON PARKWAY

SCALE: 1" = 100' SHEET OF SHEETS STA. TO STA.

LIGHT POLE LAYOUT SCHEDULE					
TYPICAL LIGHT POLE SPACING				170 FT	
QUANTITY OF LIGHT POLES				12	
N/A RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.	
N/A	N/A	COOK	25	9	
			CONTRACT NO.		N/A
		ILLINOIS FED. AID PROJECT			



LEGEND

- PROPOSED 118W LED LUMINAIRE MOUNTED ON A 30'-0" SPUN ALUMINUM LIGHT POLE WITH A 12'-0" LUMINAIRE MAST ARM
- FUTURE LIGHT POLE
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE
- EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE TO BE REMOVED

GRAPHIC SCALE

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Washington Blvd.dgn

CiorbaGroup
8725 W. Higgins Rd, Ste 600, Chicago, IL 60631
P 773.775.4009 | www.ciorba.com

USER NAME = Electrical	DESIGNED -	REVISED -
	DRAWN -	REVISED -
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PLOT DATE = 6/14/2023	DATE - 6/14/2023	REVISED -

VILLAGE OF HOFFMAN ESTATES

PROPOSED COLLECTOR STREET LIGHTING
LIGHT POLE LAYOUT - LOCATION 20 - WASHINGTON BOULEVARD

SCALE: 1" = 100'	SHEET	OF	SHEETS	STA.	TO	STA.
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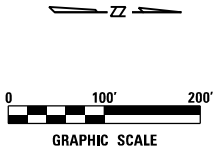
LIGHT POLE LAYOUT SCHEDULE					
TYPICAL LIGHT POLE SPACING				150 FT	
QUANTITY OF LIGHT POLES				45	
N/A RTE.	SECTION		COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A		COOK	25	23
				CONTRACT NO.	
				N/A	
			ILLINOIS FED. AID PROJECT		

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LEGEND

- PROPOSED 118W LED LUMINAIRE MOUNTED ON A 30'-0" SPUN ALUMINUM LIGHT POLE WITH A 12'-0" LUMINAIRE MAST ARM
- FUTURE LIGHT POLE
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE
- EXISTING LUMINAIRE MOUNTED TO COM ED WOOD POLE TO BE REMOVED



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VILLAGE OF HOFFMAN ESTATES

PROPOSED COLLECTOR STREET LIGHTING
LIGHT POLE LAYOUT – LOCATION 20 – WASHINGTON BOULEVARD

SCALE: 1" = 100' SHEET OF SHEETS STA. TO STA.

LIGHT POLE LAYOUT SCHEDULE					
TYPICAL LIGHT POLE SPACING				150 FT	
QUANTITY OF LIGHT POLES				45	
N/A RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.	
N/A	N/A	COOK	25	24	
			CONTRACT NO.		
		ILLINOIS	FED. AID PROJECT		

EXHIBIT C

PROJECT SCHEDULE

	2025			2026						
Tasks	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
Project Award	10/6/2025									
Notice to Proceed	10/20/2025									
Kickoff Meeting	10/23/2025									
JULIE Request	10/27/2025 - 11/24/2025									
Topographic Survey		11/3/2025 - 11/24/2025								
Pre-Final Design Submittal				1/5/2026 - 2/27/2026						
Village Review						3/1/2026 - 3/27/2026				
Final Design Submittal							3/30/2026 - 5/8/2026			
Village Review								5/11/2026 - 5/29/2026		
Contract Bid Documents									6/1/2026 - 6/12/2026	
Notes: 1. Pre-Final Design will be started in January 2026 as it will allow some dates the ability to float to account for holidays and weather. Also, Ciorba has design commitments that will be completed at the end of the year.										

EXHIBIT D

FEE

Cost Estimate of
 Consultant Services
 (Direct Labor Multiple)
 Date 09/28/25

Firm Ciorba Group, Inc.
 Project Name Bode Road, Grand Canyon Parkway,
 and Washington Boulevard
Proposed Street Lighting Design

ITEM	MANHOURS	PAYROLL	(3+R) TIMES PAYROLL	DIRECT COSTS	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
	(A)	(B)	(C)	(D)	(E)	(C+D+E)	
Meetings, Data Collection & Coordination	46	\$ 3,134.12	\$ 9,402.36	\$ 210.00		\$ 9,612.36	12%
Topographic Survey	64	\$ 2,900.96	\$ 8,702.88	\$ -		\$ 8,702.88	11%
Lighting Design Submittals	320	\$ 16,882.49	\$ 50,647.47	\$ -		\$ 50,647.47	66%
QC / QA	16	\$ 1,404.78	\$ 4,214.34	\$ -		\$ 4,214.34	5%
Project Management & Administration	16	\$ 1,357.82	\$ 4,073.46	\$ -		\$ 4,073.46	5%
TOTALS	462	\$ 25,680.17	\$ 77,040.51	\$ 210.00		\$ 77,250.51	100%

Activity			Grand Total	Principal	Project Manager III	Project Manager II	Project Engineer I	Lead Surveyor	Technician III	Engineer III	Engineer II
TOTAL			462	2	10	76	90	2	2	153	127
1.	Meetings, Data Collection & Coordination	Task Total:	46			24	8			8	6
	0110 Meetings	Meetings:	34			20	6			2	6
	Kickoff Meeting		3			3					
	Meeting with Village Staff - Discuss Review Comments		2			2					
	Meeting with Com Ed		3			3					
	Light Pole Layout in Field		12				6				6
	Site Visit to Review Existing Lighting		4			4					
	Prepare Agenda/Exhibits for Meetings		6			4				2	
	Meeting Notes		4			4					
	0120 Coordination	Subtotal:	12			4	2			6	
	Com Ed Coordination for Luminaire Removals		4			4					
	Coordination Exhibits		8				2			6	
2.	Topographic Survey	Task Total:	64				4	2	2	16	40
	0220 Process Survey	Subtotal:	64				4	2	2	16	40
	Compile Survey File		16					2	2		12
	Julie Request		16				4			12	
	Add Utilities to Existing Conditions		16								16
	Base Sheet Development		16							4	12
3.	Lighting Design Submittals	Task Total:	320			32	78			129	81
	0310 Pre-Final Lighting Design Submittal	Subtotal:	213			18	59			87	49
	Equipment Model Number Review		2				2				
	Service Fault Calculation		1			1					
	Calculate Existing Loads		2				2				
	Voltage Drop Calculations		10				2			8	
	Lighting Layout		26			4	10			12	
	Cover Sheet		4				1				3
	General Notes/Legend/Summary of Quantities		2				1				1
	Alignment and Ties		13			1	2			10	
	Proposed Lighting - Bode Road (4 Sheets)		24			1	2			8	13
	Proposed Lighting Improvements - Spring Mill Dr (1 Sheet)		7				1			6	
	Proposed Lighting - Grand Canyon Parkway (2 Sheets)		16				2			4	10
	Proposed Lighting - Washington Boulevard (4 Sheets)		24			1	2			8	13
	Lighting Controller (2 Sheets)		8			2	6				
	One Line Diagram (3 Sheets)		15			1	2			12	
	Lighting Pole Details (2 Sheets)		7				1			6	
	Electrical Details/Lighting Standards (3 Sheets)		4				1				3
	Civil Details (2 Sheets)		4				1				3
	MOT Details (2 Sheets)		4				1				3
	Technical Specifications		12			2	10				
	Contract Documents - Front End		8			2	6				
	Quantities		10				2			8	
	EOPCC		2			2					
	Submittal Preparation		8			1	2			5	
	0320 Final Lighting Design Submittal	Subtotal:	82			9	13			28	32
	Disposition of Comments		4			4					
	Separate Lighting Plans into Two Contracts		16			2	4			10	
	Revise Lighting Plans		38				2			12	24
	Revise Quantities		7			1				6	
	Submittal Preparation		9				1				8
	Revise Contract Documents/Specifications		8			2	6				

Activity				Grand Total	Principal	Project Manager III	Project Manager II	Project Engineer I	Lead Surveyor	Technician III	Engineer III	Engineer II
0330	Contract Bid Documents	Subtotal:		25			5	6			14	
	Disposition of Comments			2			2					
	Revise Lighting Plans			18			2	6			10	
	Submittal Preparation			5			1				4	
4.	QC / QA	Task Total:		16		10	6					
0410	QC / QA	Subtotal:		16		10	6					
	Lighting QC/QA			10		10						
	Constructability Review			4			4					
	Roadway QC/QA			2			2					
5.	Project Management & Administration	Task Total:		16	2		14					
0510	Project Management & Administration	Subtotal:		16	2		14					
	Project Management			16	2		14					

DIRECT COSTS SUMMARY

Meetings, Data Collection & Coordination

Description	Unit	Unit Cost	Quantity	Extended Cost
Vehicle (mileage)	mile	\$ 0.700	300	\$ 210.00
				\$ 210.00 Total