

VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Monday, April 21, 2025

6:30 PM

Village Hall

Committee of the Whole

*Village President Keith Pekau
Village Clerk Brian L. Gaspardo
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,
Sean Kampas, Brian Riordan and Joni Radaszewski*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:30 P.M.

Present: 6 - Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Kampas; Trustee Radaszewski and Trustee Pekau

Absent: 1 - Trustee Riordan

APPROVAL OF MINUTES**2025-0309 Approval of the April 7, 2025, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of April 7, 2025.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Radaszewski, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Trustee Pekau

Nay: 0

Absent: 1 - Trustee Riordan

NON-SCHEDULED CITIZENS AND VISITORS FOR AGENDA-SPECIFIC PUBLIC COMMENT

Terrence Grom addressed the Committee regarding Centennial Park West. (refer to audio)

President Pekau and Director of Public Works Joel Van Essen had comments. (refer to audio)

ITEMS FOR SEPARATE ACTION**2025-0241 Centennial Park West Facility Improvement Project**

The Centennial Park West (CPW) concert venue, located at 15609 Park Station Boulevard, was completed in 2024. The venue hosts a variety of Village activities, including ticketed concerts, the Taste of Orland Park, the Fourth of July, and weekly Market at the Park events.

Since the completion of the concert venue, the Recreation and Parks and Public Works Departments have identified a need for additional facility improvements to further enhance the overall quality of the visitor experience, as well as the efficiency of facility operations. These improvements include the installation of two (2) 15' x 25' LED video screen walls on either side of the performance stage, concrete walkway and gate/fence improvements, power for security equipment

and tents, and the installation of two (2) water fountains.

The LED video screens, which were planned to be installed in year two of the venue, would provide visitors with a clearer view of the artists performing. Moreover, some performers include video screens as a part of their contract stipulations. Pricing for the video screens includes power, audio-visual controls, structural members for weight, and painting.

After learning from the first year of concerts, the west entrance will be improved with an additional gate for increased speed of ticket confirmation and bag checks. To accomplish this, a concrete walkway and fence improvements are part of the scope of work.

At both the north and west gates, power is also being installed for tents and metal detectors to ensure a safe venue for visitors.

Finally, two (2) water fountains are also proposed with bottle fillers to enhance visitor experience at the venue and provide easier access to water.

The scope of work for the Centennial Park West Facility Improvement Project includes each of the aforementioned improvements. Dav-Com Electric, Inc., a participant in the joint purchasing program Omnia Affiliate Compliance Management Contract #02-139, submitted a proposal to complete the Centennial Park West Facility Improvement Project. A summary of the proposal price is provided below:

CPW Facility Improvement Project Proposal Summary

CPW Video Wall: \$671,500.00

West Gate Concrete and Fence: \$96,500.00

Security Gates Power: \$105,000.00

Water Fountains: \$49,800.00

Total: \$922,800.00

The prices provided were reviewed by Omnia Affiliated Compliance Management against industry standard pricing of RS Means. This quality assurance ensures that pricing is fair and reasonable to other competitor's pricing.

Based on the provided co-op proposal price and company qualifications, staff recommends approving the proposals from Dav-Com for a total of \$922,800.00. A contingency of \$50,000.00 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposals are signed, for a total contract price not to exceed \$972,800.00.

Trustee Milani had a question. (refer to audio)

Director of Public Works Joel Van Essen and President Pekau responded to Trustee Milani. (refer to audio)

Trustee Healy had comments and questions. (refer to audio)

Director Van Essen and President Pekau responded to Trustee Healy and had comments. (refer to audio)

I move to recommend to the Village Board to approve the waiver of the competitive bid process in favor of participation in joint purchasing cooperative Omnia Partners pursuant to Contract #02-139 and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc. for the Centennial Park West Facility Improvement Project, based on their proposal #2025-1610 dated April 7, 2025, for \$922,800.00 plus a \$50,000.00 contingency, for a total not-to-exceed contract price of \$972,800.00.

A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, that this matter be RECOMMENDED FOR APPROVAL to the Committee of the Whole. The motion carried by the following vote:

Aye: 5 - Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Trustee Pekau

Nay: 1 - Trustee Healy

Absent: 1 - Trustee Riordan

2025-0334 145th Place Sidewalk Installation and 82nd Avenue East Ditch Improvements (Katy Lane to Kristo Lane), Construction Contract, Contract Award Recommendation

On March 19, 2025, an Invitation to Bid #25-013 was issued requesting bids from qualified and licensed contractors for professional concrete related work and drainage improvement services for the 145th Place Sidewalk and 82nd Avenue East Ditch Improvement project.

At the intersection of 145th Place and 82nd Avenue, there is a gap in the sidewalk along the northside and southside of 145th Place, west of the intersection. Based upon Board directions, the sidewalk along the northside of 145th Place will be built and connect to the future 82nd Avenue Multi-Use Path project located on the westside of 82nd Avenue. This new sidewalk is approximately 1,300 linear feet long.

In addition, this project will address nuisance drainage issues near 82nd Avenue and Kristo Lane (on the eastside of 82nd Avenue) continuing into backyards of Dorstep Lane. The project will re-grade the stagnant roadside ditch along 82nd Avenue to improve stormwater conveyance. This project is separate from the Village's ongoing 82nd Avenue Multi-Use Path project.

The 145th Place sidewalk construction will be Village funded. The 82nd Avenue ditch work will be funded through an existing intergovernmental agreement (IGA)

with the Cook County Department of Transportation and Highways (CCDoTH). CCDoTH must approve the project prior to any work proceeding. The Village is responsible for fronting the costs and then requesting reimbursement from CCDoTH through the process defined in the IGA.

Bids were due on April 8, 2025 and two (2) responsive bids below were received.

Davis Concrete Construction Company

145th Street Sidewalk (Northside) - \$175,499.50 - Village project and expense

145th Street (Southside) - \$179,295.00 - Not applicable

82nd Avenue E. Ditch - \$149,935.00 - Cook County project and reimbursable to the Village

GRAND TOTAL BID PRICE - \$504,729.50

G & M Cement Construction

145th Street Sidewalk (Northside) - \$278,060.00

145th Street (Southside) - \$300,480.00

82nd Avenue E. Ditch - \$229,625.00

GRAND TOTAL BID PRICE - \$808,165.00

Davis Concrete Construction Company proposed a total not-to-exceed amount of \$325,434.50 in construction costs for new sidewalk along the northside of 145th Place and 82nd Avenue Drainage Ditch project. Of the \$325,434.50 amount, \$149,935 is reimbursable to the Village from Cook County. The remaining \$175,499.50 will be Village's share.

I move to recommend the execution of a Contractor Agreement between the Village of Orland Park and Davis Concrete Construction Company of Monee, Illinois for construction services for the 145th Place Sidewalk Installation and 82nd Avenue East Ditch Improvements (Katy Lane to Kristo Lane) for a total not-to-exceed amount of \$325,434.50, subject to Cook County approval;

AND

Authorize the Village Manager to execute all related contracts, subject to Village attorney review.

A motion was made by Trustee Radaszewski, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Trustee Pekau

Nay: 0

Absent: 1 - Trustee Riordan

2025-0330 94th Avenue and 159th Street Intersection Safety Improvement, Phase I Preliminary Design Engineering Services, Contract Award Recommendation

RFP #25-017 - 94th Avenue and 159th Street Intersection Safety Improvement, Phase I Design Engineering (attached) was issued on February 18, 2025 to solicit proposals from qualified and experienced engineering firms to provide Phase I engineering services for a proposed intersection safety improvement at 94th Avenue and 159th Street. This intersection historically has the most crashes in the Village. The Phase I report will build on a traffic safety study of the intersection that the Village completed in 2024, which is attached for reference. The proposed improvements will be coordinated with the Illinois Department of Transportation (IDOT) and the Cook County Department of Transportation and Highways (CCDoTH). IDOT has jurisdiction of 159th Street, Cook County has jurisdiction over the south leg of 94th Avenue, and the Village has jurisdiction over the north leg of 94th Avenue.

The scope of work of Phase I includes the development of intersection geometry and alignment alternatives to achieve desired safety outcomes, traffic signal improvements, pedestrian and ADA improvements, applications for future funding, and the deliverance of a complete Project Development Report (PDR) reviewed, approved, and accepted by IDOT and CCDoTH. The project will follow the federal process so that it is eligible for grant funding for future phases.

Three engineering consultants submitted a response to the RFP. After revisions to the proposals to clarify that the complete scope should include studying the addition of a potential right-turn lane and other geometric and drainage related improvements, the final proposals were as follows:

1. Gewalt Hamilton Associates, Inc. - \$149,565.00
2. Farnsworth Group, Inc. - \$149,400.00
3. V3 Companies, Ltd. - \$114,215.00

The selection committee ranked the RFP responses based on the following selection criteria defined in the RFP:

- Proposal Cost (25%)
- Project Team's Direct Experience with Intersection Traffic Safety Analysis and Phase I Design (25%)
- Project Team's availability to complete the project within the proposed schedule (15%)
- Project Approach (15%)
- Proposal Completeness (10%)
- Selection Team Discretion (10%)

Based on the above criteria, the Selection Committee scored the submitted

proposals as follows (maximum score of 100):

1. V3 Companies, Ltd. - 94.1
2. Gewalt Hamilton Associates, Inc. - 87.7
3. Farnsworth Group, Inc. - 83.8

Staff is recommending that V3 Companies, Ltd. be approved as the consultant for Phase I Preliminary Design Engineering Services for the 94th Avenue and 159th Street Intersection Safety Improvement with a total not-to-exceed professional fee of \$114,215.00.

President Pekau had comments. (refer to audio)

I move to recommend the execution of a Professional Services Agreement between the Village of Orland Park and V3 Companies, Ltd. of Woodridge, Illinois for Phase I Preliminary Design Engineering Services for the 94th Avenue and 159th Street Intersection Safety Improvement project for a total not-to-exceed amount of \$114,215.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

A motion was made by Trustee Kampas, seconded by Trustee Milani, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Trustee Pekau

Nay: 0

Absent: 1 - Trustee Riordan

2025-0255 John Humphrey House Renovation - RFP #24-020 - Bid Award

The Village of Orland Park has made strategic investments in preserving its historical assets, and has regularly evaluated short and long-range plans related to the preservation and stewardship of its Heritage Sites, which are comprised of Boley Farm, Stellwagen Farm, and the Humphrey House. These sites which require ongoing maintenance and preservation to remain valuable community assets.

To streamline project management and ensure consistency across these historic sites, the Village contracted architectural and engineering services in 2021 for the Heritage Sites. Studio AH, LLC performed the work for the Village. Project work relating to Boley Farm was also completed at the time.

RFP #24-020 - John Humphrey House and Stellwagen Farmhouse Renovations (attached) was issued on April 17, 2024 to solicit proposals for renovation work at both remaining Heritage Sites. The RFP closed on May 15, 2024, with a single proposal (attached) submitted by Krause Construction, Inc. in the amount of \$921,877. The 2024 Adopted Budget allocated \$620,000 for the project, leaving a shortfall of \$301,877. Due to this budget gap, the project was deferred until the 2025 budget process, allowing for full funding of the necessary renovations.

Additional discussions led to a decision to narrow the scope presented during the 2024 RFP To focus solely on the Humphrey House renovation and to defer major work on Stellwagen Farm until a master plan was completed to ensure that renovations align with future programming and resident needs. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached) and requested to submit an updated proposal based on the new scope. The updated proposal (attached) was submitted in the amount of \$881,667.

During the 2025 budget discussions, it was determined that a master plan for Stellwagen Farm had not been completed. To ensure that renovations align with future programming and resident needs, a master plan was prioritized before moving forward with significant improvements to the Stellwagen Farmhouse. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached) and requested to submit an updated proposal based on the new scope. The updated proposal (attached) was submitted in the amount of \$881,667.

The proposed work at the John Humphrey House includes foundation underpinning beneath the bay window on the west side, requiring both interior and exterior access. Environmental remediation will address lead-based paint and asbestos as outlined in the RFP reports. Structural improvements in the basement include installing wood columns, girders, and sister joists using reclaimed wood from Boley Farm, which is currently stored at the Stellwagen Barn. Masonry repairs will include repointing, as specified in the plans, and foundation waterproofing will involve installing an exterior foundation drain around the home while ensuring the patio remains protected. Electrical upgrades will coordinate and complete the service improvements detailed in the plans. HVAC installation will introduce a forced-air system with ducts and air returns, along with new chase walls as needed. ADA compliance improvements will expand the east vestibule and widen the main entry doors. Sidewalk replacement from the home to the parking area along Beacon Avenue will be completed in compliance with ADA and Illinois Accessibility Code requirements. Site restoration efforts will include seeding disturbed areas, installing erosion control measures, and ensuring the protection of existing trees and landscaping.

The scope of work is designed to stabilize the home, preventing further deterioration by addressing foundation damage caused by moisture, reinforcing

basement and first-floor framing affected by past alterations, and improving life safety systems. Mechanical, electrical, and plumbing (MEP) deficiencies will be corrected to enhance safety, ventilation, and thermal controls for occupant comfort and long-term building health.

Krause Construction, Inc. has previously completed work for the Village, delivering satisfactory results on past projects. Their experience and familiarity with the Village's historic structures make them well-suited for the renovations outlined in RFP #24-020. Awarding the project to Krause Construction, Inc. ensures cost efficiency and timely completion by leveraging their familiarity with the scope and requirements. Their previous experience with Village projects minimizes the risk of unforeseen delays and additional costs that could arise from transitioning to a new contractor.

Additionally, Studio AH will continue to assist with the project as approved under the original 2021 Agreement between the Village of Orland Park and Studio AH, LLC Architectural & Engineering Services for Historic Structures Addendum D. Their scope of work (attached) includes bidding assistance for the John Humphrey House to ensure the revised scope is accurately reflected in the process, a structural review of salvaged wood members from Glenn Boley Farm to determine their suitability for reuse, and construction administration to oversee project compliance and support the execution of the renovations. Their continued involvement will help maintain project continuity and ensure that the work is completed in accordance with the Village's historic preservation goals.

As such, staff recommends awarding RFP 24-020 to Krause Construction Inc. of Blue Island, IL, at a cost not to exceed \$881,667 plus a contingency of \$18,333 for a total not to exceed cost of \$900,000.

President Pekau had comments. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of an Agreement between the Village of Orland Park and Krause Construction, Inc. as the qualified responsive proposal for RFP #24-020 - John Humphrey House and Stellwagen Farmhouse Renovations for a cost of \$881,667 plus a contingency of \$18,333 for a total not-to-exceed contract price of \$900,000;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amounts.

A motion was made by Trustee Kampas, seconded by Trustee Radaszewski, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Trustee Pekau

Nay: 0

Absent: 1 - Trustee Riordan

ADJOURNMENT: 6:47 P.M.

A motion was made by Trustee Kampas, seconded by Trustee Milani, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Trustee Pekau

Nay: 0

Absent: 1 - Trustee Riordan

2025-0366 Audio Recording for the April 21, 2025, Committee of the Whole Meeting

NO ACTION

/AS

APPROVED:

Respectfully Submitted,

Village Clerk