

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, December 2, 2019

6:00 PM

Village Hall

Committee of the Whole

*Village President Keith Pekau
Village Clerk John C. Mehalek
Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Daniel T. Calandriello,
William R. Healy, Cynthia Nelson Katsenes, and Michael R. Milani*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:01 P.M.

Present: 7 - President Pekau; Village Clerk Mehalek; Trustee Fenton; Trustee Dodge; Trustee Healy; Trustee Nelson Katsenes and Trustee Milani

Absent: 1 - Trustee Calandriello

APPROVAL OF MINUTES

ITEMS FOR SEPARATE ACTION

2019-0807 Fairway Estates Stage 4 Drainage and Water Main Improvements GMP - Proposal

Interim Public Works Director Rich Rittenbacher reported that the Fairway Estates subdivision was developed in phases starting in the late 1950's through the early 1970's. The water mains were installed using cast iron pipes (current standard is ductile iron pipe with a polyvinyl wrap). Over the 50+ years of service, the water mains have corroded on the exterior of the pipe and have caused numerous breaks. Public Works is systematically replacing and/or lining these older cast iron pipes throughout the village. In addition, the Fairway Estates subdivision area homes are prime candidates for remodeling, building additions and upgrades which will require larger water service sizes. This area is best suited for water main replacement instead of lining, allowing the opportunity to increase pipe diameter to improve flow characteristics and upgrade water services.

Christopher B. Burke Engineering, Ltd. (CBBEL) was approved to initiate phase 1 engineering for the Fairway Estates (Maycliff South Stage 2) Storm Water Improvement Project in November, 2014. In August, 2017 the Board approved a Guaranteed Maximum Price (GMP) with Burke, LLC of Rosemont, Illinois for the storm water piping and first phase of water main replacement. In 2018 the Board once again approved a GMP utilizing Burke, LLC for Fairway Stage 2 water main replacement with additional storm improvements. Burke, LLC, working with their underground contractor was able to hold their pricing by continuing the work through the winter months. This was an unconventional approach for the village as these projects have always been performed during the regular construction season during early summer and fall months. We discovered many benefits to performing these projects during the winter. We received fewer noise and dust complaints, the contractor assisted with snow removal efforts, concrete and asphalt restorations were completed early before other construction projects started within the village and spring weather assisted with trench settling and sod establishment. In December, 2018 the Board approved Fairway Stage 3 water main replacement and storm improvements that were completed in early March, 2019.

To expedite the project in the Fairway Stage 4 Water Main improvement area and

take advantage of current pricing, the GMP (design/build) delivery method is once again recommended. The traditional design/bid/build option would require significant water main engineering delaying construction and adding to the cost. Burke, LLC and their subcontractors have become familiar with village standards and expectations. The underground contractor for the water main replacement project has committed to once again holding their price if work is able to begin as early as February 1, 2020, providing an expected savings.

The engineers estimated the cost of going out to bid would be \$4,011,000.00 with no cost-sharing to the village. Utilizing GMP pricing would result in a cost saving's of \$522,000.

Similar to previous water and sewer utility projects, roadway improvements are not a part of the proposed GMP. Roadway improvements will be part of the Neighborhood Road Improvement Program.

Village staff requested that Burke, LLC of Rosemont, Illinois provide a proposal to consider the GMP option. The proposal is attached to the committee packet and reflects a cost of \$3,489,000.00 (\$3,389,000.00 plus \$100,000.00 for owners' allowance) for the delivery of the project and will include shared savings with the village if the project is completed under budget. If the project comes in over budget, Burke, LLC would be obligated to cover the additional cost, with one exception: if the soils are determined to be contaminated, a change order would be negotiated. Included as part of this proposal are provisions for adding road drainage and backyard drainage improvements.

On December 2, 2019 this item was reviewed by the Committee of the Whole and recommended for approval and referred to the Village Board of Trustees for consideration.

Trustee Healy and Mayor Pekau had questions regarding this matter. (refer to audio file)

Interim Director Rittenbacher responded to their questions. (refer to audio file)

I move to recommend waiving the bid process;

And

Approve accepting the proposal from Burke, LLC of Rosemont, Illinois for the Fairway Estates Stage 4 Drainage and Water Main Improvement Project with a Guaranteed Maximum Price (GMP) of \$3,489,000.00.

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

Aye: 7 - President Pekau, Village Clerk Mehalek, Trustee Fenton, Trustee Dodge, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

Absent: 1 - Trustee Calandriello

AGENDA INITIATIVES

ADJOURNMENT: 6:05 P.M.

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

Aye: 7 - President Pekau, Village Clerk Mehalek, Trustee Fenton, Trustee Dodge, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

Absent: 1 - Trustee Calandriello

2019-0898 Audio Recording for the December 2, 2019 Committee of the Whole Meeting

NO ACTION

/AB

APPROVED: December 16, 2019

Respectfully Submitted,

/s/ John C. Mehalek

John C. Mehalek, Village Clerk