

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, December 2, 2024

6:00 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 6:00 P.M.

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

Absent: 1 - Trustee Radaszewski

APPROVAL OF MINUTES**2024-0908 Approval of the November 18, 2024, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of November 18, 2024.

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

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

Nay: 0

Absent: 1 - Trustee Radaszewski

ITEMS FOR SEPARATE ACTION**2024-0852 Rec Admin HVAC Improvement Project - Final Approval**

On June 3, 2024, the Village Board of Trustees approved a Letter of Commitment (LOC) with Trane, Inc. (Trane) for the Rec Admin HVAC Improvement Project. The LOC authorized Trane to move to the Proposal Stage in which Trane would complete a full set of project design plans and provide the Village with a cost proposal not to exceed \$1,394,000.00 for the execution of those plans. This project would be completed in a single phase. Pricing for this project is in accordance with OMNIA Cooperative Contract #3341.

The Public Works Department subsequently worked with engineers from Trane to refine the scope of work, optimize the project budget, and finalize project design plans. The project scope of work, a summary of which is attached, includes the replacement of the two (2) existing Air Handling Units (AHUs) with high efficiency air-cooled chiller, thermal storage tanks, air handling unit, and Variable Air Volume (VAV) boxes. Additional work includes the replacement of exhaust louvers, domestic water heaters, and condensate pump systems.

As Trane would act as the project engineer and general contractor, the scope of work includes full construction management, mechanical/electrical/structural engineering, installation and subcontracting, material shipping and storage, and a one (1) year labor and materials warranty.

Upon completion of the project plans, which are attached for reference, the final proposal price submitted by Trane, Inc. was \$1,260,765.00, or \$133,235.00 less than the original cost estimate. The cost reduction is a result of project efficiencies identified by Public Works Staff and a competitive internal bidding process by Trane. As previously mentioned, proposal pricing is based on OMNIA Cooperative Contract #3341. It should be noted that the Village may request a third-party review of the proposal to ensure the Trane proposal is in accordance with OMNIA Cooperative Contract. A sample third party review of a previous Trane project proposal is attached for reference.

It should also be noted that this project would qualify for IRA (Inflation Reduction Act) ITC-48 (Investment Tax Credit) incentives. Incentives range from 30% to 40% of the qualifying project value credit to the Village after completion of project, meaning the potential incentive amount for this project could range from approximately \$243,000 to \$324,000. The actual ITC incentive is in the process of being verified by a 3rd party consultant. As a part of their scope of work, Trane will advise and assist with facilitating ITC application process and required support documentation.

Permission to proceed with the final Rec Admin HVAC Improvement Project plans requires approval by the Village Board of Trustees. As such, approval of the proposal submitted by Trane, Inc. dated August 21, 2024, for the Rec Admin HVAC Improvement Project is now requested. A project contingency is not requested as Trane guarantees that no change orders will be necessary to complete the full scope of work due to thorough site visit inspections.

President Pekau had comments and questions. (refer to audio)

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

I move to recommend to the Village Board to approve the waiver of the competitive bid process in lieu of participation in joint purchasing cooperative OMNIA Cooperative Contract #3341 and authorize the approval and execution of a vendor contract with Trane, Inc. for the Rec Admin HVAC Improvement Project, based on Trane's proposal dated August 21, 2024, for a total not-to-exceed contract price of \$1,260,765.00.

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

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

Nay: 0

Absent: 1 - Trustee Radaszewski

2024-0854 Village Hall HVAC Improvement Project - Phase 1 - Final Approval

On May 6, 2024, the Village Board of Trustees approved a Letter of Commitment (LOC) with Trane, Inc. (Trane) for the Village Hall HVAC Improvement Project - Phase 1. The LOC authorized Trane to move to the Proposal Stage in which Trane would complete a full set of project design plans and provide the Village with a cost proposal not to exceed \$440,000.00 for the execution of those plans. Phase 1 of this project includes the replacement of the two (2) existing boilers at Village Hall, while Phase 2 will focus on the replacement of Roof Top Units (RTUs) and other HVAC improvements. Pricing for this project is in accordance with OMNIA Cooperative Contract #3341.

The Public Works Department subsequently worked with engineers from Trane to refine the scope of work, optimize the project budget and finalize project design plans. The project scope of work, a summary of which is attached, includes the replacement of the two (2) existing boilers with high efficiency condensing boilers and associated mechanical equipment. The existing boilers, which are original to the building and provide the main source of heat for Village Hall, are beyond their American Society of Heating and Air-Conditioning Engineers (ASHRAE) serviceable life expectancy. Ongoing use of the boilers will result in further decreased efficiency and reliability, and increased repair costs.

As Trane would act as the project engineer and general contractor, the scope of work includes full construction management, mechanical/electrical/structural engineering, installation and subcontracting, material shipping and storage, and a one (1) year labor and materials warranty.

Upon completion of the project plans, which are attached for reference, the final proposal price submitted by Trane, Inc. was \$419,875.00, or \$20,125.00 less than the original cost estimate. The cost reduction is a result of project efficiencies identified by Public Works Staff and a competitive internal bidding process by Trane. As previously mentioned, proposal pricing is based on OMNIA Cooperative Contract #3341. It should be noted that the Village may request a third-party review of the proposal to ensure the Trane proposal is in accordance with OMNIA Cooperative Contract. A sample third party review of a previous Trane project proposal is attached for reference.

Permission to proceed with the final Village Hall HVAC Improvement Project - Phase 1 plans requires approval by the Village Board of Trustees. As such, approval of the proposal submitted by Trane, Inc. dated June 4, 2024, for Village Hall HVAC Improvement Project - Phase 1 is now requested. A project contingency is not requested as Trane guarantees that no change orders will be necessary to complete the full scope of work due to a thorough site visit inspection.

I move to recommend to the Village Board to approve the waiver of the

competitive bid process in lieu of participation in joint purchasing cooperative OMNIA Cooperative Contract #3341 and authorize the approval and execution of a vendor contract with Trane, Inc. for the Village Hall HVAC Improvement Project - Phase 1, based on Trane's proposal dated June 4, 2024, for a total not-to-exceed contract price of \$419,875.00.

A motion was made by Trustee Riordan, 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 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, and Trustee Riordan

Nay: 0

Absent: 1 - Trustee Radaszewski

2024-0856 OPHFC HVAC Improvement Project - Final Approval

On August 5, 2024, the Village Board of Trustees approved a Letter of Commitment (LOC) with Trane, Inc. (Trane) for the OPHFC HVAC Improvement Project. The LOC authorized Trane to move to the Proposal Stage in which Trane would complete a full set of project design plans and provide the Village with a cost proposal not to exceed \$2,990,000.00 for the execution of those plans. This project would be completed in a single phase. Pricing for this project is in accordance with OMNIA Cooperative Contract #3341.

The Public Works Department subsequently worked with engineers from Trane to refine the scope of work, optimize the project budget and finalize project design plans. The project scope of work, which is summary is attached for reference, includes the removal of the existing chiller, air handling units (AHUs), and Variable Air Volume (VAV) boxes. In place of the chiller, five (5) new rooftop units (RTUs) would be installed and be the primary source of heating and cooling for the building. New VAV boxes, duct work, gas piping, BAS connections, testing and balancing, and final commissioning are also included in the scope of work.

Currently facility ventilation for OPHFC is provided by three (3) indoor AHUs and five (5) rooftop units (RTUs). Cooling is provided by a combination of the RTUs and a chiller providing chilled water pumped to the AHUs. Heating is provided by gas heat to the RTUs and the AHUs. General exhaust is provided by exhaust fans. Per the "2023 Facilities Master Plan", the AHUs, RTUs, and Chiller are all 20+ years old and are recommended for replacement. Ongoing use of these systems will result in further decreased efficiency/reliability and increased repair costs.

As Trane would act as the project engineer and general contractor, the scope of work includes full construction management, mechanical/electrical/structural engineering, installation and subcontracting, material shipping and storage, and a one (1) year labor and materials warranty.

Upon completion of the project plans, which are attached for reference, the final proposal price submitted by Trane, Inc. was \$2,867,190.00, or \$122,810.00 less than the original cost estimate. The cost reduction is a result of project efficiencies identified by Public Works Staff and a competitive internal bidding process by Trane. As previously mentioned, proposal pricing is based on OMNIA Cooperative Contract #3341. It should be noted that the Village may request a third-party review of the proposal to ensure the Trane proposal is in accordance with OMNIA Cooperative Contract. A sample third party review of a previous Trane project proposal is attached for reference.

Permission to proceed with the final OPHFC HVAC Improvement Project plans requires approval by the Village Board of Trustees. As such, approval of the proposal submitted by Trane, Inc. dated November 11, 2024, for OPHFC HVAC Improvement Project is now requested. A project contingency is not requested as Trane guarantees that no change orders will be necessary to complete the full scope of work due to thorough site visit inspections.

President Pekau had questions. (refer to audio)

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

Trustee Riordan had a question. (refer to audio)

Director Van Essen responded to Trustee Riordan. (refer to audio)

President Pekau had a question. (refer to audio)

Director Van Essen responded to President Pekau. (refer to audio)

I move to recommend to the Village Board to approve the waiver of the competitive bid process in lieu of participation in joint purchasing cooperative OMNIA Cooperative Contract #3341 and authorize the approval and execution of a vendor contract with Trane, Inc. for the OPHFC HVAC Improvement Project, based on Trane's proposal dated November 11, 2024, for a total not-to-exceed contract price of \$2,867,190.00.

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

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

Nay: 0

Absent: 1 - Trustee Radaszewski

2024-0888 Building Mechanical System Preventative Maintenance and Repairs - Contract Extension

On July 5, 2022, the Village Board approved the proposal from Midwest Mechanical Group LLC ("Midwest Mechanical") via ITB 22-037 for Building Mechanical System Preventative Maintenance and Repairs (see 2022-0501). The project scope of work consists of providing the full spectrum of facility preventative maintenance services including inspections, maintenance, repair, and replacement of the heating, ventilating, air conditioning systems, subsystems, etc. Bidders were required to provide a fixed monthly compensation basis for performing preventive work for each asset identified in nine (9) areas. This fixed monthly compensation included the cost for material, equipment, and overhead that are required to perform the preventive maintenance as specified in the ITB. Contractors were also asked to provide separate costs for repairs to restore operation of these systems in the event of failure.

The approval of this contract was for a period of three (3) years (2022-2024) with the option to extend the contract for an additional two (2) years (2025-2026).

Based on the quality of service that Midwest Mechanical has demonstrated throughout the original contract period, Staff is requesting to proceed with the optional extension of the contract for an additional two (2) years (2025 and 2026). The yearly cost summary per ITB 22-037 is provided below:

Midwest Mechanical Group LLC

2022: \$130,665.60

2023: \$134,524.80

2024: \$134,524.80

2025: \$138,585.60 (optional year)

2026: \$142,761.60 (optional year)

Additionally, as the roster of Village buildings has changed since 2022, an update to the Scope of Work where facilities work is to be performed is also needed. A summary of the proposed changes is provided below :

Original PM Maintenance and Repair Locations

AREA 1 - Metra Stations (143rd, 153rd, 179th)

AREA 2 - 143rd Parking Garage

AREA 3 - CPAC and Ice Rink (CPAC, Ice Rink, Hill Concessions)

AREA 4 - Village Center Campus (Village Hall, FLC, Civic Center and Rec Admin)

AREA 5 - Rec Buildings (Museum, Humphrey Concessions and George Brown Veterans Center)

AREA 6 - Police Department

AREA 7 - Public Works

AREA 8 - SportsPlex

AREA 9 - Pump Stations and Wellhouses

Revised PM Maintenance and Repair Locations

AREA 1 - Metra Stations (143rd, 153rd, 179th)

AREA 2 - 143rd Street Parking Garage

AREA 3 - Centennial Park Buildings (CPAC, Ice Rink, Hill Concessions)

AREA 4 - Village Center Campus (Village Hall, FLC, Civic Center, Rec Admin)

AREA 5 - Rec Buildings (Museum, Humphrey Concessions and New Veterans Center)

AREA 6 - Police Department

AREA 7 - Public Works

AREA 8 - SportsPlex

AREA 9 - Police Department Range and Athletic Operations Maintenance Facility

Facilities Removed

George Brown Commons, Utility Sites

Facilities Added

Police Department Firing Range and EOC, Athletic Operations Maintenance Facility

As the total number of facilities and assets has not substantially changed, the monthly cost to perform preventative maintenance for these Village facilities has not changed from the original ITB pricing as confirmed by discussions between Public Works and Midwest Mechanical Group staff and detailed on the attached "Revised Scope of Work" and "Revised Building Mechanical System Preventative Maintenance Information".

President Pekau had a question. (refer to audio)

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

Trustee Healy had a question. (refer to audio)

Director Van Essen responded to Trustee Healy. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of Change Order #2 and Addendum B to the contract dated July 5, 2022, with Midwest Mechanical Group LLC for Facility Preventative Maintenance and HVAC Equipment Repairs and Maintenance for a change in scope of service locations, the addition of two (2) additional years (2025 - 2026) to the contract and increase the total not to exceed contract price by \$281,347.20 from \$459,753.54, for a new not-to-exceed contract price of \$741,100.74.

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

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

Nay: 0

Absent: 1 - Trustee Radaszewski

2024-0887 Custodial Services- Contract Extension

On December 6, 2021, the Village Board approved the proposal from Blooming Facility, LLC via RFP 21-061 for Custodial Services (see 2021-0860). The project scope of work consists of providing custodial, cleaning, and janitorial services at eighteen (18) Village facilities. The approval of this contract was for a period of three (3) years (2022-2024) with the option to extend the contract for an additional two (2) years (2025-2026).

Although not without some issues, based on the responsiveness and general quality of service that Blooming Facility, LLC has demonstrated throughout the original contract period, Staff is requesting to proceed with the optional extension of the contract for an additional two (2) years (2025 and 2026). The Original Custodial Services contract cost summary including contingency and original custodial service locations is provided below:

Original Contract Summary - Blooming Facility, LLC

2022: \$362,208.28 (\$344,960.27 + \$17,248.01 Contingency)

2023: \$368,268.77 (\$350,732.16 + \$17,536.61 Contingency)

2024: \$403,041.87 (\$383,849.40 + \$19,192.47 Contingency)

2025: \$478,624.48 (\$455,832.84 + \$22,791.64 Contingency)

2026: \$488,706.37 (\$465,434.64 + \$23,271.73 Contingency)

TOTAL: \$2,100,849.77 (\$2,000,809.31 + \$100,040.46 Contingency)

Original Custodial Services Locations (18)

Village Hall, Civic Center, FLC, Rec Administration, Police Station, Public Works, SportsPlex, Cultural Arts Center, Orland Park History Museum/Old Village Hall, Parks Administration, George Brown Commons/Veterans Center, Metra Stations (143rd, 153rd, 179th), CPAC, Centennial Park Restrooms, Centennial Park Hill and John Humphrey Complex.

However, as the roster of Village buildings has changed since 2022, an update to the custodial service locations and associated costs is also necessary. A summary of the proposed changes is provided below and detailed on the attached "Revised Custodial Services Pricing and Locations".

Revised Contract Summary - Blooming Facility, LLC

2022: \$353,198.52 (\$336,379.54 + \$16,818.98 Contingency)
2023: \$258,882.62* (\$246,554.88 + \$12,327.74 Contingency)
2024: \$272,290.87 (\$259,324.64 + \$12,966.23 Contingency)
2025: \$345,478.58 (\$329,775.01 + \$15,703.57 Contingency)
2026: \$347,722.58 (\$331,917.01 + \$15,805.57 Contingency)
TOTAL: \$1,577,573.17 (\$1,503,951.08 + \$73,622.09 Contingency)

*SportsPlex was removed from Blooming Facility's scope of work in 2023.

Revised Custodial Services Locations (18)

Village Hall, Civic Center, FLC, Rec Administration, Police Station, Public Works, Orland Park History Museum/Old Village Hall, New Veterans Center, Metra Stations (143rd, 153rd, 179th), CPAC, Centennial Park Restrooms, Centennial Park Hill, John Humphrey Complex, John Humphrey House, Police Department Range/EOC and Athletic Operations Maintenance Facility

*Includes Centennial Park West (CPW) cleaning on an as-need basis.

Facilities Removed

SportsPlex, Cultural Arts Center, George Brown Commons

Facilities Added

John Humphrey House, Police Department Firing Range/EOC, Athletic Operations Maintenance Facility, Centennial Park West (as-need only)

As the total number of facilities (18) requiring regular cleaning has stayed the same but the total custodial scope of work and square footage has changed, the monthly price cost to perform custodial for these Village facilities has been adjusted from the original RFP pricing via discussions between Public Works and Blooming Facility staff as shown on the "Revised Custodial Services Pricing and Locations" exhibit and summarized below:

2025: \$345,478.58 (\$329,775.01 plus \$15,703.57 contingency)
2026: \$347,722.58 (\$331,917.01 plus \$15,805.57 contingency)
TOTAL: \$693,201.16 (\$661,692.02 plus \$31,509.14 contingency)

As such, Public Works is requesting to proceed with the optional extension of the Custodial Services contract for an additional two (2) years (2025 and 2026), update the custodial service locations and reduce the total contract amount by \$523,276.60 (\$496,858.23 plus \$26,418.36 contingency) for a new not-to-exceed contract price of \$1,577,573.17 (\$1,503,951.08 plus \$73,622.09 contingency).

President Pekau had questions. (refer to audio)

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

Trustee Kampas had a question. (refer to audio)

Director Van Essen responded to Trustee Kampas. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of Change Order #1 and Addendum A to the contract dated January 5, 2022, with Blooming Facility, LLC for Custodial Services for two (2) additional years, 2025 and 2026, and a change in scope of custodial service locations to reduce the total not to exceed contract price by \$523,276.60 from \$2,100,849.77, for a new not-to-exceed contract price of \$1,577,573.17 (\$1,503,951.08 plus \$73,622.09 contingency).

A motion was made by Trustee Riordan, 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 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, and Trustee Riordan

Nay: 0

Absent: 1 - Trustee Radaszewski

2024-0885 Public Works Automatic Vehicle Locator System (Samsara)

After reviewing multiple vendors in 2021, Samsara was selected to replace the Precise AVL system for Village vehicles and road-going equipment. Samsara was selected due to superior performance that increases safety, efficiency, and sustainability of vehicle fleet operations.

Samsara has increased transparency to residents, with real-time visibility of fleet assets through GPS data during snow plowing operations on the Village's website. Samsara is integrated with the new fleet management software, Fleetio, and has improved maintenance operations with equipment monitoring, diagnostics and automatic meter updates. Consistent and accurate meter readings has attributed to maintaining a high preventative maintenance compliance rate.

Along with the technical advantages of the system, Samsara dashcam footage has been utilized by our insurance provider to provide details on accidents. The AI has contributed to the compliance of the Village's seatbelt policy, and has been used to coach distracted driving habits.

The Village currently has ninety-six (96) pieces of equipment with the Samsara systems installed, and utilizes ten (10) GPS enabled gateways to track the snow removal contractors. An additional five (5) pieces of equipment have been identified for Samsara systems. These pieces of equipment are regularly driven on Village streets and would benefit from an AVL system. The addition of the five

(5) equipment systems would bring the total to one hundred eleven (111) gateways and one hundred one (101) dual-facing cameras.

The current three (3) year licensing agreement is set to expire December 29, 2024. To avoid an interruption in service, a new licensing agreement needs to be executed. The annual licensing cost for one hundred eleven (111) gateways and one hundred one (101) dual facing cameras is \$88,004.52. A one-time shipping and handling fee of \$47.00 will be applied to the first year's invoice to ship the additional units. The total cost of the three (3) year licensing agreement is \$264,060.56. Pricing is based according to Sourcewell contract #020221-SAM.

Trustee Riordan had a question. (refer to audio)

Director of Public Works Joel Van Essen responded to Trustee Riordan. (refer to audio)

Trustee Kampas had a question. (refer to audio)

Director Van Essen responded to Trustee Kampas. (refer to audio)

I move to recommend to the Village Board to approve the waiver of the competitive bid process in lieu of participation in a joint purchasing cooperative and authorizing the approval and execution of a contract for a thirty-six (36) month licensing term for automatic vehicle locator hardware and software from Samsara, Inc., via Sourcewell contract #020221-SAM, based on Samsara's quote Q-1463899 dated July 29, 2024, for a not-to-exceed amount of \$88,051.52 for 2025, \$88,004.52 for 2026, and \$88,004.52 for 2027, for a total not-to-exceed contract price of \$264,060.56.

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

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

Nay: 0

Absent: 1 - Trustee Radaszewski

ADJOURNMENT: 6:17 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 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, and Trustee Riordan

Nay: 0

Absent: 1 - Trustee Radaszewski

2024-0951 Audio Recording for the December 2, 2024, Committee of the Whole Meeting

NO ACTION

/AS

APPROVED: December 16, 2024

Respectfully Submitted,

/s/ Brian L. Gaspardo

Brian L. Gaspardo, Village Clerk