

# VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Monday, February 5, 2024

7:00 PM

Village Hall

## Board of Trustees

*Village President Keith Pekau  
Village Clerk Patrick R. O'Sullivan  
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 7:11 P.M.

**Present:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski and Village President Pekau

**VILLAGE CLERK'S OFFICE****2024-0062 Approval of the January 15, 2024, Regular Meeting Minutes**

The Minutes of the Regular Meeting of January 15, 2024, were previously distributed to the members of the Board of Trustees. President Pekau asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of January 15, 2024.

**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:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2024-0075 Community Pride Awards - St. Michael Cheerleaders - Presentations**

President Pekau presented a Community Pride Awards to the St. Michael Varsity Cheerleading Squad. The team won the coveted First Place trophy and State Champion medals at the ICAA State Championship in Springfield, IL. This is the 20th State Title for St. Michael's Varsity Cheerleading making them the winningest school cheerleading program in the State of Illinois. (refer to audio)

**This was a presentation. NO ACTION was required.**

**2024-0049 The Joint Emergency Telephone System Board - Appointment**

President Pekau appointed Dave Ziolkowski to the Joint Emergency Telephone System Board. (refer to audio)

I move to advice and consent the appointment of Dave Ziolkowski to the Joint Emergency Telephone System Board.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## ACCOUNTS PAYABLE

### 2024-0043 Accounts Payable December 19, 2023 through December 28, 2023 - Approval

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to ratify the Accounts Payable December 19, 2023 through December 28, 2023, in the amount of \$2,513,832.13.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

### 2024-0087 Accounts Payable January 16, 2024 through February 5, 2024 - Approval

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Accounts Payable January 16, 2024 through February 5, 2024, in the amount of \$5,159,882.32.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## CONSENT AGENDA

### Passed the Consent Agenda

**A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2024-0058 Payroll for January 19, 2024 - Approval**

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for January 19, 2024 in the amount of \$1,941,752.48.

**This matter was APPROVED on the Consent Agenda.**

**2024-0077 SB Friedman Development Advisors as needed Consulting Services 2024**

SB Friedman has, and continues to assist, the Village in various economic development matters. Key areas of work include, forecasting incremental property tax revenue, forecasting sales tax revenue, forecasting business district sales and/or hotel tax revenues, reviewing developer pro formas and requests for Village financial support, providing term sheet, economic incentive agreement and/or redevelopment agreement negotiation support and participating in calls with Village and developers. Staff is requesting to continue the ongoing engagement for an hourly as needed services agreement with SB Friedman.

I move to approve the agreement with SB Friedman Development Advisors for hourly as needed consulting services;

AND

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

**This matter was APPROVED on the Consent Agenda.**

**2024-0076 SB Friedman Proposal - Main Street Triangle - 2024**

The Village is in the process of negotiating a redevelopment agreement with Edwards Realty in order to complete the development of the Main Street Triangle / Downtown Orland Park. SB Friedman has been an integral part of the Village team thus far and staff is looking forward to working with them in the future.

SB Friedman does extensive economic development consulting throughout the State and Chicago region. The key areas of work are attached. With approval of this contract SB will continue to be the Village financial and TIF consultant for 2024 for Downtown Orland Park.

I move to approve a contract with SB Friedman in the amount not to exceed

\$40,000, as outlined;

AND

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

**This matter was APPROVED on the Consent Agenda.**

**2024-0078 Amend Title 7 Chapter 4 - Number of Class B Liquor License - Ordinance**

Increase the number of Class B liquor licenses from thirty-two (32) to thirty-three (33).

I move to adopt Ordinance 5869, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF CLASS B LIQUOR LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

**This matter was APPROVED on the Consent Agenda.**

**2024-0048 Public Works Heavy Duty In Ground Vehicle Lift - Purchase and Installation**

Technicians in the Vehicles and Equipment garage often lift large heavy duty equipment and vehicles in order to safely and effectively service them. The Public Works service garage was constructed over thirty (30) years ago, and was built with three (3) heavy-duty vehicle lifts for lifting larger class 7 and 8 trucks and large equipment. One (1) of those lifts was taken out of service in 2010 because of structural and safety deficiencies. The two (2) additional functioning heavy duty vehicle lifts are nearing the end of their usable life and require frequent maintenance.

Newer lifts are designed with enhanced safety features and anti-corrosion construction to ensure longer in-ground life. The operation of the new lift is controlled by a central control panel and requires minimal physical effort from the technician resulting in quicker and safer operation.

A proposal was subsequently provided by Safetylane Automotive Equipment, utilizing Sourcewell contract # 013020-SKI, for the purchase and installation of one (1) Stertil-Koni Diamond 64-13, 64,000-pound capacity in ground heavy-duty vehicle lift. The proposal is attached for reference. Once installed, the vehicle technicians working in the Public Works Building will have the ability to work safely on large trucks and it will ensure there will be one (1) operational heavy-duty truck lift available if the other older unit is decommissioned. Due to the age and condition of the two (2) operational heavy-duty in ground lifts, the Public Works Department has made this project a priority. Future funds have been budgeted for the replacement of the remaining two (2) heavy-duty in-ground lifts.

Rotary and Stertil-Koni are the two manufacturers that offer the type of in-ground lift that is needed. A proposal was received for the Rotary HDI-225 heavy-duty in-ground lift, and installation, from PR Streich for a Sourcewell discounted price of \$319,265.53. Safetylane Automotive Equipment provided a proposal for the Stertil-Koni Diamon 64-13 heavy-duty in-ground lift, and installation, for a Sourcewell discounted price of \$267,614.00.

As such, staff recommends approving the proposal from Safetylane Automotive Equipment for \$267,614.00 for the purchase and installation of one (1) Stertil-Koni Diamond 64-13 heavy-duty in ground vehicle lift at the Public Works Building. A 10% (\$26,761.40) contingency is also requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the contract is signed.

I move to approve the use of Sourcewell contract # 013020-SKI for the purchase and installation of one (1) Stertil-Koni Diamond 64-13 64,000-pound capacity, heavy-duty vehicle and equipment lift from Safetylane Automotive Equipment for the amount of \$267,614.00 plus a 10% contingency of \$26,761.40 for a total amount not to exceed \$294,375.40;

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

To authorize the Village Manager to execute all related contracts subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2024-0068 Purchase of Seven (7) Ford F350 Super Duty Crew Cab Trucks and Two (2) F350 Chassis Cab Trucks**

Vehicles and Equipment has developed a long-term vehicle replacement plan that includes the replacement of nine (9) Super Duty trucks for FY24. The average age of the nine (9) trucks that need replacement is thirteen (13) years.

The Board approved the FY23 capital budget for vehicle replacements. Due to supply chain issues and production delays, the Village was only allocated one (1) Super Duty from Ford. A 2023 Ford F350 Crew Cab was ordered and received. A 2023 Ford F450 chassis cab was also procured from dealer inventory.

Due to the difficulty of procuring vehicles in 2023, the replacements were pushed to 2024. The Village has received confirmation that the vehicles ordered for 2024 will be built and delivered.

It has been determined that purchasing Ford F350 Crew Cabs would be the most beneficial, versatile and have the biggest impact on standardizing and right-sizing the fleet, and is in conformance with the Fleet Assessment that was completed in 2021.

The 2024 Fiscal Year Budget includes the replacement of nine (9) vehicles with 2024 Ford Super Duty Trucks. These new vehicles will be replacements and will not add additional vehicles to the fleet.

One F350 Chassis Cab will be up-fitted with a utility body with emergency response equipment for Orland Park's Emergency Services and Disaster Agency and will replace a 2011 Chevrolet Tahoe currently used by E.S.D.A. (another is planned in 2025).

The second F350 Chassis Cab will be up-fitted with a stake body and lift gate for the Utilities Division.

Seven (7) F350 4x4 Crew Cab trucks will be up-fitted with aluminum lift gates and truck bed toolboxes. The simple body setup will ensure the truck is versatile and can be used throughout different divisions if needed.

Sutton Ford currently holds the SPC (Suburban Purchasing Cooperative) contracts for Ford Super Duty Trucks and offers the most competitive pricing available for Ford Super Duties.

Staff would like to utilize the SPC (Suburban Purchasing Cooperative) contracts #222 and #225, and proceed with the purchase of seven (7) Ford F350 Crew Cab trucks with 8' beds and two (2) F350 Chassis Cabs to be up-fitted.

I move to approve the proposals from Sutton Ford of Matteson, Illinois for the purchase of seven (7) 2024 Ford F350 4x4 Crew Cab trucks for the amount of \$388,269.00 and two (2) Ford F350 Chassis Cabs for the amount of \$116,465.00 for a total amount not to exceed \$504,734.00 per quotes from Sutton Ford dated October 10, 2023 and November 27, 2023;

AND

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

**This matter was APPROVED on the Consent Agenda.**

#### **2024-0072 Purchase of Four (4) Ford Transit 250 Vans**

The Vehicles and Equipment long-term vehicle replacement plan includes the replacement of four (4) cargo work vans for FY24. The average age of the four (4) vans that need replacement is fifteen (15) years.

The Board approved the FY23 capital budget for vehicle replacements. Due to supply chain issues and production delays, there was a shortage in availability of Ford Transit vans, and the Village was unable to procure a van. Due to the difficulty of procuring these vehicles in 2023, the replacements were pushed to 2024. The Village has received confirmation that the vans ordered for 2024 will be built and delivered.

The Ford Transit 250 with a 148" wheel base and mid-height roof is the Village standard for work and cargo vans.

The 2024 Fiscal Year Budget includes the replacement of four (4) vans with 2024 Ford Transit 250 vans. These new vehicles will be replacements and will not add additional vehicles to the fleet. Three (3) Natural Resources and Facilities work vans, all model year 2008, will be replaced and up-fitted with the appropriate equipment. The fourth van will replace a work van in the Utilities Division that is a 2010 model year.

There are no available state contracts or cooperative purchase contracts for the 2024 Ford Transit vans, and pricing for the vehicles has not gone below manufacturer's suggested retail price. As such, we reached out to our local Orland Park Ford dealer. Joe Rizza Ford provided a quote for the specified Transit vans, and discounted them \$1,000 each from MSRP.

Staff would like to proceed with the purchase of four (4) Ford Transit 250 vans from Joe Rizza Ford of Orland Park, Illinois.

I move to approve the proposals from Joe Rizza Ford of Orland Park, Illinois for the purchase of four (4) 2024 Ford Transit 250 vans for the amount of \$55,276.03 each for a total amount not to exceed \$221,104.12 per quotes from Joe Rizza Ford;

AND

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

**This matter was APPROVED on the Consent Agenda.**

**2024-0032 Elevated Tank No. 8 and No. 1 Rehabilitation - Bid Award**

Elevated Tank No. 8 (Tank 8) is located at 15501 Park Station Boulevard, was built in 1979 by Chicago Bridge & Ironworks, and is a 500,000-gallon elevated single pedestal tank.

Elevated Tank No. 1 (Tank 1) is located at 117801 S. Wolf Road, was built in 1994, also by Chicago Bridge & Iron Works, and is a 2,000,000-gallon elevated



single pedestal tank.

In October 2015, Pittsburg Tank & Tower Maintenance Company was hired to complete a full inspection of all seven (7) water towers. At the time of the inspection, Tanks 8 & 1 had very minor failures in the coating system, so it was recommended to renovate the tanks in the next five (5) years. Due to the other towers having more immediate concerns, as the annual plan was developed for all the towers, Tanks 8 & 1 were pushed slightly further out.

On June 26, 2019, the Illinois EPA conducted an inspection of the Village's water system. Though no violations were found, the report did include a recommendation to address paint issues and re-paint Tank 8 & 1. Village staff was then required to submit a plan of action to comply with its recommendation. The Illinois EPA was informed that plans to renovate all seven (7) water towers was already underway.

Tanks 8 & 1 will be the sixth and the seventh, respectively, of seven (7) water towers to be rehabilitated. Public Works staff has been working closely with Christopher B. Burke Engineering on the rehabilitation design. The rehabilitation work includes surface repair and repainting, a new concrete floor, antenna and fall protection corral, and miscellaneous steelwork. The new exterior paint scheme is proposed to match the paint scheme that was Board approved in 2019, which features the new Village logo and white exterior on Tank 1. Tank 8 will also have a Centennial West logo added that was Board approved.

The Elevated Tank No. 8 and No.1 Rehabilitation project was advertised on BidNet Direct on December 21, 2023, with a submission deadline on January 23, 2024. Twenty-five (25) companies downloaded the specifications. The Village received four (4) bids for consideration, a summary of which is below.

Era-Valdivia Contractors, Inc, of Chicago, Illinois - \$2,698,500.00

Jetco, Ltd, of Wauconda, Illinois - \$2,850,311.00

Tecorp, Inc, of Joliet, Illinois - \$3,460,712.00

Neumann Company of Merrilan, Wisconsin- \$4,167,400.00

As an RFP, the Village evaluates proposals based on prices, vendor qualifications, and additional factors deemed relevant. The Village of Orland Park retains the right to accept any proposal, any part or parts thereof, or reject all proposals.

The Village has worked previously with Era-Valdivia Contractors, Inc., most recently in 2023 on the Tower 10 and Tower 8 Rehabilitation project. The Village had numerous issues in working with Era-Valdivia on this project, mostly related to scheduling and completing work in a timely manner. In not adhering to the project plans, time frames, and provisions detailed in the construction documents, the project suffered a lengthy delay in completion, and an overall time-consuming and

frustrating experience for Village staff. Near continuous supervision by Village staff and outside consultants was ultimately necessary to ensure that the project was moved forward. All deficiencies were documented in corrective letters to the contractor. These delays prevented the Tower 8 part of the project to begin, and Era-Valdivia Contractors defaulted completion of Tower 8 on the contract in October 2023.

The Village has worked previously with Jetco Ltd. between 1997 and 1999 on our tanks, and there were no documented issues. Jetco Ltd. is also recommended by our design engineer, and they have performed well for other municipalities, including the well-known "Rose tank" in Rosemont and Woodfield Mall tank in Schaumburg. Jetco Ltd. also provided a revised best and final offer bid after discussion where held on their proposal quantities. This revised proposal reduced their price on the bid tab by \$109,137.00.

The proposal price difference between Jetco, Ltd, and Era-Valdivia Contractors, Inc. is within 5% and the Public Works Department believes the Village will receive a better project by Jetco, Ltd to complete Tower 8 by the June 1st deadline, and Tower 1 by 180 days after notice to proceed.

Based on the evaluations, staff recommends approving the base bid from Jetco, Ltd for \$2,850,311.00. A \$150,000.00 contingency (which is less than 5%) is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the bid was signed, for a total contract price not to exceed \$3,000,311.

I move to accept the base bid from Jetco, Ltd, of Wauconda, Illinois, for RFP23-073 Elevated Water Tanks #8 and #1 Rehabilitation and award a contract in an amount of \$2,850,311.00 plus \$150,000.00 contingency for a total amount not to exceed \$3,000,311.00;

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 amount.

**This matter was APPROVED on the Consent Agenda.**

**2024-0033 Supervisory Control and Data Acquisition (SCADA) Support Services Contract**

The Utility Division of Public Works has used the Supervisory Control and Data Acquisition (SCADA) system since 1985. The system provides twenty-four (24) hour monitoring and controls for the Village water and sanitary system. Last upgraded in 2019 with the addition of new desktop computers and a software upgrade, SCADA technology has evolved utilizing modern computers and software.

The Utility Division's SCADA consultant and integrator, Concentric Integration of Crystal Lake, Illinois, has proposed a support services agreement in order to ensure the reliability and security of the SCADA system. The service agreement would consist of the items identified in Exhibit A.

Third-party support renewals are included as part of this support services agreement, renewals are as listed: Fortinet Forticare for 60D Rugged Firewall, Win-911 Maintenance Plan, and Cisco SmartNet Routers.

Concentric was previously selected in 2012 as the Village's vendor for SCADA. Due to the complexity of the current SCADA system and the historical knowledge of critical Village's water system, a sole source proposal for equipment and software upgrades was requested from Concentric Integration of Crystal Lake, Illinois. If another vendor was to bring their product, extra start-up costs, integration costs, and training costs would be incurred by the Village. Concentric has an overall understanding of the project, with the ability to provide continued support. Concentric's proposal (Exhibit B) details the cost of overall support services for 2024 at a cost of \$35,820.00.

The 2024 budget line item is \$34,870.00 for SCADA support services, and cost is budgeted for in 2024. Additional funding for this purchase will come from the office supplies account number 5008100-460100 to cover the additional cost.

I move to approve waiving the bid process;

AND

Approve the proposal from Concentric Integration, of Crystal Lake, Illinois, for 2024 Support Services Contract for an amount not to exceed \$35,820.00;

AND

Authorize the Village Manager to execute said agreement, subject to Village attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2024-0073 Special Event Permit for Orland Township**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requiring Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Orland Township has submitted a Special Event permit request to host an indoor community soup cook-off event to raise money for the Orland Township Scholarship Foundation on Saturday, February 10, 2024. An estimated 150 attendees are expected.

I move to approve permitting the Orland Township soup cook-off event, on Saturday, February 10, 2024, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

**This matter was APPROVED on the Consent Agenda.**

**2024-0069 American Cancer Society 5K Fundraiser**

The American Cancer Society has submitted a special event permit request to host a 5K fundraiser on October 6, 2024 from 8 a.m.- 2 p.m. at Centennial Park utilizing the park's paths. The race will kick off and finish in the 153rd Street Metra parking lot.

Set up will begin on Saturday, October 5, clean-up will be on Sunday at the conclusion of the event.

Organizers are working on specific event components. All event logistics will adhere to Village guidelines and be reviewed and approved by the Village in advance of the event including: participant parking, event security, Police and or Community Service Officer requirements, Village permits and fees.

Organizers expect 900-1200 participants to take part in the event. The event is open to the general public.

I move to approve permitting the American Cancer Society to host a 5K fundraiser utilizing Centennial Park walking paths and the 153rd Street Metra lot on Sunday, October 6, 2024 from 8 a.m. to 2 p.m. contingent upon meeting all of the Village's permitting requirements, payment of fees and inspections.

**This matter was APPROVED on the Consent Agenda.**

**2024-0066 National Multiple Sclerosis Society 5K Fundraiser**

The National Multiple Sclerosis Society has submitted a special event permit request to host a 5K fundraiser on May 5, 2024 from 8 a.m.-12 p.m. at Centennial

Park utilizing the park's paths. The race will kick-off and finish in the 153rd Street Metra parking lot.

Set up will begin on Saturday, May 4, clean up will be on Sunday at the conclusion of the event.

Organizers are working on specific event components. All event logistics will adhere to Village guidelines and be reviewed and approved by the Village in advance of the event including: participant parking, event security, Police and or Community Service Officer requirements, Village permits and fees.

Organizers expect 600 participants to take part in the event. The event is open to the general public.

I move to approve permitting the National Multiple Sclerosis Society to host a 5K fundraiser utilizing the Centennial Park walking paths and the 153rd Street Metra Lot on Sunday, May 5, 2024 from 8 a.m. to 12 p.m. contingent upon meeting all of the Village's permitting requirements, payment of fees and inspections.

**This matter was APPROVED on the Consent Agenda.**

#### **2024-0071 Occupational Health Services Provider**

Ingalls was the Village's primary Occupational Health Services provider since 2015 but no longer provides these services as of July 2022. Northwestern Memorial Healthcare has been engaged to provide back-up services for our current occupational health needs.

Pricing information for testing and services and is outlined in the chart below. The services listed are those most used by the Village.

Exam	Physicians Immediate Care	Northwestern
Memorial Healthcare		
Pre-Employment Non-DOT	\$80.00	\$85.00
Pre-Employment DOT	\$170.00	\$170.00
Drug Screen Collection	\$55.00	\$42.00
Breath Alcohol Test	\$50.00	\$45.00

Staff recommends Northwestern Medicine Occupational Health and Physicians Immediate Care to provide Occupational Health Services including, but not limited to, pre-employment exams, initial treatment of occupational injuries, return to work medical exams, and drug and alcohol testing program screening collection. Having two Occupational Health facilities provides the Village resources that are needed during peak hiring times and compliments the hours and strengths of each facility.

I move to approve an agreement for occupational health services with Northwestern Memorial Healthcare beginning March 1, 2024, for one (1) year with

the option to renew for years two (2) and three (3);

AND

Authorize the Village Manager to execute an agreement with Northwestern Memorial Healthcare for occupational health services subject to Village attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2024-0070 Comcast Ethernet Fiber Connection - Services Agreement**

In 2016 a 60-month contract with Comcast was signed to provide private line Ethernet connection between Sportsplex and Village Hall. With the additional connection needs to support Centennial Park West, Comcast is proposing changing the Ethernet Private Line to an Ethernet Virtual Private Line that will connect Sportsplex, Centennial Park West and the Village Hall all on one network. The new Ethernet Virtual Private Line connection will replace the current private line Ethernet connection at the Sportsplex and add Centennial Park West to the network.

I move to approve a three year Master Services Agreement with Comcast in an amount not to exceed \$68,400 payable in monthly installments of \$1,900;

AND

Authorize the Village Manager to execute said agreement, subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2024-0051 Village Hall Carpet Replacement Project**

Guided by the 2022 "Facilities Condition Assessment", the Public Works Department has been working on carpeting replacement projects at various Village buildings, including the Orland Park Health and Fitness Center, SportsPlex, Public Works, and Village Hall (Mayor's Office and Copy Room). Public Works has worked with Midway Flooring, Inc., who participate in Sourcewell Contract #080819, on many of these flooring projects. On all accounts, the staff from Midway Flooring have provided excellent customer service and high quality installation services.

As such, Public Works requested proposals from Midway Flooring, Inc. to complete carpeting replacements in the remaining areas of Village Hall ("Village Hall Carpet Replacement Project"). The submitted proposals are based on Sourcewell Contract #080819. A plan showing the location of the carpeting replacement areas is attached for reference and a summary of the proposal prices is provided below:

Proposal Summary	
Development Services:	\$37,008.23
EPS:	\$25,363.86
Human Resources:	\$16,718.57
IT:	\$25,651.31
Training Room (LO11):	\$21,484.14
Lunchroom (Basement):	\$ 3,764.90
Village Manager's Office:	\$23,076.81

TOTAL = \$153,067.82

Based on the provided co-op (Sourcewell) proposal price and company qualifications, staff recommends approving the proposal from Midway Flooring for \$153,067.82. A contingency of \$1,932.18 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$155,000.00.

I move to approve awarding the Village Hall Carpet Replacement Project to Midway Flooring, Inc. for a total amount not to exceed \$155,000.00 (\$153,067.82 plus a contingency of \$1,932.18);

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

To authorize the Village Manager to execute all related contracts subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

#### **2024-0050 Storz Nozzle Conversion Program - Material Purchase**

In 2021, a Village-wide fire hydrant conversion program was established for replacing standard pumper nozzle hookups with Storz nozzles. Utilization of Storz nozzles expedite fire department response times. Rather than threading on an adapter plate (risking cross threading) the Storz allows for a fast "quarter-turn" connection. Quick-connect couplings save considerable amount of time for firefighters when they are connecting hose fittings, and this might further save their lives and the lives of Orland Park residents in case of an emergency.

Conversions began primarily in recent water main replacement subdivisions. Utilities staff have had discussions with Orland Fire Protection District leadership prior to starting any of this work, and they are very happy to see our support to help

expedite emergency response. We have also worked with the Engineering Department to change the hydrant code to have any new development areas to provide new hydrants with Storz as standard.

The Village currently has approximately 4,907 hydrants on our water system. While the goal is for all hydrants to have a Storz connection, staff are concentrating on commercial and industrial areas first. To date, two hundred and eighty-one (281) Storz Nozzle conversions have been successfully completed. This purchase will allow for one hundred fifty (150) hydrants to be converted in 2024, and bring 10.8% of hydrants to this standard.

EJ USA is the supplier of Village of Orland Park Fire Hydrants, hardware, and replacement parts. The 2024 budget line item is \$60,000.00 for the conversion program and pricing is at budget.

I move to approve the purchase of Storz Nozzles for the FY24 Pumper Nozzle Conversion Program from EJ USA for a total amount not to exceed \$60,000.00;

AND

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

**This matter was APPROVED on the Consent Agenda.**

**2024-0015 143rd Street and John Humphrey Drive Roadway Right-of-Way - Dedications for Village-owned Properties**

As part of the 143rd Street and John Humphrey Drive intersection improvements and dry land bridge replacement project, there are eight (8) properties with proposed land acquisitions including either: new right-of-way (permanent acquisitions), temporary construction easements, and permanent easements. The project is currently in Phase II Design Engineering and the project team has initiated the land acquisition process with the public and private property owners.

Of these eight properties, two (2) are owned by the Village. An ordinance and plat of dedication are required to formally dedicate portions of these Village-owned properties as part of the project. The Village will not receive any compensation for these two parcels.

Parcel 0004 (portion of PIN 27-10-100-070) is an existing outlot of the 144th Place Commercial Subdivision which requires approximately 237 square feet of land to be dedicated as John Humphrey Drive right-of-way.

Parcel 0008 (portion of PIN 27-10-101-015) is part of existing open land where approximately 718 square feet are needed for permanent grading and a drainage easement.



Upon approval of this ordinance by the Board, the project team will complete the recording process for these properties per the attached Plats of Dedication, attached as Exhibit 1 of this ordinance.

I move to adopt Ordinance 5870, entitled: ORDINANCE DEDICATING RIGHT-OF-WAY AND AUTHORIZING EXECUTION AND RECORDING OF PLAT OF DEDICATION (143RD STREET AND JOHN HUMPHREY DRIVE).

**This matter was APPROVED on the Consent Agenda.**

**2024-0074 Temporary Accountant - Amend MGT of America Consulting LLC (formerly GovTempsUSA) Employee Leasing Agreement**

The Finance Department continues to address staffing in a few critical technical roles. Temporary Accountant Michael Peterson accepted a full time position and is no longer on the Village's engagement. MGT of America has provided another highly qualified candidate to assist the Village in the temporary accountant role.

Gregg Zientara retired from his position as the Finance Director for the cities of Decatur and South Bend, Indiana. He is currently finishing an engagement with another Illinois municipality.

The attached Exhibit A updates the Village's Employee Leasing Agreement with MGT of America, LLC until May 10, 2024, but continues to renew on a bi-weekly basis until the agreement is terminated. Staff anticipates that this staffing arrangement, including services from our other MGT of America employee, Bob Grogan, would continue into 2024 until the Village is caught up with the Village's audits.

In December, GovTempsUSA was acquired by MGT of America Consulting LLC.

I move to approve a contract amendment to the Employee Leasing Agreement for Temporary Accountant Services with MGT of America, LLC per the proposal dated February 6, 2024 for the assignment of employee Gregg Zientarra;

AND

Authorize the Village Manager to execute said agreement, subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

**PUBLIC WORKS**

**2024-0037 Facility Duct Cleaning - Orland Park Health and Fitness Center - ITB 24-004**

On January 9, 2024, the Village issued Invitation to Bid (ITB) 23-004 "Facility Duct Cleaning - Orland Park Health and Fitness Center" requesting bids for duct cleaning at the Orland Park Health and Fitness Center (OPHFC).

During the three (3) weeks that the bid was open for review, sixteen (16) firms downloaded either partial or complete bid packages. ITB 24-004 was opened on January 24, 2024, at which point four (4) firm had submitted a bids. All packages and an audit of the bid submittal are attached for reference. A summary of the bid price is provided below:

Hughes Environmental, Inc.  
Grand Total Bid Price: \$64,995.00

Sanders Distributin, LLC (DBA Air Care Services)  
Grand Total Bid Price: \$76,500.00

Kleen Air Servies Corporation  
Grand Total Bid Price: \$91,800.00

Taza Construction (DBA Tiles in Style, LLC)  
Grand Total Bid Price: \$189,000.00

Hughes Environmental cleaned the duct work at Public Works in 2023. Public Works staff were very satisfied with the workmanship and communication of their staff.

As such, the Public Works Department is requesting approval to award ITB 24-004 to Hughes Environmental, Inc. for a total amount not to exceed \$64,995.00. A 5% (\$3,249.75) contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$68,244.75.

I move to approve awarding ITB 24-004 Facility Duct Cleaning - Orland Park Health and Fitness Center to Hughes Environmental, Inc. for a total amount not to exceed \$68,244.75 (\$64,995.00 plus a 5% contingency of \$3,249.75);

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 amount.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2024-0042 A/E Services - Police Department Firing Range & EOC Facility - Change Order #2**

Public Works is requesting to revise the contract amount for the Construction Documents for the Police Department Firing Range and EOC Facility Project (see 2023-0444) by an additional \$43,500 to include design services for two (2) site structures (storage garage and carport) into the Orland Park Police Department Firing Range / EOC design that were not included in the original scope of work. The services provided by A/E was both a schematic layout and full design drawings that includes all A/E disciplines (Civil, Electrical, Structural, Mechanical, and Architectural).

I move to approve Change Order #2 from Valdes Engineering for additional design services related to the Police Department Firing Range & EOC Facility Project for a cost not to exceed \$43,500.00;

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 APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2024-0041 Village Hall Window Blind Project (Reissue) - RFP 23-072**

On December 8, 2023, the Village issued Request for Proposal (RFP) 23-072 "Village Hall Window Blind Project" requesting proposals for the removal of existing blinds and installation of new roller shades and mini-blinds on a variety of exterior windows, interior windows, and doors at Village Hall.

During the four (4) weeks that the bid was open for review, fifteen (15) firms downloaded either partial or complete bid packages. RFP 23-072 was opened on January 4, 2024, at which point three (3) firms submitted bids. All qualifying proposal packages and an audit of the proposals submittals are attached for reference. A summary of the proposal prices is provided below:

Cache Furniture  
Lake Level Proposal Price - \$5,464.00

First Floor Proposal Price - \$18,523.00  
Second Floor Proposal Price - \$21,745.00  
Grand Total Proposal Price - \$45,732.00

Chicago Blind Company  
Lake Level Proposal Price - \$5,806.00  
First Floor Proposal Price - \$20,437.00  
Second Floor Proposal Price - \$23,470.00  
Grand Total Proposal Price - \$47,227.35\*

\* After submitting their proposal, Chicago Blind Company offered an additional 5% discount for a revised Grand Total Proposal Price of \$47,227.35. Their original proposal price was \$49,713.00.

Heels and Hammers Construction  
Lake Level Proposal Price - \$5,464.00  
First Floor Proposal Price - \$84,330.00  
Second Floor Proposal Price - \$99,915.00  
Grand Total Proposal Price - \$209,161.00

After all submittals had been reviewed, Public Works Staff met with representatives from the two (2) lowest bidders, Cache Furniture and Chicago Blind Company, to discuss project logistics and each company's ability to meet the Village's RFP requirements. Both companies provided excellent references and qualifications. Public Works staff were equally impressed with both companies and their proposed project schedules. It should be noted that after submitting their proposal, Chicago Blind Company offered an additional 5% discount for a revised Grand Total Proposal Price of \$47,227.35. Documentation of this discount is included in the attached Chicago Blind Company RFP submittal.

Despite both companies providing proposals of comparable amounts, based on the lowest proposal price and company qualifications, staff recommends approving the proposal from Cache Furniture for \$45,732.35. A 10% (\$4,573.24) contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$50,305.59.

Trustee Katsenes had comments. (refer to audio)

I move to approve awarding RFP 23-072 Village Hall Window Blind Project to Chicago Blind Company for a total amount not to exceed \$52,005.09 (\$47,277.35 plus 10% contingency of \$4,727.74);

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

To authorize the Village Manager to execute all related contracts subject to Village Attorney review.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

#### **2024-0034 Storm Basin Stewardships - Renewals and New Sites - Bid Award**

The Public Works Department currently maintains one hundred eighty-six (186) wet and dry storm water basins. In 2021, the Village contracted with Christopher B. Burke Engineering (CBBEL) to complete an assessment of all the Village-owned basins. Basins were rated on a scale of one (1) through five (5). Basins rated at a level of one (1) are in the best condition, and level five (5) are in the worst condition. Since then, the Utility Division has been working with Village pre-qualified Ecological Restoration Contractors (ERCs), Stantec Consulting Services Inc., Davey Resource Group, Pizzo & Associates, and V3 Companies, to get the level 4s and 5s down to a level 3 condition or better.

A typical restoration project begins with one (1) year of establishment, followed by three (3) to five (5) years of maintenance. After the initial stewardship period has completed, proposals for a continuation of maintenance, typically for three (3) to five (5) years, are requested from Village ERCs, and the project is renewed. Once sites have been restored, stewardships should continue indefinitely. Maintaining these sites annually incurs lower maintenance costs over time, as long as funding is available.

The scope of work over the three (3) year stewardship includes the establishment and maintenance of existing native plantings, the control of invasive woody and herbaceous flora, one (1) prescribed burn (if needed), and supplemental seeding (if needed). The proposals represent the cost for three (3) years of maintenance from 2024 until 2026, plus an optional cost for (2) additional years of maintenance (2027 - 2028).

A list of fifty-five (55) wet and dry basins, as well as the total costs for a five (5) year stewardship program, are attached.

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

Trustee Kampas had questions. (refer to audio)

Village Manager George Koczwara responded to Trustee Kampas. (refer to audio)

Trustee Kampas made a motion to amend the contingency clause to read "Approve a contingency for as needed prescribed burns and supplemental seeding for a total of not to exceed \$75,000 in FY24, and Board approved budgeted amount in FY25-FY28". It was seconded by Trustee Katsenes. All were in favor. (refer to audio)

I move to approve the stewardships of thirty-seven (37) new and contract renewal ponds to Davey Resource Group of Elmhurst, IL at a cost of \$121,960.00 in FY24, in addition to the eight (8) existing ponds previously approved in 2023 at a cost of \$29,735.00 for FY24, for a total amount not to exceed \$151,695.00 in FY24 and Board approved budgeted amount in FY25-FY28;

AND

Approve the stewardships of eighteen (18) new and contract renewal ponds to V3 Companies of Woodridge, IL at a cost of \$62,400.00 in FY24, in addition to the twenty-eight (28) existing ponds previously approved in 2022 & 2023 at a cost of \$85,225.00 for FY24, for a total amount not to exceed \$147,625.00 in FY24 and Board approved budgeted amount in FY25-FY28;

AND

Approve zero (0) additional stewardships at this time to Pizzo & Associates, Ltd. of Leland, IL, in addition to the seven (7) existing ponds previously approved in 2023 at a cost of \$22,250.00 for FY24, for a total amount not to exceed \$22,250.00 in FY24 and Board approved budgeted amount in FY25-FY28;

AND

Approve zero (0) additional stewardships at this time to Stantec Consulting Services Inc. of Monee, IL, in addition to the eighteen (18) existing ponds previously approved in 2022 & 2023 at a cost of \$68,401.00 for FY24, for a total amount not to exceed \$68,401.00 in FY24 and Board approved budgeted amount in FY25-FY28;

AND

Approve a contingency for as needed prescribed burns and supplemental seeding for a total of not to exceed \$75,000 in FY24, and Board approved budgeted amount in FY25-FY28;

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 Radaszewski, seconded by Trustee Healy, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

#### **2024-0035 Cultural Arts Center Demolition - ITB 24-001**

The demolition of the Cultural Arts Center is part of a comprehensive facility assessment study the Village undertook in 2022. In the facility assessment study conducted by Legat Architects, 9 of the 12 facility items evaluated in the Cultural Center were rated as needing some level of maintenance. The roof was categorized as needing replacement at an estimated cost of \$1.2 M. HVAC systems are categorized as near the end of life with an estimated replacement cost of \$5M. With this information, the Village Board approved decommissioning the Cultural Arts Center at its September 6, 2022 BOT meeting. Had the Village decided to continue to operate the Cultural Center, in addition to the capital improvements noted above, the facility would require extensive remodeling to modernize the outdated facility, as well as to make facility accommodations for individuals with disabilities. Instead of the Cultural Center, the recreation programs and rentals will be transferred to the Franklin Loebe Center and the Civic Center which will result in a more dynamic recreation campus centered around Village Hall. Renovations of the FLC are currently being finalized in anticipation of the formal Cultural Center decommissioning. By moving these programs, the Village will be reducing its overall inventory of facilities to maintain and operate, resulting in significant long-term cost savings.

Following the decision to decommission the Cultural Center in 2022, the Village contacted D135 to determine if they would be interested in purchasing the Cultural Center from the Village for a nominal fee of \$1. D135 conducted its own facility evaluation of the building and also concluded that it would be cost prohibitive to acquire the building. With D135 not interested in acquiring the building, and with the demolition of the Robert Davidson Center in 2019, the Village Board concluded that this would be an opportune time to redevelop the entire Doogan

Park parcel. Accordingly, at the August 21, 2023 Village Board meeting, the Village Board approved entering into an agreement with Wight & Co. to develop a conceptual plan for Doogan Park, as well as assisting with the application of an Illinois Department of Natural Resources (IDNR), Open Space Lands Acquisition and Development (OSLAD) grant.

As part of the conceptual plan process, postcards were mailed to 259 village residents living within 1000' of Doogan Park inviting them to a public engagement session on July 12, 2023, as well as to the August 1, 2023 Recreation Advisory Board (RAB) meeting. Additionally, staff connected with the pickleball community encouraging participants to attend the meeting. Wight & Co., along with Village staff, hosted the public engagement session to garner input on two conceptual plans for the redevelopment of Doogan Park. Approximately 37 attended providing a variety of input related to pickleball, a playground, parking, vandalism concerns and other potential park elements.

Wight & Co. incorporated this input into a second concept plan which was presented the RAB during the August 1, 2023 meeting. Approximately 17 attended the meeting providing additional input on the Doogan Park redevelopment plan. This included expressing appreciation for taking input into consideration, a desire to include infrastructure to support the installation of lights for the pickleball complex, interest in providing input to the playground, a desire to include a half basketball court in phase I, concern of a future skate park at Doogan Park and adding one additional bocce ball court. The RAB unanimously approved the second plan specifically noting that the aforementioned items be considered in the final plan. At the September 5, 2023 Village Board meeting, the Village Board adopted the RAB approved conceptual plan. The estimated financing plan for the Doogan Park redevelopment, was planned to include funding from three sources: Village capital improvement budget, Open Space Lands Acquisition and Development (OSLAD) Program grant funding and annual Village operational funding.

On Tuesday, January 30, 2024, the State announced the OSLAD Grant recipients. The OSLAD Program is a state-financed grant program that provides funding assistance to local government agencies for acquisition and/or development of land for public parks and open space. The Village of Orland Park was successful with its grant application and was awarded a \$600,000 grant for Doogan Park. This grant award is an important milestone since, until recently, the Village of Orland Park was not allowed to apply for Illinois Department of Natural Resource OSLAD grants because of previous non-compliance with an IDNR grant associated with Stellwagen Farm. Recently, the Village was able to overcome this non-compliance as part of the development of the Dr. Marsh Prairie Path which was opened to the public in July, 2023. In addition to lifting the previous IDNR grant non-compliance, the Dr. Marsh project was recently awarded as a 2023 project recipient by the American Public Works Association - Southwest Branch.



The Doogan Park project (see attached approved concept plan) will include 10 pickleball courts, restrooms, a full size soccer field, smaller baseball/softball field, the addition of one, and repair of the existing bocce ball court playground, half basketball court, pavilion, sledding hill, asphalt trail, site furnishings, planting improvements and additional parking. In addition, the Doogan Park project will also include a Andrew Corporation commemoration.

The current Cultural Center was originally built for the Orland Park Library. As the Orland Park Herald reported in January 1975, "In an unprecedented gesture of largesse Andrew Corporation gave a gift of a new Library Building to the community of Orland Park at the Village Board meeting on January 13." The 7,000 square foot building, the Aileen S. Andrew Memorial, at 14760 Park Lane was dedicated on November 14, 1976. A new Aileen S. Andrew Memorial will be included as part of the Doogan Park project.

As far as next steps for the Doogan Park project, the Village will be issuing a Request for Proposals (RFP) for Architect-Engineering (A-E) Services in the coming months. Work is anticipated to begin at Doogan Park in 2025. An informational sign will be installed onsite ahead of the planned Cultural Center demolition.

#### Demolition

On January 2, 2024, the Village issued Invitation to Bid (ITB) 24-001 "Cultural Arts Center Demolition" requesting proposals for the demolition, removal, and proper disposal of the existing building and various site elements of the Cultural Arts Center ("CAC").

During the three (3) weeks that the bid was open for review, thirty (30) firms downloaded either partial or complete bid packages. ITB 24-001 was opened on January 22, 2024, at which point seven (7) firms submitted bids. All qualifying bid packages and an audit of the bids submittals are attached for reference. A summary of the bid prices is provided below:

#### KLF Enterprises

Base Bid Price - \$153,700.00

Alternate #1 Bid Price - \$33,000.00

Grand Total Bid Price - \$186,700.00

#### Rezzar Demolition LLC

Base Bid Price - \$196,649.00

Alternate #1 Bid Price - \$101,350.00

Grand Total Bid Price - \$297,999.00

#### ADM Demolition LLC

Base Bid Price - \$215,900.00

Alternate #1 Bid Price - Did Not Submit

Grand Total Bid Price - Did Not Submit

Green Demolition Contractors, Inc.  
Base Bid Price - \$218,500.00  
Alternate #1 Bid Price - \$4,000.00  
Grand Total Bid Price - \$226,500.00

Environmental Cleaning Corp.  
Base Bid Price - \$252,255.00  
Alternate #1 Bid Price - No Bid  
Grand Total Bid Price - \$252,255.00

Omega III LLC  
Base Bid Price - \$277,125.00  
Alternate #1 Bid Price - \$1,500,000.00  
Grand Total Bid Price - \$1,777,125.00

McDonagh Demolition, Inc.  
Base Bid Price - \$426,000.000  
Alternate #1 Bid Price - \$149,000.00  
Grand Total Bid Price - \$575,000.00

Based on the lowest proposal price, staff recommends approving the base bid from KLF Enterprises for \$153,700.00. Staff recommends against inclusion of Alternate #1 Bid. A 10% (\$15,370.00) contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the bid was signed, for a total contract price not to exceed \$169,070.00. Work is anticipated to be substantially complete by July 15, 2024.

Trustee Kampas had questions. (refer to audio)

Village Manager George Koczwara responded to Trustee Kampas. (refer to audio)

Trustee Kampas made a motion to amend the motion to include approval of the contingency for as needed prescribed burns and supplement seeding for a total not to exceed \$75,000 in fiscal year 2024 and Board approved budgeted amount in fiscal year 2025 to 2028. It was seconded by Trustee Katsenes. All were in favor. (refer to audio)

Director of Public Work Joel Van Essen, Director of Recreation and Parks Ray Piattoni and Director of Engineering Khurshid Hoda presented information regarding this matter. (refer to audio)

Trustee Katsenes and President Pekau had comments. (refer to audio)

I move to approve awarding ITB 24-001 Cultural Arts Center Demolition to KLF Enterprises for a total amount not to exceed \$169,070.00 (\$153,700.00 plus a 10% contingency of \$15,370.00);

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

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

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## **DEVELOPMENT SERVICES AND PLANNING**

### **2024-0017 Elevator Inspection and Plan Review Services - Bid Award**

The Village of Orland Park contracts its elevator inspection and plan review services to a private company for code conformance within our corporate boundaries. The Village Code (5-1-13) and the State of Illinois regulate minimum elevator and conveyance inspection standards to be performed for new and existing elevators. Our prior Village contract for elevator inspection services ended December 31, 2023, and requests for new elevator inspection proposals were publicized and submitted to the Village prior to the contract expiration.

On November 21, 2023, the Village issued Request for Proposal (RFP) 23-063 "Elevator Inspection and Plan Review Services", requesting proposals for annual elevator inspection and as-needed plan review services for elevators and other conveyances in buildings throughout the Village of Orland Park. The expectation is to select a single contractor to provide these services for three (3) years with an option to renew for an additional two (2) years. The potential total term is five (5) years.

Prospective contractors were asked to provide pricing for different inspection types and plan review services.

During the 3.5-week RFP period, thirteen (13) firms downloaded either partial or complete bid packages. No questions were received by the December 1, 2023,

question acceptance deadline.

RFP 23-063 was opened December 15, 2023, at which point three (3) firms submitted bids: ATIS Elevator Inspections, LLC, ("ATIS"), St. Louis, MO; BRS USA Industries, ("BRS"), Bridgeview, IL; and Elevator Inspection Service Co, Inc. ("EIS"), Burr Ridge, IL. All qualifying bid packages are attached for reference. A summary of the pricing:

ATIS (2024/ 2025/ 2026/ 2027/ 2028)

Routine Safety Inspection (annual) (\$95/ \$95/ \$98/ \$101/ \$104)

Routine Safety Re-Inspection (\$75/ \$75/ \$77/ \$79/ \$81)

Plan Review (\$165/ \$165/ \$170/ \$175/ \$180)

Construction Inspections (permits) (\$500/ \$500/ \$515/ \$530/ \$546)

Construction Re-Inspections (permits) (\$250/ \$250/ \$258/ \$266/ \$274)

Witnessing of Annual Pressure Test (\$220/ \$220/ \$227/ \$234/ \$241)

BRS (2024/ 2025/ 2026/ 2027/ 2028)

Routine Safety Inspection (annual) (\$25/ \$25/ \$25/ \$27/ \$27)

Routine Safety Re-Inspection (\$20/ \$20/ \$20/ \$22/ \$22)

Plan Review (\$40/ \$40/ \$40/ \$40/ \$40)

Construction Inspections (permits) (\$40/ \$40/ \$40/ \$40/ \$40)

Construction Re-Inspections (permits) (\$40/ \$40/ \$40/ \$40/ \$40)

Witnessing of Annual Pressure Test (\$125/ \$125/ \$125/ \$130/ \$130)

EIS (2024/ 2025/ 2026/ 2027/ 2028)

Routine Safety Inspection (annual) (\$25/ \$25/ \$25/ \$25/ \$25)

Routine Safety Re-Inspection (\$25/ \$25/ \$25/ \$25/ \$25)

Plan Review (\$40/ \$40/ \$40/ \$40/ \$40)

Construction Inspections (permits) (\$40/ \$40/ \$40/ \$40/ \$40)

Construction Re-Inspections (permits) (\$40/ \$40/ \$40/ \$40/ \$40)

Witnessing of Annual Pressure Test (\$100/ \$100/ \$100/ \$100/ \$100) (per hour; approx. 1 hour)

Due to costs, ATIS was not given further consideration. Development Services called references listed on the BRS and EIS submittal forms. BRS' reference list did not appear to be double-checked prior to the submittal of its proposal. EIS' references provided positive reviews of previous work experience. Development Services staff are also familiar with EIS, having worked with their staff in the past, including the Village's most recent contract.

As such, the Development Services Department is requesting approval to award RFP 23-063 to Elevator Inspection Services Co., Inc. per the fee schedule provided in its proposal.

In evaluating the three proposals, staff considered direct costs to the Village as well as to our local businesses, as pressure tests are billed directly to the elevator

owners. Given these considerations, the proposal from EIS was found to be the best proposal overall and had same or lower costs than the other two proposals. Additionally, they have an exceptional history of service to both the Village, our local businesses, and the references provided. A detailed review of the three proposals is outlined in the attached memo. This item has been examined by Finance procurement staff and is recommended for approval by the Village Board of Trustees.

I move to approve awarding RFP 23-063 "Elevator Inspection and Plan Review Services" to Elevator Inspection Service Co, Inc. ("EIS") of Burr Ridge, IL, for elevator inspections and plan review services for the Village of Orland Park for three (3) years with the option to renew for an additional two (2) years as specified in the Village of Orland Park request for proposals, at an amount not to exceed the Board-approved budget amounts;

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 APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

#### **2023-0919 15126 and 15128 Penrose Court Lot Consolidation**

Project: 2023-0919 - Penrose Court Lot Consolidation

Petitioner: John Pigatto, Property Owner

Purpose: The petitioner is seeking approval to consolidate lots 17 & 18 in the Waterford Pointe planned development.

Address: 15126 and 15128 Penrose Court

Parcel Size: 29,204sf (total)

#### **PLANNING SUMMARY**

This petition seeks to combine lots 17 and 18 the single family lots on Penrose Court in order to construct a single-family detached residence, decreasing the overall number of single-family homes in Waterford Pointe from 24 to 23.

If approved, the consolidated lot would encompass a total area of 29,204 square feet with a 211.26-foot frontage as measured on the proposed plat of survey. The existing easements on both properties will be retained, except for those traversing the centerline of the lots. There are no proposed buildings associated with this request. The density of the Waterford Pointe subdivision will be slightly reduced, while traffic and emergency access will remain unchanged.

The grading plan for the construction of a single-family home will undergo review as part of the permitting process upon the submission of an application.

The Comprehensive Plan recommends single family residential for this area. Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area. The mylar has been provided to the Engineering Programs and Services office.

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 Commissioners, members of staff, and the petitioner. No members of the public were in attendance. The commissioners asked about the location of the proposed home, and the petitioner responded that it will most likely be centered on the lot. The petition was approved per the staff recommended action.

#### PLAN COMMISSION RECOMMENDED ACTION

The Plan Commission recommends that the Board of Trustees approve a Plat of Consolidation subject to the condition that a final copy of the plat must be printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.

I move to approve the Plan Commission Recommended Action for Case Number 2023-0919, also known as Penrose Court Lot Consolidation;

AND

Approve the Plat of Consolidation titled "Plat of Consolidation for Pigatto Residence", prepared by MG2A dated January 25, 2024;

AND

Authorize staff to execute and record the plat.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

#### NON-SCHEDULED CITIZENS & VISITORS

The following members of the audience addressed the Board. (refer to audio)

1. Yousef Zegar
2. Rama Atieh
3. Badie Ali

4. Joehar Jamdan
5. Sansan Jaber

## **BOARD COMMENTS**

President Pekau had comments. (refer to audio)

## **RECESS: 8:07 P.M.**

Mayor Pekau entertained a motion to recess the meeting. (refer to audio)

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## **RECONVENE BOARD MEETING: 8:37 P.M**

The roll was called to reconvene the Regular Meeting and Trustees Healy, Katsenes, Milani, Kampas, Riordan, Radaszewski and President Pekau were present.

**Present:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski and Village President Pekau

## **BOARD COMMENTS CONTINUED**

President Pekau, Trustees Kampas and Trustee Healy had Board comments. (refer to audio)

**ADJOURNMENT: 8:51 P.M.**

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2024-0142 Audio Recording for February 5, 2024, Board of Trustees Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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**Patrick R. O'Sullivan, Village Clerk**