



**ORLAND
PARK**

PW Salt Storage Update

**Joel Van Essen
Public Works Director**

PW Salt Storage Facility

Background

- PW Optimization Project broken into two bid packages and phases
 - **FY26 Phase 1:** Salt Storage Facility funded by Motor Fuel Tax Funds and to follow IDOT bidding requirements/VOP requirements
 - **FY27-28 Phase 2:** North/South Bay Renovations funded by General Fund/Bonds and to follow VOP requirements
- FY26 Salt Storage Facility
 - Scope Salt Storage includes construction of a new salt storage building and storage bins, paving surrounding area to blend existing pavement to building elevation, generator, utility work and demo of old range, PW tomb, and old salt storage area after new building completed.
- Since this is an MFT-funded project, procurement must comply with IDOT BLR Manual Chapter 9 (competitive bidding requirements):
 - Prime Contractor must be IDOT pre-qualified
 - Prime Contractor must self-perform at least 51% of the work

PW Salt Storage Facility

Bidding following IDOT guidelines

- **Two Invitation to Bids (ITB) with no bids received**
 - Oct 22, 2025, Village issued ITB 25-042, 80 firms downloaded the package, but no bids provided on Dec 2, 2025.
 - Jan 6, 2026, Village reissued ITB 26-002, 59 firms downloaded the package, but no bids provided on Feb 17, 2026.
- **Why did over 500 companies not bid twice?**
 - The prime contractor must be IDOT pre-qualified contractor.
 - The prime contractor must self-perform 51% of the work.
 - While there are 500 on list, most of the companies are trades so they only do a portion of work.
 - This reduced list down to handful.
- The project drawings were broken into two phases. Contractor feedback was:
 - The size was too small for some contractor's interest.
 - There was a higher difficulty to place cost in appropriate phase.

PW Salt Storage Facility

Bidding following IDOT guidelines

- **IDOT Guidelines:** If the Village has properly advertised the project twice and received no bids, Village may proceed with **negotiated procurement**. However, this must be documented. The Village must take the following action:
 - **Negotiate with a prequalified contractor using the same bid documents and scope.**
 - Provide proof of the two public advertisements and bid openings.
 - Confirm that no bids were received.
 - Document why direct negotiation is in the best interest of the public.
 - Submit the negotiated contract, compare against engineer's estimate, and justification memorandum to (IDOT Local Roads) electronically for concurrence prior to award.
- **Who to negotiate with?**
 - Someone we have worked with in the past that we have good experience with.
 - Someone who has looked at drawings already and started the bidding process.
 - Benchmark Construction
 - Bisping Construction
 - D Construction
 - **F.H. Paschen Construction**
 - Granite Construction
 - John Burns Construction
 - Lindahl Construction
 - Lorig Construction
 - **M&J Underground Construction**
 - Walsh Construction

PW Salt Storage Way-forward for Phase I Only

Negotiated Contract

- M&J Underground has performed work for the Village and other municipalities and has positive reviews of their work.
- M&J Underground is IDOT pre-qualified contractor who had provided quotes to other prime contractors, but those contractors did not supply a proposal.
- M&J Underground is providing the Village a proposal for Phase I, Salt Storage.
- Public Works will review their proposal and negotiations with them. A final price will be brought back to board for approval.

PW Salt Storage/North-South Bay Way-forward for Phase I & II

Negotiated Contract/Omnia Co-Op

- **Background:** On Feb, 18, 2026, the Village received proposals for Phase 2: North and South Bay Renovations for FY27-28 work.
 - 4 RFB bids were significantly higher than government estimate completed by a contractor.
 - 4 RFB bids were grouped together closely but may have factored parts of Phase I.
- F.H. Paschen has performed work for the Village and other municipalities and has positive reviews of their work.
- F.H. Paschen is IDOT pre-qualified contractor who downloaded drawings. They also have an Omnia Co-Op contract. They can provide a quote within two weeks.
- F.H. Paschen will provide a proposal both for Phase I and Phase II. The benefits of single contractor would eliminate any confusion and reduce overlap pricing.
- Public Works will review their proposals and negotiations with them. A final price will be brought back to board for approval. This could be for Salt Storage building and/or North and South Bay renovations.

Questions