



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Committee of the Whole

Village President Keith Pekau

Village Clerk John C. Mehalek

Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Daniel T. Calandriello,

William R. Healy, Cynthia Nelson Katsenes, and Michael R. Milani

Monday, December 2, 2019

6:00 PM

Village Hall

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

C. ITEMS FOR SEPARATE ACTION

1. [2019-0807](#) Fairway Estates Stage 4 Drainage and Water Main Improvements
GMP - Proposal

Attachments: [Fairway Stage 4 GMP Summary](#)
[FairwayStages2019](#)

D. AGENDA INITIATIVES

E. NON-SCHEDULED CITIZENS & VISITORS

F. ADJOURNMENT

REQUEST FOR ACTION REPORT

File Number:	2019-0807
Orig. Department:	Public Works Department
File Name:	Fairway Estates Stage 4 Drainage and Water Main Improvements GMP - Proposal

BACKGROUND:

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

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

To expedite the project in the Fairway Stage 4 Water Main improvement area and take advantage of current pricing, the GMP (design/build) delivery method is once again recommended. The traditional design/bid/build option would require significant water main engineering delaying construction and adding to the cost. Burke, LLC and their subcontractors have become familiar with village standards and expectations. The underground contractor for the water main replacement project has committed to once again holding their price if work is able to begin as early as February 1, 2020, providing an expected savings.

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

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

Program.

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

BUDGET IMPACT:

Funding for this work will be available in the Water Fund Capital Budget accounts 031-6002-470500 (2020) and 031-6007-470500 (2020) for this project.

REQUESTED ACTION:

I move to recommend waiving the bid process;

And

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



Design / Build

BURKE, L.L.C.

9575 West Higgins Road • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

October 18, 2019

Village of Orland Park
15655 S. Ravinia Avenue
Orland Park, Illinois 60462

Attention: Mr. Rich Rittenbacher

Subject: GMP Contract
Village of Orland Park
Fairway Stage 4 Watermain and Drainage Improvement Project

Dear Mr. Rittenbacher:

Burke, LLC is pleased to submit a Design / Build Guaranteed Maximum Price (GMP) Proposal for the Fairway Stage 4 Drainage and Watermain Improvement Project.

Please note that we are proposing to utilize the same subcontractor and hold the same pricing as we had in Stages 1, 2, and 3 of the Fairway Watermain and Drainage Projects. We are able to hold pricing due to our familiarity with the project site and because the work will be performed during the winter months.

Enclosed please find Burke, LLC's Construction Management contract and Summary Schedule of Values. The GMP for the work is \$ 3,489,000.00.

If you have any questions, please do not hesitate to call me.

Sincerely,

James F. Amelio, PE
Principal



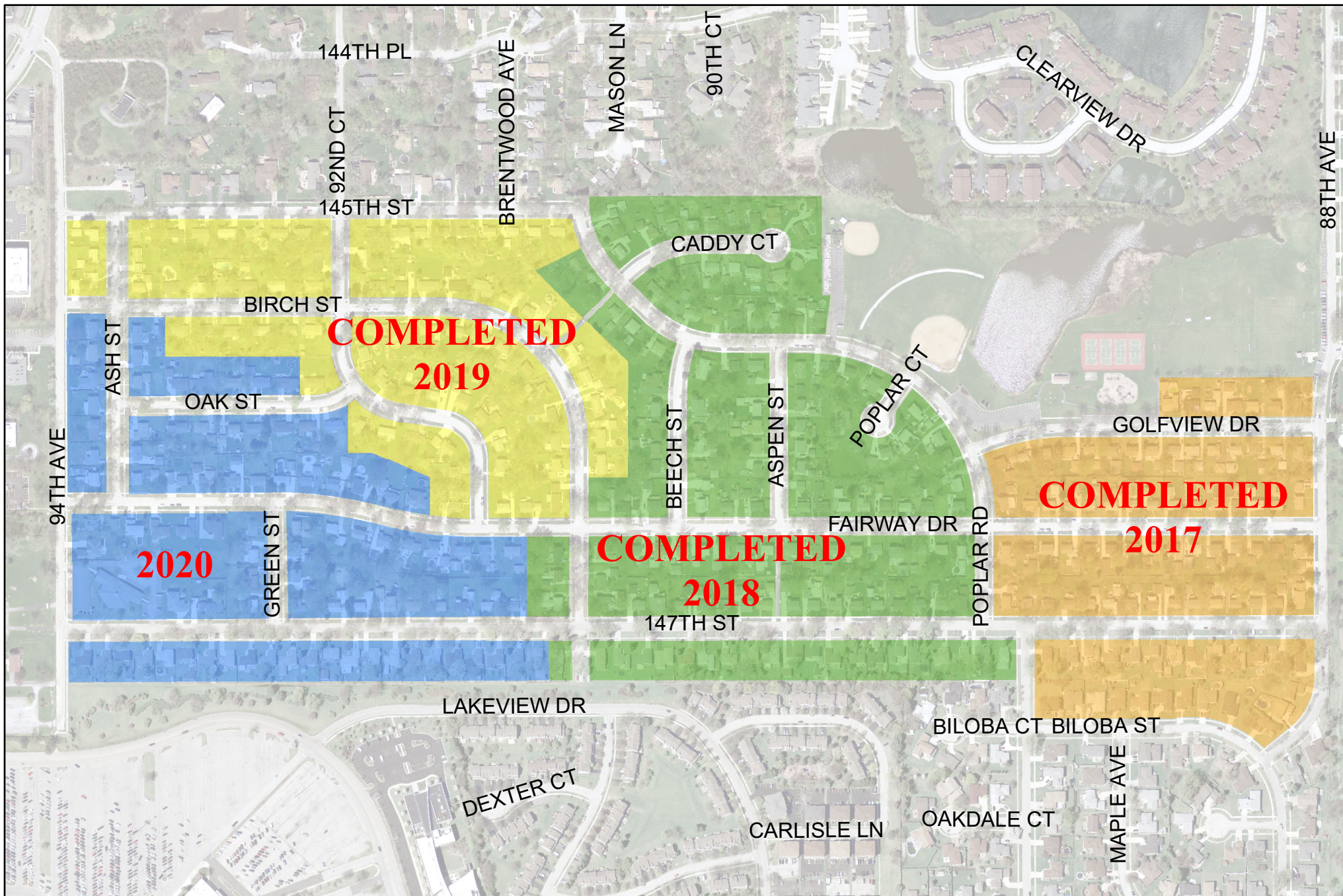
**Fairway Stage 4
Drainage and Watermain
Improvements
Orland Park, Illinois
Exhibit A - Summary Schedule of Values**



Item	Contract Value	
Drainage Improvements	\$	771,500 22%
Drainage Construction	\$	650,000
Easement Exhibit (6 locations - documents only)	\$	15,000
Drainage Survey	\$	10,000
Drainage Design	\$	12,000
Construction Management	\$	52,000
General Conditions (Insurance OH and Profit)	\$	32,500
Water Main Improvements	\$	2,617,500 75%
Water Main Construction	\$	2,250,000
Water Main Design & Permitting	\$	75,000
Construction Management	\$	180,000
General Conditions (Insurance OH and Profit)	\$	112,500
Owners Allowance	\$	100,000 3%
Drainage Improvement Allowance	\$	50,000
Water Main Improvement Allowance	\$	50,000
Contract Price		\$ 3,489,000

Assumptions/Qualifications and Clarifications:


1. We assume that the on site soils are clean. If it is determined that the existing soils are contaminated, then a change order shall be warranted to cover the additional cost.
2. Trenches shall be patched to match existing pavement thicknesses with the exception of Oak Street which will receive a temporary 2" thick patch. Roadway paving shall be performed separately.



Watermain Replacement Fairway Stages

Legend

- Fairway Stage 1
- Fairway Stage 2
- Fairway Stage 3
- Fairway Stage 4


 1 inch = 400 feet
 11/12/19

This map is for reference only. The Village makes no representations as to the accuracy of the depicted utility locations or sizes. The data is subject to change without notice. The Village of Orland Park assumes no liability in the use or application of the data. Reproduction or redistribution is forbidden without the expressed written consent from the Village of Orland Park.