



## Legislation Details (With Text)

**File #:** 2016-0335    **Version:** 0    **Name:** Orland Park Triangle Improvements - Streets, Parking Lot and Infrastructure - Proposal Approval  
**Type:** MOTION    **Status:** PASSED  
**File created:** 4/27/2016    **In control:** Board of Trustees  
**On agenda:** 5/2/2016    **Final action:** 5/2/2016

**Title:** Orland Park Triangle Improvements - Streets, Parking Lot and Infrastructure - Proposal Approval

**Code sections:**

**Attachments:** 1. Leopardo Proposal Sheet, 2. Leopardo Companies - Signed Contract - Triangle Improvements 2016 - Streets, Parking Lot & Infrastructure

Date	Ver.	Action By	Action	Result
5/2/2016	0	Board of Trustees		
4/27/2016	0	Development Services Department	INTRODUCED TO BOARD	

### [Title/Name/Summary](#)

Orland Park Triangle Improvements - Streets, Parking Lot and Infrastructure - Proposal Approval

### [History](#)

#### Summary

As part of both the University of Chicago Medical Center (UCMC) project and the forthcoming public parking deck, the Village is responsible for the design and construction of certain improvements within the Downtown Main Street area.

Specifically, the Village is responsible for the following items:

- (1) Jefferson Avenue from 143rd Street to 142nd Street;
- (2) "B" Street between Ravinia Avenue and future Jefferson Avenue;
- (3) The 207-space surface parking lot in front of the UCMC's building; and
- (4) Associated public infrastructure such as public utilities, streetscape, mass grading and landscaping.

Due to the tight timeline associated with delivering these improvements, combined with logistical challenges onsite, on February 15, 2016, the Village Board approved the use of a Limited Invitation Competitive Request for Proposals (RFP) process. Both Leopardo Construction (the general contractor for the UCMC project) and Walsh Construction II, LLC (the design-build contractor for the Village's parking deck) responded to the Village's RFP (#16-014).

The Village received proposals on April 7, 2016. Village staff and our consultants reviewed the submissions and recommends that the proposal from Leopardo Construction be accepted.

#### Project Specifications:

The RFP included base items, alternatives, unit price bid sheet, and contingencies, which breakdown as follows:

Base Items

UCMC Parking Lot with Landscaping: \$1,050,462.71

Jefferson Avenue (all) and B-Street (partial): \$1,438,629.68

Total: \$2,489,092.39

As part of the contract between UCMC and the Village, the former will contribute \$2,200,000 toward the construction of the parking lot and landscaping with any remaining balance to be applied to the parking deck. Based on the proposal numbers, the UCMC commitment will adequately cover these improvements.

Alternatives

Alt 1: Streetscape: \$162,937.82

Alt 2: B (remainder): \$122,906.86

Alt 3: Grading: \$235,359.70

Total: \$521,204.38

These alternatives include the public realm landscaping, the full build-out of B-Street, and the mass grading of the area north of the parking deck, including the removal of all surplus soil. Based upon the proposal numbers, Staff recommends accepting each of the Alternatives.

Unit Price Bid Sheet

Irrigation: \$120,000

The Village and the UCMC are currently working together to design a master irrigation system. Since the design is ongoing, the Village requested as part of the RFP a Unit Price Bid Sheet, which assigns a value to each individual component of the system. Our consultant's estimate for the final system is \$120,000.

Contingencies

Special Soil Removal: \$594,000

Total: \$594,000

As part of Alternative 3, the Village estimates that following the grading of the parcel north of the parking deck, roughly 5,000CY of soil will need to be removed from the site. Leopardo provided a base number to haul to a general disposal location, and a higher figure should the material be required to go to a special disposal area. The exact disposal location will be determined via testing during the late-stages of the project. This contingency provides for a worst-case scenario.

A total project contingency is not included in this proposal. If additional funds are required, Staff will return to the Board with a budget amendment request that will include a specific funding source.

Totals

Base Items: \$2,489,092.39

Alternatives: \$521,204.38

Irrigation: \$120,000

Contingency: \$594,000  
Total: \$3,724,296.70

**Substantial Completion Date**

The RFP reflects a substantial completion date of September 30, 2016.

**Financial Impact**

Funds for these services are included in the FY2016 Main Street Triangle TIF Fund budget.

**Recommended Action/Motion**

I move to approve accepting the proposal from Leopardo Construction for the "Orland Park Triangle Improvements - Streets, Parking Lot and Infrastructure" project in an amount not to exceed \$3,724,296.70.