



Legislation Text

File #: 2018-0003, Version: 1

Title/Name/Summary

Stellwagen Farmhouse Foundation Restoration Phase 2 Bid #17-039

History

QUICKFACTS

Project

Stellwagen Farmhouse Foundation Restoration Phase II Bid #17-039

Petitioner

Development Services Department
Village of Orland Park

Purpose

The purpose of this project is to repair and historically restore the existing West and South Porches, basement and 1st Floor Windows and South Foundation Wall of the Stellwagen Family Farm's farmhouse and its ancillary components. This property is owned by the Village of Orland Park.

Requested Actions: Bid Approval

Project Attributes

Address: 17701 S. 108th Avenue

Existing Zoning: OL Open Lands District

Comprehensive Plan designation: Open Space, Parks and Recreation

OVERVIEW AND BACKGROUND

On October 17, 2017, the Village of Orland Park issued "Bid #17-039 Stellwagen Farmhouse Restoration Phase II: West & South Porches and South Foundation Wall" to solicit responses and proposals from contractors to correct and historically restore existing West and South Porches, basement and 1st Floor Windows and South Foundation Wall of the Stellwagen Family Farm's farmhouse. Restoration work will be based on the 2014 Farmhouse Restoration Report by McGuire Igleski and Associates, Inc. and U.S. Secretary of the Interior's Standards for Restoration. The full scope of work requested in the bid was as follows:

1. Restore the historical appearance and materials of the porches on the west façade and the south façade of the farmhouse.
2. Restore the existing foundation of the farmhouse and its ancillary components in the area that the existing concrete south porch covered.
3. Restore the historic appearance and function of the basement and first-floor windows of the

farmhouse.

4. Install a historically appropriate picket fence around the west façade of the farmhouse between the multi-use path and the newly restored historic porch.

Cost estimates were to be broken down according to the following categories:

1. Foundation Cost repairs (tilling, excavation, tuck pointing)
2. South Porch Construction
3. West Porch Construction
4. Window Repairs
5. Picket Fence Installation

A pre-bid meeting was held on Tuesday, October 24, 2017, at 1:00 P.M. local time, which one (1) contractor attended (Louder Enterprises, Inc.).

STELLWAGEN FAMILY FARM FOUNDATION DISCUSSION

Upon closing of the bid on November 7, 2017, one (1) bid had been submitted, which was by Louder Enterprises, Inc. For reference, Louder Enterprises is the same contractor who had performed the Stellwagen Farmhouse Restoration Phase I Restoration work (see Bid #15-019 / Legistar 2016-0517). Bid review was conducted in November and December 2017. The Stellwagen Family Farm Foundation met on December 17, 2017, to discuss and review the bid proposal and bidder summary sheet. Staff explained that the Stellwagen Family Farm budget for FY 2017 (which was issued by the Village Board and rolled over into the 2018 budget) included a line item for Phase II of the Stellwagen Family Farm restoration project for \$88,000 (See General Fund Account # 029-0000-470700). Staff noted that the Village received one (1) bid totaling \$99,866.00, which exceeded the \$88,000 budget by \$11,866.00.

The following is a breakdown of the costs associated with the Louder Enterprises Inc. bid, which is attached for review.

1. Foundation Cost repairs (tilling, excavation, tuck pointing) - \$23,155.00
2. South Porch Construction - \$20,467.00
3. West Porch Construction - \$27,859.00
4. Window Repairs - \$17,600.00
5. Picket Fence Installation - \$10,785.00

Bid Grand Total - \$99,866.00

A discussion followed regarding the elimination of the \$10,785 picket fence installation to bring the cost within \$1,081 of the budget. Also discussed were options of negotiating with the bidder to renegotiate and cover the \$1,081 if permitted, or utilizing any funds in the Stellwagen account to cover the \$1,081. Staff was tasked to determine if any additional funds from Stellwagen accounts could be used to cover the \$1,081. At the close of the discussion, the Stellwagen Foundation moved to approve the Louder bid of \$99,866 minus the picket fence item at \$10,785 which equals \$89,081 and to approve Foundation funds to cover the budget shortfall of \$1,081 if needed.

Staff subsequently discussed with the Village's Finance Department if any additional funds from Stellwagen accounts to cover the shortfall. The Finance Department confirmed that approximately

\$1,400 that was available in a Stellwagen account, and that those funds could be added to the project cost to fund the \$1,081 difference. As such, the adjusted budget for Phase II includes \$88,000 previously budgeted by the Village Board, plus an additional \$1,081 taken from an existing Stellwagen account, bringing the adjusted budget total to \$89,081. This amount equals the proposed bid by Louder Enterprises, Inc. after removing the full cost (\$10,785) of the "Picket Fence Installation" from the scope of work.

STELLWAGEN FAMILY FARM FOUNDATION MOTION

On December 17, 2017, the Stellwagen Family Farm Foundation moved 4-0 to recommend to the Village Board of Trustees to approve the lowest bidder, Louder Enterprises Inc. to complete Phase II of the farmhouse restoration project approve minus the picket fence installation at \$10,785 for a total project cost of \$89,081;

And

The Stellwagen Family Farm Foundation moved 4-0 to recommend to the Village Board of Trustees to approve Stellwagen Family Farm Foundation funds to cover the budget shortfall of \$1,081.

BUDGET ADJUSTMENT & IMPACT

Because the lowest bid was over budget, the Stellwagen Family Farm Foundation conditioned that their recommendation of Louder Enterprises be subject to the Village Board of Trustees approving a budget amendment for the additional \$1,081 to complete the project. If a budget amendment were approved, additional funds for the budget adjustment would come from the Stellwagen Family Farm Foundation - Other Accounts.

General Fund Account # 029-0000-470700:

Total cost to the General Fund is \$88,000.
This amount is currently budgeted.

Stellwagen Family Farm Foundation - Other Accounts:

Total funding added to the Stellwagen portion of the Open Lands Fund is \$1,081. This will increase the Stellwagen Farm Phase II budget from \$88,000 to \$89,081.

The Stellwagen Family Farm Foundation funding is held within the overall Open Lands account.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On January 15, 2018, this item was reviewed by the Development Services, Planning and Engineering Committee, recommended for approval and referred to the Village Board of Trustees for consideration.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the bid from Louder Enterprises Inc. to complete Phase II of the Stellwagen Farm farmhouse foundation restoration project with a budget adjustment as recommended at the December 17, 2017 Stellwagen Family Farm Foundation meeting and January 15, 2018 Development Services, Planning and Engineering Committee meeting and as indicated in the fully referenced motion below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve amending the budget for Phase II of the Stellwagen Family Farm Foundation farmhouse restoration project from \$88,000 to \$89,081 by adding \$1,081 from the Stellwagen Family Farm Foundation - Other Accounts;

And

I move to approve the lowest bidder, Louder Enterprises Inc. to complete Phase II of the farmhouse restoration project at a price of \$89,081 subject to the following conditions:

1. That the Picket Fence Installation cost of \$10,785 is removed from the original scope of work and bid proposal;
2. That Louder Enterprises Inc. obtains all building permits and inspections necessary to ensure project completion.