



Legislation Text

File #: 2015-0785, **Version:** 1

[Title/Name/Summary](#)

Downtown Main Street Parking Deck - Professional Consulting Services (Addendum #2)

[History](#)

On July 20, 2015, the Board of Trustees approved a Professional Consulting Services Contract with Kimley-Horn and Associates (Kimley-Horn) to develop and manage the Request for Proposals (RFP) for the Downtown Main Street Parking Deck. Kimley-Horn executed these activities in an extremely competent and timely manner, and as a result of their efforts, the Village is partnering with Walsh Construction II, LLC for design-build services related to the parking deck.

This original contract was amended on December 7, 2015, to expand Kimley-Horn's scope of services to move the parking deck from the design phase to the site prep and foundation stages. Their activities have included: reviewing design documents and preparing written reports; ensuring compliance to the RFP's Performance and Design Criteria and best parking design practices; attending meetings and being onsite as required; and advising the Village on cost impacts. The project is now entering the next construction phase that involves the erection of the parking deck and the delivery of various infrastructure projects.

At this time, the Village is seeking additional expertise to provide observation and construction administration services for the construction of the parking deck. In addition, this Addendum includes oversight of other forthcoming improvements within the Downtown Main Street to begin this year, including Jefferson Avenue, B-Street, and the parking lot for the University of Chicago Medicine. This ancillary work may extend into 2017 depending on budget allocation.

Kimley-Horn shall continue to serve as the primary Owner's Representative, with the balance of the team comprised of TOA Architecture Urban Design and SPACECO. Each of these firms has played an active part over many years in the redevelopment of the Downtown Main Street area. Their collective roles, responsibilities, and deliverables for this current task are more fully outlined in the attached scope of services, which includes, but is not limited to: onsite project management; reviewing testing reports and monthly pay applications; verifying and coordinating construction activities; responding to contractor questions; and managing punch list and project close-out efforts. The intent of this Addendum is to capture all construction administration services required by the Village from now until the full completion of the various Village projects noted above, including any work that may extend into 2017.

The cost for these services is based on an hourly rate, as needed, and is not to exceed \$486,100. Reimbursable expenses are capped at \$20,800.

Financial Impact

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

Recommended Action/Motion

I move to recommend to the Village Board to approve the Professional Consulting Services Contract (Addendum #2) related to construction administration for the Downtown Main Street Parking Deck with Kimley-Horn and Associates in an amount not to exceed \$506,900.