



## Legislation Text

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**File #:** 2018-0246, **Version:** 0

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### Title

Remediation of Vacant Commercial Space at Main Street Triangle Parking Structure - Proposal

### History

The parking structure at 9650 143<sup>rd</sup> Street was constructed as part of the downtown area in conjunction with the University of Chicago Medical Center. The parking deck structure was initially placed into service on November 15, 2015. The building includes an area for future commercial/retail space on the northeast corner. The commercial/retail space is an unimproved shell with a stone floor, exposed ceiling (roof deck), concrete and masonry walls and plywood covered window openings. The space lacks electricity, lighting and ventilation. Water and sanitary sewer services are stubbed into the space for future plumbing. The space was left unimproved to provide the most flexibility to any prospective tenant. Installation of any of the typical amenities would have been at a significant extra cost and potentially would not have met the needs of the tenant. Standard cellulose (paper) based fire protectant was applied to all steel components per Village code. The application was made to the roof underdeck, trusses beams and columns.

As an unoccupied and unimproved space there was no known reason to conduct regular inspections or expect issues to arise. In Fall of 2017, Building Maintenance staff received a smoke alarm fault signal that was traced to the space. The smoke alarm was determined to have failed due to high humidity. Upon entering the area, a growth was observed on the cellulose fire retardant. Staff contacted industrial hygienists to find the appropriate firm with expertise in dealing with the type of conditions encountered. These unexpected issues, that staff could not have foreseen, were also confirmed by the industrial hygienist consultant. Proposals were obtained from three firms between October and December 2017. The decision was made to move forward with the Weaver Consulting Group (Weaver) as the selected consultant in December, 2017. After working through contractual issues a kick-off meeting was held in February, 2018.

Based on the consultant's review of the space, the cellulose fire protectant provided a perfect food source, coupled with high humidity from a lack of ventilation and light, for the unexpected growth to occur. Less problematic issues were also observed on the concrete columns and stone floor. Removal of the food source (cellulose fire protectant) has been established as the first step needed in remediating the problem. Additional steps recommended by Weaver to reduce the possibility of future growth include adding ventilation, dehumidification and removing the existing plywood from the window openings. Staff is currently engaging the original building design firm, Kimley-Horn, to provide input on adding ventilation. Also being explored by staff is the installation of a concrete floor to minimize moisture from the ground. Village code does require the fire protectant; therefore this will need to be reapplied in the future, during the tenant buildout stage.

Weaver Consulting Group was asked to prepare specifications and request proposals from experienced contractors for the remediation work. Village staff and Weaver Consulting Group met with three potential contractors at a required pre-proposal meeting at the site on March 9, 2018.

Proposals were received from Holian Industries, The Luse Companies and Cove Remediation on March 13<sup>th</sup>. The proposals ranged from \$215,000 to \$295,000. The proposals were reviewed and discussed by staff and Weaver Consulting Group. As a result of the discussion and review of the specifications and requirements of the remediation, staff requested Weaver Consulting Group to revise the specifications for the base price and to include three alternate add/deduct remediation items.

Weaver Consulting contacted the three contractors and requested new proposals based on the revised specifications. All three contractors submitted revised proposals. Base bid prices range from \$194,000 up to \$278,000 and extended total prices with all alternates ranging from \$197,000 to \$300,600 (Proposal Tabulation attached). Cove Remediation, LLC of Alsip, IL submitted the lowest base price for remediation at \$194,000 and the lowest total including the alternates at \$197,000. Staff is recommending not to include the deduction of the floor polyethylene sheeting for a total of \$201,000 plus a \$20,000 contingency for a total of \$221,000.

Staff has worked with Cove Remediation on previous projects and has been satisfied with their work.

This agenda item is going directly to the Board of Trustees.

#### Financial Impact

Funding for this work is available in the TIF Fund account 282-0000-484990.

#### Recommended Action/Motion

I move to approve waiving the bid process;

And

Approve accepting the proposal from Cove Remediation, LLC of Alsip, Illinois for the Village of Orland Park - Parking Structure Retail Space Remediation in an amount not-to-exceed \$221,000 (\$201,000 plus \$20,000 contingency).