



Legislation Text

File #: 2019-0020, Version: 1

Title/Name Summary

Orland Park Nature Center Upland Design Additional Services #4

History

Construction Addendum #4

Upland Design Inc. was contracted by the Village in February 2016 for a total of \$62,761 to produce engineering and construction plans, bid documents and construction oversight for the Nature Center site improvements. The original contract included 24 construction observation visits. Since that time, the following additional work has been authorized:

- 1) Extra Authorization #1: On September 6, 2016, the Open Lands Corporation/Commission approved an additional \$425 for Upland Designs Engineer to perform additional survey work that incorporated final IDOT grading along Lagrange Road.
- 2) Extra Authorization #2: On December 8, 2016, The Open Lands Commission approved an additional \$5100 to cover unanticipated floodplain modeling costs. On December 19, 2016 the Board of Trustees also approved the additional engineering services for \$5,100.
- 3) Extra Authorization #3: On December 12, 2017, the Open Lands Corporation/Commission approved up to \$15,000 for additional construction observation visits. On May 7, 2018, the Board of Trustees approved up to \$12,864 for 24 additional construction observation visits.
- 4) Extra Work Authorization #4: On January 10, 2019, the Open Lands Corporation/Commission voted 6-0 to authorize an amount not to exceed \$10,000, for additional Upland Design Inc. work including but not limited to site visits, reports, punch list preparation, project coordination, vendor contact and review of contractor pay applications and project close-out, as needed per Village staff direction.

Project History

On December 18, 2017, the Village Board awarded the Orland Park Nature Center site improvements construction contract to Hacienda Landscaping, the lowest bidder on the project (approximately \$400,000 lower). The IIFFC (Indiana, Illinois, and Iowa Foundation for Fair Contracting) filed a bid protest questioning the Hacienda bid. However, Hacienda met Village bid requirements and the Village had no basis to deny them the award of the Nature Center project. During construction of the project, the IIFFC has visited and monitored the site during construction. Since the Hacienda contract was awarded, the Village has also complied with five separate FOIA requests providing all Nature Center communications between the Village and Hacienda. The

construction of the Nature Center is now substantially complete; however, there is still some work needed to finalize the project, including installation of plant material, site signage, viewing scopes, etc. According to Upland Design, the contractor and their subs still have some work to do before a punch list can be created, as well as outstanding pay application paperwork to be processed. The remaining work requires a high level of understanding of the unique specifics of this project, and review consistency is important as the project is finalized. Due to the complexities of this unique project, as well as the outside interest on the Hacienda bid award, staff recommends the approval of these final construction observation costs. Upland Design has requested approval for 44 additional hours of work in the amount of \$5,896. Staff is requesting this amount be increased to \$10,000 to avoid having to return to the Board to cover minor unanticipated items that may arise during the punch list reviews and project close-out phases. All of the additional work will be completed only as needed per staff direction on an hourly basis. Most of the additional work will continue to be done by Heath Wright, an Upland Design licensed Landscape Architect with extensive park construction experience, who has done most of the Nature Center inspections to date.

Financial Impact

Board approvals for the Hacienda Nature Center contract included a 10% contingency fund in the amount of \$127,177 that has been minimally utilized. Staff recommends this leftover contingency fund be tapped for this additional Nature Center work.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On January 21, 2019, the Development Services, Planning and Engineering Committee voted 3-0 to recommend to the Village Board of Trustees to approve the authorization of Extra Work Authorization #4 not to exceed \$10,000, for additional Upland Design Inc. work including but not limited to site visits, reports, punch list preparation, project coordination, vendor contact and review of contractor pay applications and project close-out, as needed per Village staff direction.

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

Recommended Action/Motion

I move to approve the authorization of Extra Work Authorization #4 not to exceed \$10,000, for additional Upland Design Inc. work including but not limited to site visits, reports, punch list preparation, project coordination, vendor contact and review of contractor pay applications and project close-out, as needed per Village staff direction.