



Legislation Text

File #: 2019-0158, **Version:** 0

Title/Name/Summary

Village Hall Complex Improvements - Bid Award

History

The Orland Park Village Hall Complex includes the Fredrick T. Owens Village Hall, William R. Vogel Civic Center, Franklin E. Loebe Recreation Center and the Ara Pace Veteran's Memorial. As a part of a larger project, a scope of work was developed to initiate improvements to the parking lots, pedestrian circulation, lighting, security and landscaping for the Village Center. This is Phase II of the Village Hall Complex improvements, with Phase I being the roundabout at 147th Street and Ravinia Avenue. The cross departmental effort includes Development Services, Public Works and Parks & Grounds coordinating planned improvements and budgeting to have one project efficiently and cost effectively address the needs of the Village Hall Complex.

Similar to the roundabout project, it is important for this work to be completed prior to the Taste of Orland in August. As such, this item is bypassing Development Services Committee and going straight to the Village Board for consideration. This will allow the project to commence sooner to stay within proposed timelines.

A request for bids was advertised on February 11, 2019, nine vendors were notified through BidNet. Thirty-one companies downloaded the specifications. The bid opening for the Village Hall Complex Improvements was conducted on February 26, 2019, at 11:00 a.m. Austin Tyler Construction, LLC. of Elwood, Illinois was the lowest responsive qualified bidder with a bid of \$1,550,735 for the base bid and alternate items 1, 2, 3, 4 and 7. Attached is a summary of the bid totals for the contractors. In addition to the base bid work, staff is proposing to include the following alternate bid options in the contract:

- Alternate 1 - John Humphrey Complex Parking Lighting
- Alternate 2 - Two additional landscape columns in roundabout
- Alternate 3 - Additional lighting bollards for west sidewalk to Village Hall
- Alternate 4 - Collapsible bollards
- Alternate 7 - Patch and resurface the existing south parking lot

Advantage Paving Solutions, Inc., of Joliet, Illinois submitted a bid of \$1,439,469 for the base bid and alternate items 1, 2, 3, 4 and 7. While Advantage Paving Solutions bid is \$11,266 below Austin Tyler's bid, staff has determined them to be unqualified due to issues with previously awarded Village work. In 2018, they did not perform per the Village's contract obligations. The Village's previous experience with this contractor includes not fully completing their contract work and being nonresponsive to Village staff instructions have resulted in this determination.

V3 Construction Group Ltd. of Woodridge, Illinois submitted a bid of \$1,195,479 for the base bid and alternates 1, 2, 3, 4 and 7. After review of the bid tabulation material errors were found. V3 has

subsequently requested their bid to be withdrawn from consideration. As such, it is staff's recommendation to accept the bid for the Village Hall Complex Improvements including alternates 1, 2, 3, 4 and 7 from Austin Tyler Construction LLC. of Elwood, Illinois in the amount of \$ 1,550,735 plus a 10% contingency (\$155,073) for a total cost of \$1,705,808.

Also included in the budgeting for construction of this project is the award of construction observation engineering of \$50,000 and the payment of additional design services for the Village Hall Complex improvements of \$34,900(total of \$84,900) to Strand Associates, Inc. Originally, Village staff budgeted \$90,000 for construction observation services but were able to reduce that amount to \$50,000 by supplementing the proposed services with Village staff. This allowed for the remaining budget to be used for the additional design costs for the project related to the installation of a new stairway, parking lot lighting design, coordination of sidewalk improvements, bid preparation assistance and additional landscaping elements. Strand Associates has been involved with the design of the parking lot and knows all the details of the project. It is in the best interest of the Village to select Strand Associates to perform the construction observation engineering due to their existing knowledge gained through the design process.

Financial Impact

Total funding, in the amount of \$1,705,808, is available for this project in the FY2019 budget after approval of FY2018 budget rollovers. The funding was derived from the following projects and will be reflected in line item 054-0000-470700.

Repair & Maintenance - Buildings - \$200,000

Tree Mitigation Fund - \$100,000

Bike Path Enhancements - \$140,716

VH Facility Parking Lot repairs - \$30,000

VH Parking Lot Realignment/Enhancements - \$850,000

Savings from 179th Street and Wolf Road Project - \$50,000

Savings from I-80 and Wolf Road Interchange Project - \$100,000

Savings from LaGrange Road Enhancement Project - \$319,992

The savings available from the LaGrange Road Enhancement Project was originally funded by the line of credit the Village has established with BMO Harris Bank. As such, \$319,992 of the total project costs will be funded by draws on the line of credit. This amount will then be converted to a term loan upon completion of the project.

Recommended Action/Motion

I move to approve accepting the bid for the Village Hall Complex Improvements, including alternates 1, 2, 3, 4 and 7 from Austin Tyler Construction, LLC. of Elwood, Illinois, in the amount of \$1,550,735.00, plus a 10% contingency of \$155,073 for a total amount of \$1,705,808;

And

Approve awarding \$84,900 for design and construction observation engineering to Strand Associates, Inc.;

And

Approve draws on the previously established BMO Harris Bank line of credit in the amount not to exceed \$319,992.