



## Public Works and Engineering Resolution

To: Mayor and Board of Trustees

From: Adam Boeche

For: Village Board Meeting of: April 8, 2019

Subject: New Public Works and Engineering Complex - 801 Allanson Road

**Financial Impact:**

The project will be funded by future bond issues through the general and water/sewer enterprise funds.

**Attachments:**

1. EXHIBIT A --Sample Contract (PDF)
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**Motion**

**Motion** to Adopt a Resolution authorizing the Village Administrator to execute multiple contracts in a total amount not-to-exceed \$23,000,000 related to the construction of the Public Works and Engineering complex at 801 Allanson Road.

**Comments**

In July 2018, the Village Board authorized a Letter of Intent with CTS Group for an energy efficiency performance contract on the renovation of the Natus building in conjunction with the additional improvements for the purpose of constructing a new Public Works and Engineering complex. The Letter of Intent provided the opportunity to begin the architectural and engineering design work.

The project is now prepared to begin the bidding process. The project has two main contract components; the performance contract and the Village direct contracts. The performance contract with CTS Group includes the renovations and building envelope and overall construction management. The Village direct contracts include the garage addition, additional structures, and site improvements. Any exceedance or change orders will be brought to the Village Board for approval.

Expedited approval of bids is required in order to move through the performance contracting procurement model. Therefore, this resolution requests authorization for the Village Administrator to approve contracts based on the assigned values for each component of the project.

All contracts for work on the project will be competitively bid, both in the performance contract and the direct contracts. Bid packages will be advertised through trade industry bid services as well as through our Village website. In addition to this public advertisement, local vendors, material suppliers, and contractors will be contacted directly to solicit bids from them.

#### Funding

As part of the Village 2020 Capital Plan, the Village will be borrowing money through bond sales this year to pay for the construction of the new Public Works facility. These bonds will be paid back from property taxes and water/sewer revenues.

The Village has bonds maturing this year that have had a \$1.2 million annual debt service payment (from the construction of the police and fire stations 20 years ago). Also, a 20-year loan from the Illinois EPA for our wastewater plant expansion was retired last year. With these two factors, property taxes and water/sewer rates **will not** need to be increased for the cost of the new public works facility.

**RESOLUTION NO. (ID # 3610)**

**A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR  
TO EXECUTE CONTRACTS FOR VARIOUS TRADES  
RELATED TO THE CONSTRUCTION OF THE  
PUBLIC WORKS AND ENGINEERING COMPLEX**

**WHEREAS**, Section 3.04,020 of the Mundelein Municipal Code provides that any work in which the expense to be incurred by the Village exceeds \$20,000.00 shall be competitively bid; and

**WHEREAS**, the Village seeks to design and construct a new Public Works and Engineering "Complex" at 801 Allanson Road; and

**WHEREAS**; the Village shall follow the competitive bidding procedure as defined by Section 3.04.020 of the Mundelein Municipal Code; and

**WHEREAS**; the Village shall publicly advertise bid packages for the project; and

**WHEREAS**; local vendors shall be solicited through direct invitation to bid in the process; and

**WHEREAS**, on July 9, 2018, the Village entered into a Letter of Intent for an energy efficiency performance contract with CTS Group for the design and construction of the new Public Works and Engineering Complex; and

**WHEREAS**, the scope of the work includes remodeling an existing building at One Biologic Plaza ("Natus Building") as well as construction of a new fleet garage and additional site infrastructure; and

**WHEREAS**, CTS Group will be preparing categorical bid packages to be approved by the Village Administrator; and

**WHEREAS**; CTS Group shall be the energy performance contractor for the Natus building renovation; and

**WHEREAS**; the Village shall enter into contracts with subcontractors on the new construction components of the Complex with CTS Group serving as the construction manager for such; and

**WHEREAS**, the Village Administrator shall only be authorized to approve contracts and change orders for each bid package category in a not-to-exceed amount as shown in Table 1 below:

**TABLE 1**

CATEGORY	NOT-TO-EXCEED AMOUNT
General Items (Fencing, Demolition, Survey, etc.)	\$ 210,000
Site Utilities/Earthwork	\$ 1,775,000
Site Paving and Concrete	\$ 2,565,000
Structural Steel/Pre-cast Wall Panels	\$ 2,585,000
Supplemental Facilities (Fuel Station, PEMB, Salt Storage)	\$ 2,150,000
Fleet Maintenance Shop and Equipment	\$ 1,365,000
Performance Contract (Natus Renovation, MEP, & Building Envelope)	\$12,350,000
<b>TOTAL</b>	<b>\$23,000,000</b>

; and

**WHEREAS**, the complexities of the project require bids to be let, opened and awarded in an expedited timeframe.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS**, as follows:

**SECTION I.** Subject to the formal competitive bidding process as provided in Section 2 hereof, the Contracts for the construction of the improvements for the Allanson Road Public Works and Engineering Complex, a form of the contract is attached as **Exhibit A** and is hereby approved.

**SECTION II.** The formal competitive bidding process provided in 65 ILCS 5/8-9-1 and Section 3.04.020 of the Mundelein Municipal Code shall be followed.

**SECTION III.** The Mayor and Board of Trustees hereby authorize the Village Administrator to enter into an energy efficiency performance contract with CTS Group for the design and construction of the new Public Works and Engineering Complex in an amount not to exceed \$12,350,000.

**SECTION IV.** The Mayor and Board of Trustees hereby authorize the Village Administrator to execute contracts with multiple subcontractors for the construction of the new Public Works and Engineering Complex at 801 Allanson Road in not-to-exceed amounts enumerated in **Table 1** in the preambles.

PASSED this 8th day of April 2019 by a roll call vote.

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President

PASSED: April 8, 2019

APPROVED: April 8, 2019

ATTEST: \_\_\_\_\_

Village Clerk