

This meeting is being held via telephonic attendance.

**AGENDA
SPECIAL PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
September 8, 2020**

7:00 P.M. - Helen Wozniak Council Chambers

Members:	Gary Stanton, Chairman	Anna Newell, Trustee
	Karen Arnet, Vice-Chairman	Gary Pilafas, Trustee
	Karen Mills, Trustee	Michael Gaeta, Trustee
		William McLeod, Mayor

I. Roll Call

NEW BUSINESS

1. Request authorization to award a contract for the Village Green Phase I Improvement Project to V3 Construction Group, Ltd. of Woodridge, IL in an amount not to exceed \$911,000.

II. Adjournment

(Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office).

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request authorization to award a contract for the Village Green Phase I Improvement Project to V3 Construction Group, Ltd. of Woodridge, IL in an amount not to exceed \$911,000.

MEETING DATE: September 8, 2020

COMMITTEE: Special Planning, Building & Zoning

FROM: Peter Gugliotta/Ryan Johnson/Kevin Kramer

REQUEST: Request authorization to award a contract for the Village Green Phase I Improvement Project to V3 Construction Group, Ltd. of Woodridge, IL in an amount not to exceed \$911,000.

BACKGROUND: At their May 13, 2020 remote meeting, the Village Green Ad Hoc Committee recommended a Village Green master plan concept which included a Phase One Construction concept. The concept hinged on the idea that Village events were being affected and cancelled due to the COVID 19 pandemic, making 2020 an ideal time to carry out long-planned improvements at the park. On June 8, 2020 the Village accepted the master plan as recommended by the Village Green Ad Hoc Committee, gave Site Plan approval for Phase One Construction, and agreed to a contract with Tria Architecture (Tria) for Phase One consulting work. Tria worked with their team and consulted with Village staff to create a Bid Packet for the Phase One project. A Notice to Bid was advertised on August 11, 2020, and a mandatory Pre-Bid Meeting took place at the Village Green on August 18, 2020.

DISCUSSION: *Phase One Construction Scope*

The Phase One Site Plan scope approved by the Village on June 8, 2020, focused primarily on mass grading, underground utilities, and the construction of two plazas. This Phase includes some tree removal and regrading of a majority of the site to relocate the “hill” of dirt to provide a more intentionally designed viewing area for the main stage. Basic underground utilities will be run to support future expanded buildings and structures. Sidewalk and other concrete areas will be installed, including a new “entry plaza” with signage highly visible from Prairie Stone Parkway. Once grading is complete, turf and landscaping will be re-established and the areas can be used for events until such time as future improvements are constructed,. Limits of construction would not impact the existing amphitheater structure or any of the other existing structures near the beer garden or concession building, however during construction some areas adjacent to the beer garden will not be available for use.

DISCUSSION: (Continued)

A gateway feature is planned at the entry plaza in Phase One, however, it is not included in this current proposed construction contract. After a brief review of the three initial gateway designs Tria introduced in July it was decided to separate the gateway portion from the rest of the initial Phase One project to allow further discussion on the design. The gateway feature can be completed in spring if needed, and would likely involve a different set of contractors suited specifically to that work. An October Village Green Ad Hoc meeting is planned and will focus on the gateway feature's design and timeline. It is important to note that Tria estimated Phase One Construction costs would total +\$982,318, but this estimate was including the gateway.

Contractor Selection

Seven bids for the project were received on August 26, 2020, (bid tabulation attached). Alternates were presented to the contractors; 1) if they needed to propose a later substantial completion date; and, 2) to re-use some existing bollard lights at the east side of the park to save costs. Upon review of the proposals, neither alternative needs to be included. Table 1 presents the summary of the bids received taking into account the preferred alternates: a November 27, 2020 substantial completion date, and full bollard light replacement at the east side of the park.

Table 1 – Bid Summary

Name	Bid Cost
V3 Construction Group	\$911,00.00
Alliance Contractors	\$954,483.95
Martam Construction	\$958,571.20
Team REIL	\$994,248.00
Copenhaver Construction	\$1,058,865.00
Schaeffges Brothers	\$1,059,000.00
A Lamp Concrete Contractors	\$1,089,247.55

The bids received have very little variation among the bidders, which is considered a favorable outcome. V3 Construction Group had the lowest bid, so Tria conducted a full background check of this contractor, including a detailed review of their bid submittal documents and performed reference interviews. Tria conducted a Scope of Work interview with V3 Construction on August 28, 2020, and Village staff participated as well. As a result of the background check and interview, Tria submitted the attached formal recommendation of V3 Construction for this Village Green Phase One project.

At their September 2, 2020, meeting, the Village Green Ad Hoc Committee viewed the bid tabulation and recommended unanimously to award the contract to V3 Construction Group and move forward with the construction as proposed.

Review and approval of the final Construction Contract was coordinated with Corporation Counsel at the time the Bid Packet was being assembled for the Bid Notice.

Final Plan Details

Phase One improvements (plan grading copy attached) will include installation of a central plaza west of the existing concession building, an entry plaza at Prairie Stone Parkway, and a central “spine” sidewalk that runs north/south connecting the two plazas. The sidewalk and central plaza will be illuminated by new bollard lighting, attached, while the new mobile vendor court to the east will be illuminated by pole lights controlled at the concession building.

The entry plaza will feature a stamped concrete pattern and color scheme as seen in the attached Entry Walk and Plaza Landscape Plan. The central plaza will feature a semi-circle concrete seating area with movable tables and chairs. A new flagpole with uplighting will be installed in the plaza.

The irrigation system in the Phase One construction area will be fully replaced (the existing one is nearly 30 years old). The entirety of the Village Green irrigation system, including the areas outside of Phase One construction, will be served by new irrigation controllers that will allow more specific programming of the zones, and will also feature improved rain gauges to avoid over-watering. The irrigation system will help to establish new turf growth.

Timeline and Construction Impacts

The project will be subject to weather conditions and therefore the contractor will have to work on an expedited schedule to meet the Substantial Completion date of November 27, 2020. The start date of the project is also contingent on the consultant engineer obtaining a Metropolitan Water Reclamation District (MWRD) permit and approval, required before any construction can take place. Contract approval steps and other preparatory work will begin immediately after the Village Board award the contract. Construction work, including the mass grading portion of the project, are expected to commence in earnest the week of September 14, 2020. This will allow the beer garden to host a themed-weekend from September 11-13 without limitations on business operations.

As described above, there was interest to complete this project during 2020 because all Village events were canceled at the Village Green due to gathering size limitations during the COVID-19 pandemic. It was also questionable if the Hideaway Beer Garden would be able to operate normally either, however, as conditions evolved, the Hideaway has not only be able to operate normally, but the extensive outdoor space has allowed business to thrive while still meeting COVID-19 safety guidelines. Currently, the Hideaway operators desire to remain open as late as possible into the fall and are also looking ahead to open as early as possible in the spring of 2021. There may also be a high demand for outdoor event space in the spring/summer of 2021 if many other businesses are still required to have interior capacity limits due to COVID-19.

The construction work includes concrete, landscape and grading work immediately adjacent to the beer garden and concession building which will limit use of some grass areas. The contractor has been alerted to the need to try and limit impacts on the beer garden as much as possible, however, the quality and timeliness of the larger construction project need to be a priority. The goal is for restoration and turf stabilization to occur in time for some events in the summer of 2021. Impacts on the beer garden and the turf installation were also discussed at length during the September 2, 2020 Village Green Ad Hoc Committee. The Committee agreed it is important to be sensitive to beer garden operations, but the long term goal of the successful and timely completion of the construction project is a priority. The Hideaway operators will be able to meet directly with the

contractor at the site to discuss logistical details during a pre-construction meeting before construction starts, and staff will monitor the situation with all parties during construction.

It is important to note that during construction on-street parking along west-bound Prairie Stone Parkway will be eliminated, and a portion of the right lane will be closed for the duration of project to allow for construction traffic and installation of the entry plaza. The Hideaway will continue to have full access from the east and southeast.

Village staff is also closely coordinating the project with property owners association and their consultants.

Construction Management

Per the terms of the Phase One contract with Tria, a civil engineer will be provided on-site full time throughout the construction period to perform construction observation. The civil engineer will conduct punch list walk-throughs, review certified payroll and waivers of lien. Site visits by the architect will take place every other week during construction for further construction observation. The Village's Engineering staff and Code Enforcement staff will also perform periodic inspections to ensure safety and code compliance.

FINANCIAL IMPACT:

The Prairie Stone Capital Fund was utilized for the initial Tria contract to create a Village Green master plan, as well as the Addendum #1 for Phase One. This fund would also meet the cost of the current proposed Phase One construction project.

The current proposal is for a total amount not to exceed \$911,000. The Capital Improvement Budget did anticipate Village Green design and construction work for 2020 utilizing the Prairie Stone Capital Fund, however, the specific project scope and cost were only conceptual estimates at the time.

- Funding source: Prairie Stone Capital Fund
- Current construction work = \$911,000
- Estimated Phase One Construction cost including the gateway = \pm \$982,318

A separate project will be bid in the near future for the above-ground gateway/sign feature at the entrance plaza in this project.

Future construction beyond Phase One at the Village Green will require identification of a new funding source since the Prairie Stone Capital Fund is not expected to have any further funds available for this purpose.

RECOMMENDATION:

Request authorization to award a contract for the Village Green Phase I Improvement Project to V3 Construction Group, Ltd. of Woodridge, IL in an amount not to exceed \$911,000.

Attachments

cc: Ronald McGrath, AIA, LEED AP (Tria Architecture)
Mike Famiglietti (V3 Construction Group)
Mike Warning (V3 Construction Group)



August 31, 2020

VIA EMAIL
(2) Page(s) Inclusive
ryan.johnson@hoffmanestates.org

Ryan Johnson, Management Analyst – Development Services
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

Re: Village of Hoffman Estates
Village Green Improvements – Phase I
Architect's Project Number: 19-068.1
Letter of Recommendation

Dear Mr. Johnson:

Seven bids were received on the above referenced project at Village Hall at 10:00 a.m. on August 26, 2020. Tria Architecture, Inc. has reviewed the qualifications and references of the low bid contractor, V3 Construction Group, LTD, and has found no evidence which would disqualify them from being awarded the contract for this work.

Tria Architecture, therefore, recommends that the Board consider awarding the contract for construction, inclusive of the base bid only, to **V3 Construction Group, Ltd**, 7325 Janes Avenue, Woodridge, IL 60517 for the total contract amount of \$911,000. Tria Architecture recommends not accepting alternates one and two. Work to be substantially complete by November 27, 2020.

If you have any questions concerning the bidding of the Village Green Improvements – Phase I, please do not hesitate to call. Tria Architecture looks forward to working with the Village. toward a successful completion of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron McGrath", with a long horizontal flourish extending to the right.

TRIA ARCHITECTURE, INC.
Ronald McGrath, AIA, **LEED AP**
Principal Architect

REM/rm

Attachments: Bid Tabulation, Dated August 26, 2020, 1 Page(s)

File Name: 19068.1LOR083120.docx

TRIA ARCHITECTURE

West Suburban Office: 301 W. Clarendon Drive, Suite 100, Burr Ridge, Illinois 60527

South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430

Indiana Office: 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304

Company Main: 630.455.4500 Fax: 630.455.4040

www.TriaArchitecture.com

BID TABULATION

Owner: Village of Hoffman Estates
 Project Name: Village Green Improvements - Phase 1
 Architect's Project #: 19-068.1
 Bid Due Date: August 26, 2020; 10:00 a.m.



Bidder	Addenda		Base Bid	Alternates		Comp. Date	Subst.	Bid Bond	Bid Forms	Comments
	#1	#2		#1	#2					
V3 Construction Group, LTD	Y	Y	\$911,000	\$0	\$0	11/27/20	N	Y	Y	
Alliance Contractors, Inc.	Y	Y	\$934,483.95	\$0	(\$20,000)	11/27/20	N	Y	Y	
Martam Construction, Inc.	Y	Y	\$937,571.20	\$0	(\$21,000)	11/27/20	N	Y	Y	
Team REIL, Inc.	Y	Y	\$966,848	\$0	(\$27,400)	11/27/20	N	Y	Y	
Copenhaver Construction, Inc.	Y	Y	\$1,037,865	\$0	(\$21,000)	11/27/20	N	Y	Y	
Schaeffges Brothers, Inc.	Y	Y	\$1,038,000	\$0	(\$21,000)	11/27/20	N	Y	Y	
A Lamp Concrete Contractors, Inc.	Y	Y	\$1,069,247.55	(\$20,000)	\$0	6/1/21	N	Y	Y	

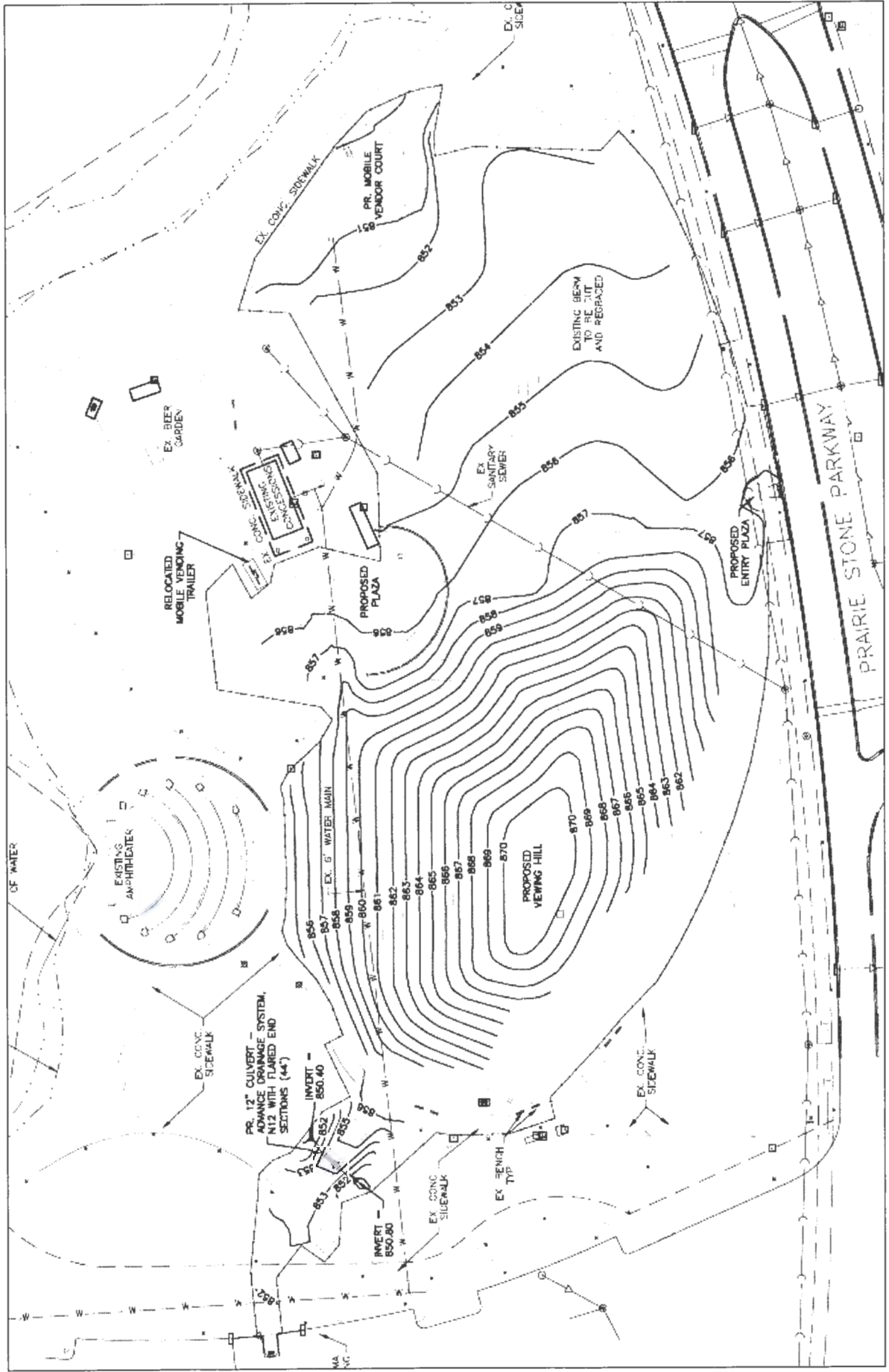
Alternate Descriptions:

- #1 - To change the date of substantial completion (DEDUCT)
- #2 - Eliminate one for one bollard replacement (DEDUCT)

Notes:

Substantial Completion Date - November 27, 2020
 Bid Docs - 00485, 00486, 00487, 00495, 00496, 00497

Village Green Site Plan - Grading




Lighting

RATIO Series
AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

Pole lights at the Mobile Vendor Area. Controlled from the Concession Building.



Bollard lights along new walkways. These will be green to match existing bollards and

