



# Engineering and Public Works Department

**SUBJECT:** Central Avenue and Downtown Streetscape Project

**MEETING DATE:** June 23, 2020

**FROM:** [Brigitte Berger-Raish](#), P.E., Director of Engineering and Public Works  
[Dan Manis](#), Village Engineer

**BUDGET IMPACT:** Refer to Budget Section

### **Recommended Motion**

There is no action required. The purpose of this memorandum is to update the Village Board on the bid results for the Central Avenue and Downtown Streetscape Project.

### **Background**

In late March, the Village was informed that the Central Avenue and Downtown Streetscape project would be authorized for the State’s June bid letting after a brief period of funding uncertainty. (See attached memorandum dated April 14 for more detail.)

At the April 28, 2020 Village Board meeting, agreements were approved committing nearly \$4.9M in local funds to the estimated \$10M total expenditure for construction and construction engineering as summarized below. The value of the construction engineering agreement is \$1,055,307 and the estimate of construction cost was \$8,950,000.

As previously discussed by the Village Board, the local share of the project will be funded through a bond issue and applied to future property tax levies and water rates.

### **Discussion**

#### *Bid Results*

This project was released for bidding on May 8, 2020. Bids were received by IDOT on June 12, 2020. The project had six qualified bidders. The bid results are summarized below:

<b>Firm</b>	<b>Bid Total</b>
<b>A Lamp Concrete Contractors, Inc.</b>	<b>\$9,504,079</b>
R.W. Dunteman Company	\$10,984,946
Alliance Contractors, Inc.	\$11,462,559
Plote Construction, Inc.	\$11,752,325
Berger Excavating Contractors, Inc.	\$12,981,367
Capital Cement Co., Inc.	\$13,972,301
Engineer’s Estimate	\$8,950,000
Low bid Over/(Under) Estimate	<b>\$554,079</b>

A Lamp submitted the lowest qualified bid and has previous construction experience in Wilmette, most recently on the Locust Road Reconstruction project, with satisfactory results.

**Schedule**

The next step in the award process is for the local agency to provide IDOT written concurrence of award, followed by IDOT awarding the contract. Work is anticipated to begin in early August and be completed in September 2021.

**Budget Impact**

Due to higher than anticipated bid pricing, Village staff identified \$395,082 in contract reductions that do not impact the original scope of work. The reductions consist of \$285,000 for vibration monitoring and \$110,082 for sewer manhole preventative maintenance. Vibration monitoring is rarely used for public right-of-way projects and added to this contract out of an abundance of caution. All vibration-related claims on the project will be tendered to the contractor’s insurance company. In addition, the bid pricing received for this item is excessive and does not justify the expense. Sewer manhole maintenance consists of manhole lining, does not involve excavation, and can be deferred with little impact. With these recommended reductions, the project is \$158,997 over the projected budget. In addition to the overall budget, there was a shift in the project share between the Water Fund and General Fund. Water main replacement pricing was \$307,307 lower than anticipated and this shifted a larger allocation to the General Fund.

<b>Funding Source</b>	<b>Estimate (\$)</b>	<b>Low Bid (\$)</b>	<b>Difference (\$)</b>
Itep Grant	\$ 999,100	\$ 999,100	NA
Federal Share	\$ 4,069,631	\$ 4,069,631	NA
Village Share (General Fund)	\$ 2,613,260	\$ 3,079,564	\$ 466,304
Village Share (Water Fund)	\$ 2,323,316	\$ 2,016,009	(\$ 307,307)
<b>Total</b>	<b>\$ 10,005,307</b>	<b>\$ 10,164,304</b>	<b>\$ 158,997</b>

To offset the higher than anticipated impact to the General Fund, there are several options that the Village will pursue to defray the increased costs.

- Apply for additional ITEP funding for eligible streetscape items of work
  - Value of up to \$255,021
- Continue efforts to secure stalled grant that was included in the Governor’s Capital Bill
  - Value of up to \$500,000
- Utilize contribution from Optima if they proceed with approved PUD
  - Value of up to \$120,000

After the application of these alternative funding mechanisms, the Village has the following options to fund the remaining General Fund portion of the project:

- Use of reserves
- Use of unanticipated MFT-type State distributions
  - Value of up to \$297,523; *amount will increase as State releases further funds*
- Additional Bond Issuance
  - As part of budget discussions (September 23, 2019 COW meeting), there was a projected 0.88% increase to the tax levy to fund the debt service on a \$2.5 million

issuance for Central Avenue. To fund the incremental cost of the project would have the potential to increase the annual tax levy by an incremental 0.22%.

Determinations on how to fund the Village's share of the project can be made in conjunction with the FY 2021 Budget process.

### **Business Community Outreach**

Additional outreach to the business community began in March due to the bid moving from April to June and continued through May to due evolving circumstances surrounding the COVID-19 pandemic. Most of the downtown stakeholders expressed support for moving forward with the downtown portion of the project as planned. This generally includes construction on Central Avenue (downtown portion) in Fall 2020, construction on Wilmette Avenue in Spring 2021, and paving of the downtown by the end of June 2021.

Additional communications are planned in the coming weeks. A business community survey is scheduled to be distributed later this month and a virtual construction open house will be held in July. There will be regular engagement of all stakeholders during construction as well.

### **Documents Attached**

1. Memorandum dated April 14, 2020



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**FROM:** [Brigitte Berger-Raish](#), P.E., Director of Engineering and Public Works  
[Dan Manis](#), Village Engineer

**BUDGET IMPACT:** Refer to Budget Section

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### **Recommended Motion**

There is no action recommended at this time. The purpose of this memorandum is to update the Village Board on the schedule and pending Village Board requests for the Central Avenue and Downtown Streetscape Project.

### **Background**

In February, the Village was informed that the federal funds that account for approximately \$4 million of the \$10 million for the Central Avenue and Downtown Streetscape project were not available. As a result, the project was pulled from the State's April bid letting. (See attached memorandum dated February 10 for more detail.)

In recent weeks, the Chicago Metropolitan Agency for Planning (CMAP) informed the Village that a portion of the region's federal funds would be available this year and that a consortium of transportation professionals that administer federal funds would develop a process to prioritize which projects would be selected for funding. The consortium reviewed all the regional projects that were removed from the April letting and determined that Wilmette's Central Avenue and Downtown Streetscape project is regionally significant and therefore should be one of a handful of projects to move forward in 2020. As such, the Central Avenue and Downtown Streetscape project is tentatively slated for the State's June letting.

### **Discussion**

In order to make the June letting, the Village Board will be asked to consider the following actions at the April 28, 2020 meeting:

- Move to approve Resolution 2020-R-X authorizing \$4,936,576 of local funds for the construction and inspection of the Central Avenue and Downtown Streetscape Project.

- Move to approve an engineering services contract in the amount of \$1,055,307 with TranSystems Inc. Schaumburg, IL for Phase III construction inspection services associated with the Central Avenue and Downtown Streetscape Project.

**Budget Impact**

The overall project cost for the Central Avenue and Downtown Streetscape Project is \$10.01 million and will be spent in 2020 and 2021 for construction and construction engineering services. \$2.3 million will be expensed from the Water Fund for watermain construction. Additionally, \$3.35 million will be expensed from the General Fund for road and streetscape construction. A component of these funds, \$740,000 will be reimbursed to the Village by the State for a net cost to the General Fund of \$2.6 million. In addition, the Village was approved for a \$500,000 streetscape grant administered through the State’s Department of Commerce and Economic Opportunity. While these funds have not yet been released, staff will continue to work with the State to try to get these funds released, which would reduce the Village’s total project cost to \$4.4 million. The remaining costs for the project will be funded by ITEP grants and Federal STP funds.

<b>Funding Source</b>	<b>Amount (\$)</b>
ITEP Grant	\$ 999,100
Federal Share	\$ 4,069,631
Village Share (General Fund)	\$ 2,613,260
Village Share (Water Fund)	\$ 2,323,316
<b>Total</b>	<b>\$ 10,005,307</b>

As previously discussed by the Village Board, the local share of the project will be funded through a bond issue and applied to future property tax levies and water rates.

**Schedule**

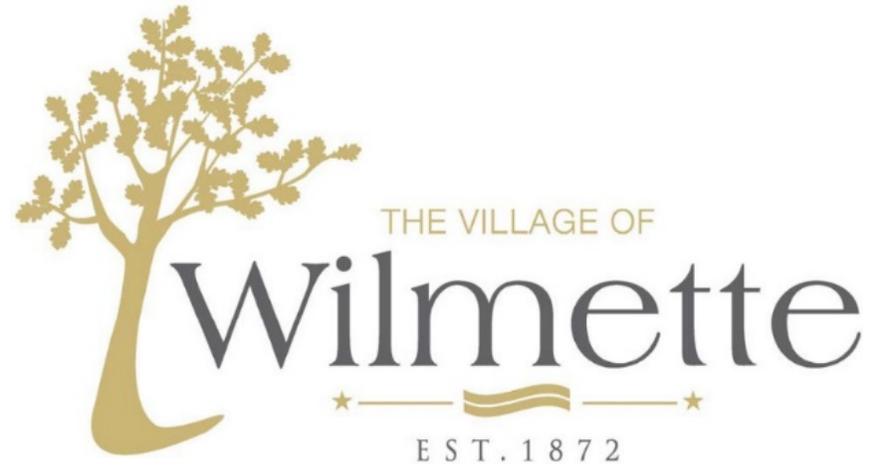
Assuming the Central Avenue and Downtown Streetscape Project is on the June bid letting, construction is expected to begin this August. Unfortunately, because of the delay, the original schedule shared with the business community earlier in the year is no longer possible. Staff developed several revised schedule options and began coordinating with the Chamber and businesses in late March. Early feedback indicates a preference to install the watermain in the downtown this fall, followed by roadway and streetscape work next spring and summer.

**Support for the Business Community**

Staff and the consulting team will resume coordinating with the Chamber on initiatives to promote businesses including consideration of valet parking and special events. Expenditures associated with these efforts will be discussed in conjunction with the FY 2021 budget.

**Documents Attached**

1. Staff Memorandum dated February 21, 2020



# **Central Avenue Reconstruction Update**

June 23, 2020

# Bid Pricing

- IDOT opened bids on June 12
- Staff recommends removing vibration testing & manhole maintenance

Funding Source	Estimate	Low Bid	Difference
ITEP Grant	999,100	999,100	-
Federal Share	4,069,631	4,069,631	-
Village- General Fund	2,613,260	3,079,564	466,304
Village- Water Fund	2,323,316	2,016,009	(307,307)
<b>Total</b>	<b>10,005,307</b>	<b>10,164,304</b>	<b>158,997</b>

# Next Steps

- Provide IDOT concurrence to award the contract to low bidder
- Seek additional grant funding
  - Apply for additional ITEP dollars
  - Continue to seek State release of \$500,000 capital bill grant
  - Utilize Optima contribution of \$120,000 if they proceed with approved PUD
- Financing options (no decision needed at this time)
  - General Fund reserves
  - Unanticipated MFT-type State distribution(s)
    - \$285,000 received so far in 2020
  - Increase planned bond issuance by additional General Fund expense
    - Would incrementally increase planned debt service levy increase for this project by 0.22%