



Engineering & Public Works Department

SUBJECT: Pre-Purchase of Pre-Cast Concrete Units for the Neighborhood Storage Project

MEETING DATE: September 22, 2020

FROM: [Brigitte Berger-Raish](#), P.E. Director of Engineering and Public Works
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BUDGET IMPACT: Estimated Cost..... \$1,500,000

Recommended Motion

Move to waive competitive bids for the purpose to negotiate terms with StormTrap, Inc for the pre-purchase of pre-cast concrete units used for the underground vault system in Phase 2 of the Neighborhood Storage Project at Hibbard Park.

Background

To maximize the effectiveness of the Neighborhood Storage Project, one of the most critical design considerations is the type of underground vault system that will be utilized. The consulting team and Village staff reviewed a variety of factors that influence vault design including cost, vault footprint, design life, system performance and ease of installation, among others.

After reviewing seven different detention systems, it was determined that StormTrap would be the most suitable vault design for all three storage locations at Community Playfield, Hibbard Park and Thornwood Park. Benefits of the StormTrap vault system include:

- Ability to provide the required storage in the smallest construction footprint;
- Widely used in the Chicagoland area for similar underground storage projects;
- Superior to the other vault systems in the areas of longevity and performance; and
- Local contractor familiarity.

Similar to the first phase of the project at Community Playfield, Village staff and the consultants recommend pre-purchasing the vault directly from StormTrap instead of including the product in the construction contract. Pre-purchasing the material ensures the vault pieces will be available for construction in early 2021 and eliminates a contractor markup on the product.

Discussion

In December of 2019, the Village approved a contract with StormTrap for the first phase of the Neighborhood Storage project at Community Playfield. The project began in April and is nearing completion. The general contractor, Berger Excavating, the StormTrap representatives and the consulting team worked extremely well together during the Phase 1 construction to coordinate vault deliveries and ensure maximum production.

Village staff is finalizing the design for Phase 2 at Hibbard Park. Construction for Phase 2 is anticipated to begin in late January of next year. Based on the performance of StormTrap during Phase 1, staff recommends waiving the competitive bid process and negotiating a contract with StormTrap for Phase 2.

Assuming the Village Board approves the recommendation to waive the competitive bid process and negotiate directly with StormTrap, the proposed contract, including cost information, with StormTrap will be included on the October 13, 2020 Village Board agenda for final approval.

Budget Impact

The pre-purchase of the StormTrap product will be paid through a bond issuance planned for 2021.