

## Village of Oak Park - Lake Street Improvements Change Order #3

### Background

As a result of Phase I investigations, stakeholder engagement, private development, and direction from Village staff, work outside the original contract and change orders #1 and #2 has been required for the project. This change order contains a request for additional contract value to cover both new scope of work and extra effort for work items previously identified but where quantities exceeded the negotiated amount due to direction given by the Village. Due to the nature of Phase I which includes substantial data gathering and public involvement, it is not uncommon for “discovery” during studies to identify new tasks or extra effort. In addition, some of the work included was required to coordinate the LSI designs with various developments whose scope and schedule was either unknown or unrefined and whose schedule can change. In each of these development cases, any extra engineering fee is greatly outweighed by the benefits of capital improvements built by the developers wholly at their cost.

The following is a description of the extra work items:

### Task 1: Implementation Study (Extension of Task)

This task is an extension of supplemental work scope that was intended for developing construction staging/duration scenarios and options to be shared with stakeholders at initial meetings with the Downtown Oak Park (DTOP) Business District, the Hemingway Business District and the DTOP North Marion Street businesses as well as the general public at the Open House Public Meeting. Unknown at the time of scope development for the prime contract and Change Order #1 (supplemental), several Village decisions and commercial property developments required subsequent evaluation and analyses of various construction staging alternatives with various start dates. Originally scheduled to begin streetscape project construction for in Spring of 2018 (CY 18), TEG evaluated several “Late 2018” construction start scenarios with sub-stages on the Far West section (Harlem to Marion) specifically developed to limit new-customer traffic for the Target store development. Several CY2019 construction start scenarios were then developed and evaluated once the Village decided to forgo construction in 2018. Each of the Business Districts were again engaged to share the new set of construction staging constraints. Their feedback was considered and prompted additional revisions to the preferred staging/schedule scenario. (64 hrs)

Upon scope/cost reduction direction for the project, many modular (construction section) durations will be reduced based on lessened critical path quantities (bluestone, sidewalk, curb, etc.) and scope conversion to street rehabilitation instead of reconstruction and potential complete street closures versus staged construction. This analysis is important for purposes of project planning and impacts to business owners. (24 hrs)

TEG will assist the Village with a combined meeting for the two affected Business Districts (DTOP and Hemingway). The primary purpose of this meeting is to share final decisions about schedule and duration and obtain any final concerns or comments about construction staging. (12 hrs)

Sub-Total: 100 hrs

## Task 2: PACE Re-Design at Lake and Forest

This task is for the development of both interim and final alternatives to accommodate PACE Bus movement at the Lake and Forest intersection. This task includes coordination with PACE on design preferences and vehicle templates required as well as performing CADD/Autoturn simulations to insure all vehicles are accommodated with the revised roadway design. (24 hrs)

Sub-Total: 24 hrs

## Task 3: Advance Design and Developer Coordination

This task includes meetings and coordination with developer teams for specific prospective locations along the Lake Street corridor. In each of the cases, specific designs had to be accelerated and performed out of sequence to reflect “existing condition” when the private development would be built. The Lake Street project, in all of the cases to date, would be built after the private developments and therefore could not utilize the accelerated designs since the “existing conditions” would not include all of the developer driven improvements to sidewalk, utilities, lighting, etc. Special care was given to these “interim” designs to insure little or no “throwaway” work when the final Lake Street Improvements were built. Overall, the accelerated designs allowed the Village to achieve substantial net savings on the LSI project by having the developers build out the capital improvements whose costs would have otherwise been borne entirely by the Village. Meetings, coordination, and accelerated designs have been or will be produced for five (5) anticipated commercial developments. To date, coordination and advanced designs have been required for the three (3) developments; District House, Target, and Albion developments (488 hrs).

Advance design and coordination for Albion Development expected to include 3 meetings and 160 man-hours of design work (160 hrs). Meetings to include 4 hrs for meeting (travel and meeting) plus 4 hrs of preparation/documentation for each meeting (24 hrs).

Sub-Total: 672 hrs

## Task 4: Utilities Project

This task includes the effort necessary for additional trips to project site and meetings with various building managers to gain access to their sites and determine locations sewer and water services lines and connection. Surveys were conducted to supplement missing information that was not accurate or missing from Village utility atlases. This task also includes effort for updating the plans for postponed letting. (24 hrs)

Upon direction to reduce scope/costs, pavement recommendation was modified to include resurfacing/rehabilitation versus reconstruction. A concrete “cap” was determined to be most effective if built with the utilities project. To incorporate the cap into the utilities project without a profile change (no templating of cross-sections), the effort will include 10 hours for sheet work and special provisions and 2 hrs for cadd updates. (12 hrs)

Sub-Total: 36 hrs

## Task 5: Specialty Elements Research and Design

Several design elements were added to LSI which were unknown and/or not included in original scope:

- Cross-walk research and design: prior to beginning the Phase I study, the project team was aware of material selection for the LSI corridor as well as previous specialty designs and materials used on other streetscape projects within the Village. As the study progressed, several locations of recently built cross-walks and other features using materials and design applications slated for the Lake Street Improvements project had failed. To resolve this for the LSI, TEG performed a special design study of the various cross-walks on the LSI corridor which included coordination with various material providers. In addition, a development within the LSI project limits was progressing to construction sooner than the LSI project so these studies had to be advanced out of sequence to not inhibit developer construction. TEG developed an aesthetic and durably functional cross-walk design through iterative research with materials suppliers and Village engineering and maintenance staff. This work was originally expected to be performed by the Village's Landscape Architectural firm but since the failures occurred, the designs had to be re-engineered which was outside of TEG contract scope (64 hrs).
- Multiple median concepts/designs between Taylor and Humphrey were developed by TEG. Stakeholder coordination was required to best understand the context and limits of the desired median. A median at this location was not originally in the planned scope of the project (16 hrs).
- ITEP Grant – TEG assisted with ITEP grant application by assembling cost estimates, project durations/schedules and a draft Project development report. Much of the information needed for the application was produced or assembled out of sequence of the typical Phase I project development process and not in the format that could be used for the project deliverables which would be reviewed by IDOT (40 hrs).
- EVP/GPS Design Coordination and Meeting. This work includes attending a meeting/presentation of various emergency pre-emption options and evaluation of those technologies for the LSI. (24 hrs).
- Bus shelter re-design at southwest corner of Lake Street and Lombard Avenue; this work was not anticipated to be required and therefore not originally included with the contract. Project coordination that occurred after the contract was executed required that a re-design be performed (16 hrs).
- Ped Push Button relocation designs were required for the resurfacing contract. Originally, this contract did not include any scope or labor to address pedestrian conflicts except for ADA ramps. Six (6) locations were determined to be non-compliant and push buttons relocation plans were required. (24 hrs)
- OPRF Museum specialty design and coordination; this work was not included in the original contract or previous change orders as became necessary to address recent changes in the property. (8 hrs)

Sub Total = 192 hrs

## Task 6: Surveys

Additional surveys were or will be required to ensure bid plans would reflect the most current existing conditions. Additional survey for the following sites:

- Brewery – 8 hrs field work + 2 hrs office (10 hrs)
- District House – 8 hrs field work + 2 hrs office (10 hrs)

Please note that no effort/scope for future surveys is included for developments currently under review by Oak Park or being contemplated by properties/owners within the project area.

Sub-Total: 20 hrs

## Task 7: Board Presentation Modifications

A presentation powerpoint and supplemental background materials were submitted for review and subsequently finalized for a 7/24/2017 village board meeting. As a result of various project scope changes, associated stakeholder input, and coordination between Village Departments and the board, this presentation was postponed. Advancement of project design elements by TEG concurrent with communications with business districts, Village board members, Village Departments, and individual businesses required supplemental effort to prepare Board Presentation materials with updates of project limits, scope, and revised construction staging/duration assessments. The powerpoint and background information packages were updated three (3) additional times prior to the actual presentation occurring at the 2/5/2018 board meeting. Additional work was performed to respond to comments and ideas brought forth by board members at the 2/5/2018 meeting and again presented to Village Board at the 2/26/2018 meeting.

Sub-Total: 64 hrs

## Task 8: Plats and Legals

TEG will write legal descriptions for up to 44 temporary construction easements along the Lake Street Corridor. Forty two (42) of these are for the Streetscape limits (Harlem Avenue through Euclid Avenue) and two (2) are for the resurfacing limits (Euclid Avenue to Austin Avenue). These legal descriptions will be for the agreements between the Village and property owners for the improvements and updates on the owner's property for the installation of new sidewalk along Lake Street. Improvement will terminate at building faces and not extend into building bump-ins/vestibules/doorways. This work assumes all right-of-way along N. Euclid (District House development) and the northwest corner of Lake and Forest (Albion development) will have been obtained through developer permit work. This labor for this task assumes that there are multiple Property Identification Numbers (PIN #) that have the same owner.

Sub-Total: 286 hrs

## Task 9: Cost Savings and Scope Reduction

Design work and condition assessments are necessary to address Village Board direction to limit the overall project cost in the Central Section (Forest Avenue to Oak Park Avenue). TEG will perform a field condition inspection (8 hrs) of the existing sidewalk on both sides of the street to determine which segments can remain after assessing trip hazards, surface condition, expected repairs from utility relocations and underground borings/open cuts for unit duct and conduit construction (120 hrs).

Sub-Total: 128 hrs

## Task 10: Administration

This task will include all project administration including progress reports, task coordination, and invoices (for extension of contract time limits) for supplemental tasks.

Sub-Total: 56 hrs

GRAND TOTAL = 1,578 hrs

**PAYROLL ESCALATION TABLE**  
**FIXED RAISES**  
**COST PLUS FIXED FEE**

FIRM NAME Thomas Engineering Group  
 PRIME/SUPPLEMENT Supplement

DATE 06/29/18  
 PTB NO. \_\_\_\_\_

CONTRACT TERM 13 MONTHS  
 START DATE 9/1/2017  
 RAISE DATE 1/1/2018

OVERHEAD RATE 112.20%  
 COMPLEXITY FACTOR 0  
 % OF RAISE 3.00%

**ESCALATION PER YEAR**

9/1/2017 - 9/30/2018





13  
13

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

= 100.00%  
 = 1.0000

The total escalation for this project would be:

0.00%

# PAYROLL RATES

FIRM NAME  
PRIME/SUPPLEMENT  
PSB NO.

Thomas Engineering Gr DATE  
Supplement

06/29/18

ESCALATION FACTOR

0.00%

CLASSIFICATION	CURRENT RATE	CALCULATED RATE
Principal	\$88.00	\$70.00
Project Manager	\$77.33	\$70.00
Project Engineer V	\$64.18	\$64.18
Project Engineer IV	\$57.13	\$57.13
Project Engineer III	\$49.75	\$49.75
Project Engineer II	\$37.58	\$37.58
DesignEngineer I	\$26.41	\$26.41
Chief Surveyor	\$46.20	\$46.20
Senior Technician	\$42.50	\$42.50
Technician III	\$34.90	\$34.90
Design Intern	\$15.00	\$15.00
Bus. Admin. Head	\$51.75	\$51.75
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

## Subconsultants

FIRM NAME	<u>Thomas Engineering Group</u>
PRIME/SUPPLEMENT	<u>Supplement</u>
PSB NO.	<u>                    </u>

**DATE** 06/29/18

NAME	Direct Labor Total	Contribution to Prime Consultant
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
<b>Total</b>	0.00	0.00



**COST PLUS FIXED FEE  
COST ESTIMATE OF CONSULTANT SERVICES**

**FIRM**  
**PSB**  
**PRIME/SUPPLEMENT**

**Thomas Engineering Group**

## Supplement

**OVERHEAD RATE  
COMPLEXITY FACTOR**

**1.122**

0

DATE

06/29/18

[illegible]

**DBE 0.00%**

## AVERAGE HOURLY PROJECT RATES

<b>FIRM</b>	<u>Thomas Engineering Group</u>
<b>PSB</b>	<u></u>
<b>PRIME/SUPPLEMENT</b>	<u>Supplement</u>

**DATE** 06/29/18

**SHEET**      1    OF    5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJECT RATES			T1. Implementation Studie			T2. Pace Re-Design			T3. Accel Design for Deve			T4. Utilities Project			T5. Specialty Designs		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	70.00	0																	
Project Manager	70.00	128	8.11%	5.68	40	40.00%	28.00												
Project Engineer V	64.18	448	28.39%	18.22	48	48.00%	30.81				232	34.52%	22.16				120	62.50%	40.11
Project Engineer IV	57.13	28	1.77%	1.01				12	50.00%	28.57									
Project Engineer III	49.75	0																	
Project Engineer II	37.58	60	3.80%	1.43							24	3.57%	1.34	36	100.00%	37.58			
DesignEngineer I	26.41	608	38.53%	10.18	12	12.00%	3.17	12	50.00%	13.21	416	61.90%	16.35				72	37.50%	9.90
Chief Surveyor	46.20	306	19.39%	8.96															
Senior Technician	42.50	0																	
Technician III	34.90	0																	
Design Intern	15.00	0																	
Bus. Admin. Head	51.75	0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
		0																	
TOTALS		1578	100%	\$45.48	100	100.00%	\$61.98	24	100%	\$41.77	672	100%	\$39.85	36	100%	\$37.58	192	100%	\$50.02



Item	Notes	Hours	Sheets	hrs/sheet	Total
T1. Implementation Study	Pre-scope reduction	64	1	1	64
	Post-scope reduction	24	1	1	24
	Combined meeting with Business Districts to discuss final implementation plan	12	1	1	12
				<b>SUBTOTAL</b>	<b>100</b>
T2. Pace Re-Design	Development of interim and final alternatives	24	1	1	24
				<b>SUBTOTAL</b>	<b>24</b>
T3. Accel Design for Developments	Meetings and Coordination with Various developers	488	1	1	488
	Accelerated design for Albion (coordination) 4 hrs mtg + 4 hrs prep * 3 mtgs (24 hrs)	8	3	1	24
	Accelerated design for Albion (design and sheet work)	160	1	1	160
				<b>SUBTOTAL</b>	<b>672</b>
T4. Utilities Project	Additional trps and effort to gain access and determine missing utility atlas information	24	1	1	24
	Plan mods to address concrete cap incorporation	12	1	1	12
				<b>SUBTOTAL</b>	<b>36</b>
T5. Specialty Designs	Cross-walk research and design	64	1	1	64
	<del>Design of Brick intersection at Holly Court and North Marion Street</del>	0	1	1	0
	Median designs between Taylor and Humphrey	16	1	1	16
	<del>Identification and accommodation of old brick structures</del>	0	1	1	0
	<del>Identification and accommodation of abandoned steam heating system</del>	0	1	1	0
	ITEP Grant	40	1	1	40
	VP/GPS Design Coordination and Meeting	24	1	1	24
	Bus shelter re-design	16	1	1	16
	Ped Push Button relocate designs	24	1	1	24
	OPRF Museum	8	1	1	8
				<b>SUBTOTAL</b>	<b>192</b>
T6. Surveys					
	Developments (Emerson, NW Corner @ Forest, Brewery, District House, Topo for 2 site post construction)	20	1	1	20
				<b>SUBTOTAL</b>	<b>20</b>
T7. Board Presentation Mods					
	Presentation Materials and Supplemental Background information	64	1	1	64
				<b>SUBTOTAL</b>	<b>64</b>
T8. Plats and legals					
	44 plat and legal (P&L) descriptions for temporary construction easements at 6.5 hrs per P&L	44	6.5	1	286
				<b>SUBTOTAL</b>	<b>286</b>
T9. Cost Saving (Central Section)	Field Survey	8	1	1	8
	Re Design and Assessment	120	1	1	120
				<b>SUBTOTAL</b>	<b>128</b>
T10. Administration				<b>SUBTOTAL</b>	<b>1394</b>
	4% OF SUB-TOTAL	56	1	1	56
				<b>SUBTOTAL</b>	<b>56</b>
				<b>GRAND TOTAL</b>	<b>1578</b>