



Agenda Item Summary

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Submitted By

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Reviewed By

LKS

Agenda Item Title

A Resolution Approving a Highways Land Acquisition Contract for Negotiation Services with Swanson and Brown, Ltd. for Right-of-Way Acquisition for the Lake Street Improvement Project in an Amount Not To Exceed \$103,900 and Authorizing its Execution

Overview

The Engineering Division requested proposals to provide assistance with the Right-of-Way (ROW) acquisition process to obtain sidewalk easements needed for the Lake Street Improvement Project in order to comply with IDOT and Federal policies and procedures. Sidewalk easements are desired in order to replace sidewalks at approximately 39 parcels since buildings are typically set back six feet for the ROW line. IDOT policies require ROW acquisition processes to be performed by prequalified and certified companies. The proposal from Swanson and Brown best fit the needs of the Village for completing the ROW acquisition process in the required timeframe.

Staff Recommendation

Approve the Resolution.

Fiscal Impact

There are currently \$185,370 of available funds for this work in the FY2018 Budget in the Capital Improvement Fund, Public Works - Engineering, for External Support account no. 3095-43780-101-570663.

Background

The proposed Lake Street Improvement project includes sidewalk replacement for much of the length of the project from Harlem Avenue to Euclid Avenue. In the Downtown Oak Park area (DTOP) from Harlem to Forest the buildings are typically set back approximately six feet from the property line. In many locations there are not existing sidewalk easements recorded against the private properties in this section. In the area east of DTOP to Euclid Avenue the private property line gets closer to the building line but there are still many locations where the main sidewalk extends into private property. In addition to these main sidewalk areas, construction of sidewalk ramps at corners sometimes requires replacing sidewalks on private properties in order to make the elevations and slopes meet American with Disabilities Act requirements. Easements are required in order to perform this sidewalk replacement work on the private properties.

The process for obtaining easements is rigidly defined by Federal requirements and the Illinois Department of

Transportation (IDOT). The Village requested proposals from three of the six pre-approved Land Acquisition Consultants by IDOT. The proposal from Swanson and Brown best fit the Village's needs for this work while at the most competitive price.

The Village will be requesting that property owners donate permanent sidewalk easements in the locations of the proposed work. Costs for appraisals of two parcels is included in the contract should a couple of property owners elect to not donate easements. A future item will be presented to approve the various easements and associated documents.

Alternatives

The alternative to this recommendation could be to delay action to gain additional information.

Previous Board Action

At the July 9, 2018 regular meeting the Village Board Approved a Third Amendment to the Professional Services Agreement with Thomas Engineering Group LLC for the Design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects to include Coordination with Developments and Revisions to Projects' Scope for an additional \$179,440.

At the March 5, 2018 regular meeting the Village Board Approved a Second Amendment to the Professional Services Agreement with Thomas Engineering Group LLC for the Design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects to include Design Modifications to existing Sidewalk Vaults for an additional \$80,648.

At the March 5, 2018 regular meeting the Village Board Approved an Agreement with Tetra Tech, Inc., for an Environmental Preliminary Site Investigation for the Lake Street Improvement Projects in an amount not to exceed \$36,511.

At the February 26, 2018 regular meeting the Village Board Approved the Lake Street Improvement Project's Scope, Including the Projects' Limits, Decorative Materials, and Specialty Features with a budgeted amount of \$15 million.

At the October 16, 2017 regular meeting the Village Board approved a Professional Services Agreement with The Lakota Group, Inc., for Phase 2 Professional Landscape Architecture and Planning Services for the Lake Street Streetscape Project in an amount not to exceed \$131,370.

At the January 17, 2017 regular meeting the Village Board Approved an Amendment to the Professional Services Agreement with The Lakota Group, Inc., for Phase 1 Professional Landscape Architecture and Planning Services for the Lake Street Streetscape Project for an additional \$24,780

At the January 17, 2017 regular meeting the Village Board Approved an Amendment to the Professional Services Agreement with Thomas Engineering Group, LLC., for Professional Engineering Services for the design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects for an additional \$117,560.

On October 4, 2016, the Village Board authorized an agreement with The Lakota Group, Inc., for Phase 1 Professional Landscape Architecture and Planning Services for the Lake Street Streetscape Project in an

amount not to exceed \$99,000.

On August 1, 2016, the Village Board authorized an agreement with Thomas Engineering Group, LLC., for Professional Engineering Services for the design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects in an amount not to exceed \$1,080,000.

At the July 18, 2016 regular meeting the Village Board approved a Resolution Authorizing the Submission of a 2016 Federal Surface Transportation Program Grant Application for the Lake Street Streetscape and Resurfacing Project.

At the June 6, 2016 regular meeting the Village Board approved a Resolution Authorizing the Submission of a 2016 Illinois Transportation Enhancement Program (ITEP) Grant Application for the Lake Street Streetscape Project.

At the June 6, 2016 regular meeting the Village Board approved a Resolution Requesting the Illinois Department of Transportation Repurpose Federal Funds Earmarked for the I-290 Cap the Ike Projects, IL456 and IL478, to the proposed Lake Street Resurfacing and Streetscape Project according to the Consolidate Appropriations Act, 2016.

On February 8, 2016 the Village Board was given a presentation related to Construction, Parking and Mobility Services along the Lake Street Corridor from Harlem to Austin and directed staff to Request Proposals for the Preliminary and Design Engineering of the Lake Street Streetscape and Resurfacing Project.

On November 2, 2015 the Village Board was given a presentation on the Lake Street Streetscape Enhancement project which included a recommended project scope and material selections based on Board comments.

On May 11, 2015 the Village Board was given a presentation on the Lake Street Streetscape Enhancement project.

On August 20, 2014 the Disability Access Commission met at their regular open public meeting to review the proposed streetscape project and provided comments.

On January 7, 2013 Lakota Group and staff presented the recommendations of the Streetscape Committee for the Lake Street Streetscape project to the Village Board which included four options for scope and materials. The results of the surveys and walking tours were also presented.

On June 4, 2012 the Village Board the Village Board directed staff to form the Downtown District Streetscape Committee who would help in the development of various streetscape scenarios for Board consideration.

On March 15, 2012 the Village Board authorized an agreement with Lakota Group for design services related to the Lake Street Corridor from Harlem Ave to Euclid Ave.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

It is anticipated a future agenda item will be presented at an upcoming Board meeting for approving easements for performing work on private property along Lake Street to replace sidewalks on private properties which serve the public.

Future agreements with the State will be presented at upcoming meeting for construction of the Lake Street Improvement projects along with agreements for construction management.

Intergovernmental Cooperation Opportunities

The Village will be requesting sidewalk easements with the Park District of Oak Park and the Oak Park Public Library for sidewalk work along Lake Street.

Performance Management (MAP) Alignment

This work is in alignment with the Governance Priority for the Department of Public Works for Infrastructure/Capital Programs.