



Agenda Item Summary

File #: RES 17-511, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

A Resolution Authorizing OP South Boulevard LCC to Reconstruct the North-South Public Alley Adjacent to the Development Site located at the Southeast Corner of Harlem Avenue and South Boulevard in an Amount not to Exceed \$102,338.00

Overview

The north-south alley east of the proposed development site along South Boulevard at Harlem Avenue was scheduled to be replaced as part of the Village's annual alley replacement program at the same time as the construction of the development. In September of 2015 the Village approved an Amendment to the Redevelopment Agreement to allow the Developer's contractors to design and construct the Village owned alley at the Village's expense. The developer has obtained a price of \$102,338 to replace the alley which is comparable to what the Village would pay to replace this alley. Staff is recommending authorizing the developer to proceed with replacing the alley.

Staff Recommendation

Approval

Fiscal Impact

The costs for this project would be funded through the FY 2017 Capital Improvement Fund, Public Works - Engineering, for Alley Improvements account no. 3095-43780-101-570964 which has \$261,011 remaining to fund this work.

Background

The north-south alley west of Marion Street between Pleasant and South Boulevard is currently included in the Village's 2017 Capital Improvement Plan for alley replacement. In 2015 Village approved an Amendment to the Redevelopment Agreement to allow the Developer's contractors to design and construct the Village owned alley at the Village's expense in order to ensure that the alley design matches with the site design of the development and so that construction is coordinated with the development.

The Amendment to the Redevelopment Agreement requires the Village of Oak Park to review and approve the proposed alley reconstruction cost estimate. The developer recently obtained an estimate of \$102,338 from their builder, Tishman An AECOM Company, for the alley replacement as part of their site work. Tishman's cost is approximately \$15,000 more than the Village's cost would be for the same alley based on the 2017

pricing. Tishman's cost is competitive for replacing just one alley. The Village's pricing reflects replacing over 20 alleys for a value of over \$2.5 million and does not involve closing coordinating alley replacement with a building project which can affect production rates and costs.

Staff is recommending authorizing the developer to reconstruct the alley as part of the developments site work in order to coordinate the reconstruction of the alley with the developer's site and utility work. Having the Village's contractor perform the work would be very challenging to coordinate construction schedules and maintaining access to the site without impacting the developer's schedule.

Alternatives

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

Previous Board Action

On September 8, 2015, the Village Board approved an Ordinance Authorizing the Execution of a First Amendment to Redevelopment Agreement - South Boulevard and Harlem Site by the Village of Oak Park, a Home Rule Unit of Government.

On August 3, 2015, the Village Board approved a Motion to direct staff to amend the Redevelopment Agreement to allow the Developer's contractors to design and construct the Village owned alley at the Village's expense.

On February 17, 2015 the Village Board approved an Ordinance approving the Redevelopment Agreement with OP South Boulevard LLC.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

None at this time

Intergovernmental Cooperation Opportunities

N/A.

Performance Management (MAP) Alignment

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