



Agenda Item Summary

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Submitted By

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Reviewed By

LKS

Agenda Item Title

A Resolution Approving an Independent Contractor Agreement with Chicagoland Renovations, Inc. for Repairs to the Geothermal Vault at Village Hall for an Amount Not to Exceed \$32,340.00 and Authorizing its Execution.

Overview

This project involves repairing the air duct connections to the underground concrete vault that houses the mechanical equipment for the Council Chambers geothermal system. The connections are leaking ground water into the vault at a substantial rate. Excavation around the vault is necessary to expose and repair the connections.

Staff Recommendation

Approve the Resolution.

Fiscal Impact

In the FY 2018 General Fund, Building Maintenance Operating Budget, Property Repair account numbers 1001-43790-101, 711, 712, 713, 714, 717-540674, \$160,000.00 is allocated for property repairs. To date, \$64,566.00 remains un-encumbered in this line item.

The agreement with Chicagoland Renovations will only include the base bid and alt. no.1 in the amount of \$30,800.00. The not to exceed amount of \$32,340.00 includes a 5% contingency in the event of unforeseen work required. The contingency will not be used unless there is a need for a change order. The 5% is in accordance with the purchase policy regarding change orders.

Background

In the summer of 2012, the Village installed a new geothermal system for the Village Hall Council Chambers. The mechanical equipment was installed in an underground concrete vault. Staff discovered a condition that began last fall when after each rain, water leaks into the vault through the area where the buried air ducts are connected to the concrete vault wall on the west side of the vault. Excavation in this area is required to expose the two 36-inch round air ducts and vault wall in order to clean and prepare the connection points for a waterproofing application.

In addition, water is leaking into the return air plenum space directly beneath the Council Chambers. This

project would also include sealing that water leak and installing a new concrete floor with sump pit and pump in the bottom of the plenum space. Currently, the floor in this space is unfinished coarse aggregate stone.

Staff issued an Invitation to Bid on February 28, 2018 and reached out to waterproofing companies that are capable of performing this work. Four bids were received and Chicagoland Renovations submitted the lowest responsible bid as shown on the attached bid summary.

During the course of procuring bids for this work, it was determined that additional scope would be needed and prudent in order to fully address the water infiltration. Staff added the work in the plenum space beneath the Council Chambers to the scope of work and directed all bidders to include a cost for this work as alternate #1. A revised bid due date of April 6th was communicated to all bidders.

Chicagoland Renovations has worked with the Village on previous projects, including the bunk room remodeling project at the north fire station, the sound-proofing project in the Human Resources Director's office at Village Hall, and the Public Works Center water leak repair in the streets sign shop. During each of these projects, Chicagoland Renovations performed very well.

Alternatives

The Board can delay action to gain additional information.

Previous Board Action

A previous Village Board approved the construction of the Council Chambers geothermal system in 2012.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

As part of the 2019 budgeting process preparation, staff will request additional funds in the 2019 CIP Building Improvement Fund to improve the sump pits in the geothermal vault and connect the drain lines directly to a nearby sewer.

Intergovernmental Cooperation Opportunities

N/A.

Performance Management (MAP) Alignment

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