



## Agenda Item Summary

---

**File #:** RES 22-157, **Version:** 1

---

### **Submitted By**

Bill McKenna, Village Engineer

### **Reviewed By**

A.M. Zayyad

### **Agenda Item Title**

**A Resolution Approving an Independent Contractor Agreement with REDICO Management, Inc. for Madison Street Site Work in an Amount Not to Exceed \$203,682, Authorizing its Execution and Waiving the Village's Bidding Process for the Agreement**

### **Overview**

The American House Senior Living Center at 703 Madison is nearing completion on the exterior of the building and is ready to start work constructing their sidewalk and streetscape areas so that they can have the site ready for tenants to move in late summer. In order to not delay the work at the senior living center, staff has requested the developer construct the streetscape elements on their frontage that the Village would be responsible for per the RDA, including curbs, lighting, communication, drainage, and some paving. The cost of the additional work along their frontage is \$203,682.

### **Recommendation**

Approve the Resolution.

### **Fiscal Impact**

The FY2022 Budget includes \$2.1 M in funds for the Madison Street Streetscape Project which will be used to fund this work in the Capital Improvement Fund, Public Works - Engineering, Streetscaping account no. 3095.43780.101.570959.

### **Background**

Per the approved Redevelopment Agreement with Jupiter Realty Company, Oak Park Madison Street, and AH Oak Park, the Village has committed to constructing a streetscape project on Madison Street from Oak Park to East Avenues and the developers are responsible for constructing the streetscape on their frontage between the back of curb and the building except for any lighting, communications, and signal work. Per the RDA, the Village will reimburse the developers for TIF eligible expenses including environmental costs and site improvements in the right of way, with a cap of \$685,000 for the senior living center and a cap of \$1,650,000 for Pete's Fresh Market.

At the time of the RDA, the Village originally intended on constructing the Village's streetscape project in advance of the streetscaping work for the senior living center. The Village's streetscaping project has been delayed from this originally intended schedule due to delays associated with utility relocation work for the

Pete's Fresh Market site, delays in the design of the Village's streetscape project due to internal staffing issues, and delays in constructing the Village's project associated with material lead times. The Engineering Division intends on bidding the Village's streetscape project this summer with an anticipated construction contract being presented to the Village Board in early September. Current lead times for some of the critical materials such as the new water main are 30+ weeks and will require the majority of the Village's project to be constructed starting in the spring of 2023 with work being completed by the fall of 2023 which will coordinate with the anticipated timeline for the Pete's Fresh Market.

The American House Senior Living Center at 703 Madison is nearing completion on the exterior of the building and is ready to start work constructing their sidewalk and streetscape areas so that they can have the site ready for tenants to move in late summer. In order to not delay the work at the senior living center, staff has requested the developer construct the streetscape elements on their frontage that the Village would be responsible for per the RDA. These items include street lighting, fiber optic communication conduits, storm drainage work, curb installation, asphalt resurfacing along their frontage, and pavement markings. American House obtained pricing from their general contractor, Clark Construction, for this work. The cost of the additional work along their frontage is \$203,682. Staff has reviewed the proposed costs for the requested work and these costs are appropriate for the work being done and staff recommends moving forward with the work and waiving the Village's bidding process.

### **Alternatives**

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

### **Previous Board Action**

In October 2010, the Village Board adopted a Resolution supporting the "Complete Streets" concept which recommends that a Village-wide policy be crafted. The Consultant has incorporated this concept into their streetscape recommendation for Madison Street. The complete streets concept is to provide equal opportunity to all modes of transportation which includes bicycling, vehicular, pedestrian, and public transportation in order to reduce traffic congestion while improving air quality and in general quality of life.

On November 22, 2010, the Village Board approved a Resolution authorizing the execution of a contract with Altamanu, Inc. to prepare streetscape design scenarios for the Madison Street streetscape project.

In December 2010, the Consultant began work on this project. In early December 2010 staff recommended, and the Board supported, a Committee that consisted of the Madison Street Coalition members as well as various staff for a total of seventeen (17) members. For the most part, this Committee met each month, sometimes twice a month throughout the process until such a time the Consultants had a final product.

In April 2011, the Consultants presented to the Madison Street Business Association. Their reaction was positive.

In May and June 2011, the Committee along with the Consultant held two public input meetings at Julian Middle School. Approximately 2,500 postcards were mailed to property and business owners along the corridor. Public reaction was mixed. Some concerns were; that the project would create more traffic in adjacent neighborhoods, there is a need for a wider roadway for quick trips from one end of Madison Street to the other, and there is a need for more parking for businesses. Those in favor suggest the new street would

improve safety for children as many cross Madison Street, safer street for bicyclists, more green space, reduced speeds, etc.

On November 28, 2011, the consultants, staff, and steering committee presented their findings and recommendations for street modifications. The modifications include the “complete streets” concept adopted by the Village Board, a road diet where five lanes (including a landscaped median strip and turn lanes) are reduced to three lanes (including a center turn lane) with bike lanes, as well as streetscape amenities. The streetscape amenities include new pedestrian street lighting, furniture, sidewalks, and crosswalk enhancements. The Village Board had several questions for staff and the consultants from this meeting. The responses were provided in early December 2011.

On January 3, 2012, the Village Board adopted a Complete Streets Policy for Village Capital Improvement Projects and Public Improvement Design.

On April 4, 2012, another presentation was made to provide the Village Board with the additional requested information and to solicit further direction. Staff recommended that the Village Board support the Committee’s recommendation and proceed with further discussion on streetscape development, whether full development or partial development of the corridor.

On July 29, 2013, Staff presented three street enhancement alternatives for Village Board consideration at a Study Session.

On April 13, 2015, staff gave a presentation to the Village Board on the Madison Street enhancement project along with an overview of the TIF District, zoning, and economic development.

On June 29, 2015, staff gave a presentation to the Village Board on the Madison Street enhancement project and phased implementation plan.

On September 8, 2015, the Village Board approved agreements with Christopher B. Burke Engineering, Ltd. for Design Engineering, with Altamanu, Inc. for Landscape Architectural Services, and with V3 Companies of Illinois Ltd. for Surveying Services for the Madison Street Streetscape project.

On April 18, 2016, the Village Board approved an Amendment to the Professional Services Agreement with Christopher B. Burke Engineering, Ltd. for the design engineering for the Madison Street Streetscape and road diet project for an additional \$360,858

On June 13, 2016, staff presented a review of the Madison Street Streetscape Corridor Design to the Village Board.

On October 29, 2018, staff presented the Madison Street Improvement Project including the road diet to the Village Board for discussion.

On November 26, 2018, staff presented Discussion Regarding the Madison Street Improvement Project and the Road Diet to the Village Board for discussion.

On November 26, 2018, the Village Board approved a Contract with K-Five Construction Corp. for Project 19-12, Madison Street Improvements, in an amount not to exceed \$6,250,000.

On November 26, 2018, the Village Board approved an agreement with Edwin Hancock Engineering Co. for Phase III construction engineering for the Madison Street Improvement Project in an amount not to exceed \$459,007.

On December 10, 2018, the Village Board approved a Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project Consistent with the Oak Park Economic Development Corporation's (Oak Park EDC) Recommendation Between the Village of Oak Park and Jupiter Realty Company, LLC (Jupiter), Oak Park Madison Street LLC (Pete's) and 711 Madison Senior Living, LLC.

On September 3, 2019, the Village Board approved a First Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project Between the Village of Oak Park and Jupiter Realty Company, LLC (Jupiter), Oak Park Madison Street LLC (Pete's) and AH Oak Park, LLC.

On February 3, 2020, the Village Board concurred with the Plan Commission's Recommendation and Adopted An Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Seven Story Senior Living Facility at the Property Located at 711-725 Madison Street

On June 15, 2020, the Village Board approved a Second Amendment to the Professional Services Agreement Between the Village of Oak Park and Christopher B. Burke Engineering, Ltd. for Design Engineering Services for the Madison Street Streetscape Project to Change the Not to Exceed Amount from \$674,218 to \$903,861.

On November 23, 2020, the Village Board Approved an Ordinance Approving a Second Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project between the Village of Oak Park, Jupiter Realty Company, LLC (Jupiter), Oak Park Madison Street LLC (Pete's) and AH Oak Park, LLC.

#### **Citizen Advisory Commission Action**

N/A.

#### **Anticipated Future Actions/Commitments**

Staff anticipates presenting a construction contract and a construction engineering agreement to the Village Board for the construction of the Madison Street Streetscape and Utility Project in September.

#### **Intergovernmental Cooperation Opportunities**

None at this time.