



**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD
OF TRUSTEES OF THE VILLAGE OF WILMETTE, ILLINOIS, BROADCAST ONLY
(VILLAGE HALL CLOSED DUE TO THE VILLAGE PRESIDENT'S DELCARATION
OF LOCAL DISASTER AND PUBLIC HEALTH EMERGENCY ORDER)
ON TUESDAY, DECEMBER 22, 2020 AT 7:30 P.M.**

President Bielinski called the meeting to order at 7:31 p.m.

1.0 ROLL CALL

President: Bob Bielinski

Trustees: Daniel Sullivan
Peter Barrow
Kathy Dodd
Joel Kurzman
Gina Kennedy
Senta Plunkett

Staff Present: Michael Braiman, Village Manager
Erik Hallgren, Assistant Village Manager
Jeffrey Stein, Assistant Village Manager/Corporation Counsel
Brigitte Berger-Raish, Engineering & Public Works Director
Peter Skiles, Administrative Services Director

President Bielinski explained that historically the Village Board hasn't held a Board meeting on the fourth Tuesday in December, but said tonight it is necessary to approve contracts related to the Neighborhood Storage Project – Phase 2 at Hibbard Park. He said the agenda is brief with just the contracts and two other items related to the pandemic.

President Bielinski explained the Village Board meeting was being broadcast live via the use of Microsoft Teams in order to comply with the shelter in place order issued by Governor JB Pritzker.

2.0 PUBLIC COMMENT

Michael Rizzo said he spoke to Village staff regarding a 3-page letter his mother wrote to the Baird & Warner president about her condo in Glenview. Mr. Rizzo said he was addressing the Board because the absentee landlords, Kang Beom Kim and Hyun Kang, reside in Wilmette. Mr. Rizzo said his mother has had a tough

time, as the landlords are not maintaining the unit. He said there is water damage that has not been addressed. He said he is concerned about mold and the upkeep of the property in relation to his mother's health. He said her quality of life has declined due to this situation. He asked the Village Board if the owners own any other property in Wilmette and if so, how they are maintaining it. Based on his mother's experience, he asked if there are in-laws or parents living with them and how are they being treated. He asked about the welfare of their 2 daughters. He said as members of the community, he felt it was necessary for the Board to know of their actions. He said the realtor, Baird & Warner, has never responded. He said he feels like the Village should take a look at their business license and said he will attempt to follow-up with staff.

President Bielinski said Mr. Rizzo has already spoken to staff and that is the appropriate step to take. He said this issue sounds like it's more related to the Village of Glenview but said he appreciated Mr. Rizzo coming to the Board with this information.

Mr. Rizzo said he didn't agree with President Bielinski's comments because the condo owners are collecting \$24,000 a year, which he assumes is paying their property taxes in Wilmette. He went on to say that his mom's safety and welfare is important, and he knows the landlords live in Wilmette. He said he is sure there are ordinances in Wilmette to which they must comply. He said he just felt you should know who your neighbors are. He said he feels that everyone in the community should be concerned about it.

There was no further public comment.

3.0 CONSENT AGENDA

Trustee Sullivan moved to approve the items on the Consent Agenda as follows:

ADMINISTRATION COMMITTEE CONSENT AGENDA

3.1 Adoption of Resolution #2020-R-51 extending the Declaration of Emergency affecting the public health and wellbeing due to the outbreak of COVID-19 Virus.

3.2 Approval of Economic Relief Grant expenditures.

The motion was seconded by Trustee Barrow. Voting yes: Trustees Sullivan, Barrow, Dodd, Kurzman, Kennedy, Plunkett and President Bielinski. Voting no: none. The motion carried.

4.0 REPORTS OF OFFICERS

Village Manager Mike Braiman reminded residents of the Christmas/New Year's refuse and recycling schedule.

There was no report from Corporation Counsel Jeffrey Stein.

5.0 REPORT OF LIQUOR CONTROL COMMISSIONER

No report.

6.0 STANDING COMMITTEE REPORTS

6.1 LAND USE STANDING COMMITTEE REPORT

No report.

6.2 FINANCE STANDING COMMITTEE REPORT

No report.

6.3 ADMINISTRATION STANDING COMMITTEE REPORT

All items listed on the Consent Agenda.

6.4 MUNICIPAL SERVICES STANDING COMMITTEE REPORT

6.41 Approval of a contract in the amount not-to-exceed \$10,424,250 with V3 Construction Group, Ltd., Woodridge, Illinois, for construction of Phase 2 of the Neighborhood Storage Project at Hibbard Park.

6.42 Approval of a contract in the amount not-to-exceed \$1,163,087 with Christopher B. Burke Engineering, Ltd., Rosemont, Illinois, for construction oversight services associated with Phase 2 of the Neighborhood Storage Project at Hibbard Park.

Trustee Sullivan made an omnibus motion to approve a contract in the amount not-to-exceed \$10,424,250 with V3 Construction Group, Ltd., Woodridge, Illinois for construction of Phase 2 of the Neighborhood Storage Project at Hibbard Park and for approval of a contract in the amount not-to-exceed \$1,163,087 with Christopher B. Burke Engineering, Ltd., Rosemont, Illinois, for construction oversight services associated with Phase 2 of the Neighborhood Storage Project at Hibbard Park.

The motion was seconded by Trustee Kennedy.

Engineering & Public Works Director Brigitte Berger-Raish said these approvals mark another significant milestone in the Neighborhood Storage Project. She said it's been a culmination of a year of planning, designing, coordinating with the Park District, working with permitting agencies and fieldwork. She thanked the team at Christopher Burke Engineering for their work in getting the project to this point.

She then gave a presentation (PowerPoint attached). She started by giving a project status. She said Phase 1A is 100% complete. The first large phase at Community Playfield with the underground reservoir and sewers in the right-of-way is substantially complete. She said there was a ribbon cutting in October for all of the base work. She said the optimized sewers for this leg of the project will be complete in summer of 2021.

She said Phase 2 at Hibbard Park will begin in January 2021. She said the vault construction will commence mid-January and be done in June of 2021. She said this is important because we want to get two full growing seasons for the newly seeded grass that we will be restoring at Hibbard Park. She said the Park District will have full use of their park again in Spring 2022. She said all sewer work associated with Hibbard Park will begin in March 2021 and will have a completion date of October 2021.

She said the projected date to wrap up the project at Thornwood Park is sometime in 2022.

Ms. Berger-Raish talked about the overall project budget stating we are just below \$4 million under budget from the February 2019 project estimate. She did caution the Board that while we are trending to be under budget, we have not completed the optimization work for Phase 1 so there could be some fluctuation in that savings. She said in later Fall 2021, there may be a balancing change order for Phase 1 at Community Playfield because the Park District asked us to provide irrigation, which was a big expense.

Ms. Berger-Raish discussed the expenses associated with the Park District. She said the value in the IGA is \$3,395,000 and to date, they have spent \$765,000 on irrigation, \$102,395 for engineering costs and \$115,300 for drainage at Hibbard Park. She said this leaves a balance of \$2,412,305 for remaining amenities.

Mr. Braiman said there will be an amendment to the IGA with the Park District on the Consent Agenda at one of the upcoming January Village Board meetings. He said this is a technical clarification of the dollars the Village has committed to for amenities at the 3 parks.

Ms. Berger-Raish talked about the bid opening on December 11 for the construction of Phase 2 at Hibbard Park. She said V3 was the lowest bidder who met the prequalification and has extensive experience in building StormTrap projects. She said the largest project V3 built is in Northbrook, and the same team that built that project is the team we will use in Wilmette. She said the Northbrook project was very successful, so she is excited to bring this to Wilmette residents.

She then discussed the Phase 2 costs. She said in July 2020 the projected cost for this phase was \$15 million. After all the bid work and design plan completion, we are at \$12.7 million. She said the majority of that savings is due to the great bid market. She said while this is a flood mitigation project, there are some other project elements that will improve infrastructure in West Wilmette. She said we are doing significant resurfacing outside the storm sewer project limits on Millbrook, Valley View and Kilpatrick. She also said we are adding pedestrian signal upgrades at Glenview and Hibbard Roads. She said there is also a green infrastructure improvement at that intersection as well. She said there will be a green rain garden stormwater feature, which will be nice for the neighbors.

Ms. Berger-Raish discussed the next steps. She said in January there will be a supplement for construction management for Phase 1A watermain work on Lake Avenue. She said there will also be the engineering design contract with Christopher Burke for Phase 3 at Thornwood Park and the IGA amendment with the Park District that Mr. Braiman discussed earlier.

She said in Spring 2021 public engagement will begin for Thornwood park and in Summer 2021 there will be debt issuance for Phase 2 at Hibbard Park.

She said in the fall they hope to seek Park District approval of Thornwood Park construction plans and be out to bid shortly thereafter.

She said they are still working with the Park District on how the Thornwood Park project will be phased, but those details will be forthcoming with the design approval.

Trustee Kennedy said Christopher Burke's letter said they won't begin work before February 1, 2021 and will continue through June 1, 2021. She asked Ms. Berger-Raish if there was a problem.

Ms. Berger-Raish said the mobilization will begin in mid-January, which is putting up the tree protections, conducting surveys, etc., but the hard construction work will begin in February.

President Bielinski commended staff. He said originally, they asked for approval to waive the competitive bid process, but when they felt uncomfortable, they went to a competitive bid. He said he believes the net result was a fairly significant dollar savings. He said the group they were negotiating with came in second, and he commended staff for their hard work to get the best deal possible.

President Bielinski called for public comment.

There was no public comment.

Trustee Barrow gave kudos to Ms. Berger-Raish and her staff for coming in with a winning bid that is a substantial improvement. He said it would be logical and easy to work with the same contractor, who has done a good job. However, he said Ms. Berger-Raish recognized that we might do better by going to bid and the savings are substantial. He said that is a credit to our Board and to Ms. Berger-Raish and all residents as a whole.

An omnibus vote was taken on the approval of a contract in the amount not-to-exceed \$10,424,250 with V3 Construction Group, Ltd., Woodridge, Illinois for construction of Phase 2 of the Neighborhood Storage Project at Hibbard Park and for approval of a contract in the amount not-to-exceed \$1,163,087 with Christopher B. Burke Engineering, Ltd., Rosemont, Illinois, for construction oversight services associated with Phase 2 of the Neighborhood Storage Project at Hibbard Park.

Voting yes: Trustees Sullivan, Barrow, Dodd, Kurzman, Kennedy, Plunkett and President Bielinski. Voting no: none. The motion carried; both contracts were approved.

6.5 PUBLIC SAFETY STANDING COMMITTEE REPORT

No report.

6.6 JUDICIARY STANDING COMMITTEE REPORT

No report.

6.7 REPORTS FROM SPECIAL COMMITTEES

No reports.

7.0 NEW BUSINESS

There was no new business.

8.0 ADJOURNMENT

Trustee Sullivan moved to adjourn the meeting at 8:03 p.m., seconded by Trustee Kennedy. Voting yes: Trustees Sullivan, Barrow, Dodd, Kurzman, Kennedy, Plunkett and President Bielinski. Voting no: none. The motion carried.

Respectfully submitted,



Karen Norwood
Deputy Village Clerk



VILLAGE OF WILMETTE
STORMWATER
ACTION PLAN

Neighborhood Storage Project
Project Update & Phase 2 Contract Approvals
Village Board Meeting
12-22-2020

Presentation Overview

- Project Status
- NSP Financial Update
 - Park District amenities
- Phase 2- Hibbard Park Contract Approvals- *ACTION ITEMS TONIGHT*
 - Construction contract with V3
 - Construction Engineering contract with CBBEL
- Next Steps/Timeline

Project Status

- The Village Board approved the Neighborhood Storage Improvement Project (NSP) in April 2018 and elected to optimize the NSP in Feb. 2019

Phase	Summary of Work	Status
1A	Sewers in right-of-way	Completed
1- Community Playfield	Underground reservoir and sewers in right-of-way	-Reservoir and base sewers completed -Optimized sewers to be completed in 2021
2- Hibbard Park	Underground reservoir and sewers in right-of-way	-Reservoir construction to begin January 2021 -Sewer work to begin March 2021
3- Thornwood Park	Underground reservoir and sewers in right-of-way	Scheduled for 2022

Overall NSP Budget

- Total costs include construction, engineering, optimization, IGA's and easement

Phase	Location	FEB 2019 Estimate	DEC 2020 Update
Phase 1A	Various	\$ 6.4M	\$ 4.2M
Phase 1	Community Playfield	\$ 20.3M	\$ 21.0M
Phase 2	Hibbard Park	\$ 14.2M	\$ 12.7M
Phase 3	Thornwood Park	\$ 27.3M	\$ 26.5M
TOTALS		\$ 68.2M	\$ 64.4M

Phase 1A- Various Sewer Locations

\$148,071 under the contract award amount

Phase 1- Community Playfield

Estimated to be \$675,000 under the contract award amount

Cost Assumptions

- Phases 1A reflects as constructed costs
- Phase 1 reflects as constructed costs and estimates for optimization
- Phase 2 reflects as bid costs
- Phase 3 reflects 2018 pricing estimates

Park District Improvements

Park Improvement Expenses To Date	
Value of Work in IGA	3,395,000
Completed/In Process – Irrigation at Community Playfields	765,000
Spent to Date- Engineering	102,395
Hibbard Park Drainage Estimate	115,300
Balance	\$ 2,412,305

- The Park District is still reviewing other amenities at Community Playfields
- An amendment to the IGA is necessary to clarify that \$3,395,000 is the financial contribution the Village will make to the Park District for the following allowable improvements:
 - Drainage
 - Landscaping
 - Irrigation
 - Restrooms
 - Recreation Path with lighting

Phase 2- Hibbard Park Contract Award

- Staff attempted to negotiate a contract with Berger Excavation due to their outstanding performance in Phase 1 of the NSP; ultimately it was determined that a competitive bid process was in the best interest of the Village
- Bid specifications were carefully drafted to ensure contractors met pre-determined qualifications to install projects of this size and complexity
- There were 4 bidders and 2 contractors met the bid specifications:

Contractor	Base Bid	Alternate Bid (Optimized Sewers)	Total Bid
V3 Construction Group	9,400,000.00	770,000.00	10,170,000.00
Berger Excavating	10,216,800.37	700,815.44	10,917,615.81
Engineer's Estimate	11,758,542.90	919,039.50	12,677,582.40
DiMeo Brothers	<i>Did not meet bidder's qualifications as provided in the bid specifications</i>		
Pan-Oceanic			

Phase 2- Hibbard Park: As-Bid Budget Analysis

	July 2020 Estimate	Award/IGA Amount
Construction*	11,865,650	8,873,354
Optimization	932,349	755,102
Construction Contingency	-	254,250
Construction Management	1,000,000	1,163,087
StormTrap Materials	1,500,000	1,586,852
Park District IGA	137,000	115,300
TOTAL	\$ 15,434,999	\$ 12,747,945

* As-Bid Price includes \$397,388 for road resurfacing, \$28,856 for sewer point repairs, & \$115,300 for Hibbard Park drainage

Base Bid Work

- 10-acre-foot underground stormwater facility with a pump station and back-up generator;
- 4,736 linear feet of storm sewer ranging in size from 12-inch diameter to 60-inch diameter
- Watermain relocation on Hill Street
- Pavement rehabilitation and sidewalk removal and replacement
- Green infrastructure improvement at the intersection of Glenview and Hibbard Roads
- Pedestrian signal upgrade at the intersection of Glenview and Hibbard Roads
- Resurfacing work on Millbrook, Valley View, and Kilpatrick
- ADA upgrades

Alternate Bid Work

- Optimized storm sewers on Romona Road and Beverly Drive (\$755,102)

Next Steps for NSP Implementation

- January 2021
 - Approve supplement to CBBEL construction management for Phase 1a for watermain work on Lake Avenue
 - Approve engineering design contract with CBBEL for Phase 3 (Thornwood)
 - Amend IGA with Park District to clarify value of park amenities
- Early Spring 2021
 - Initiate neighbor engagement for Thornwood Park
- June/July 2021
 - Issue debt for Phase 2 Hibbard Park
- Fall 2021
 - Park Board approval of Thornwood Park construction plans
 - Bid Thornwood Park construction
- To Be Determined
 - Start Thornwood Park construction

Recommended Motion

Move to approve a contract in the amount not-to-exceed \$10,424,250 with V3 Construction Group Ltd., Woodridge, IL for construction of Phase 2 of the Neighborhood Storage Project at Hibbard Park and a contract in the amount not-to-exceed \$1,163,087 with Christopher B. Burke Engineering Ltd. for construction oversight services associated with Phase 2 of the Neighborhood Storage Project at Hibbard Park.