



VILLAGE OF WILMETTE
STORMWATER
ACTION PLAN

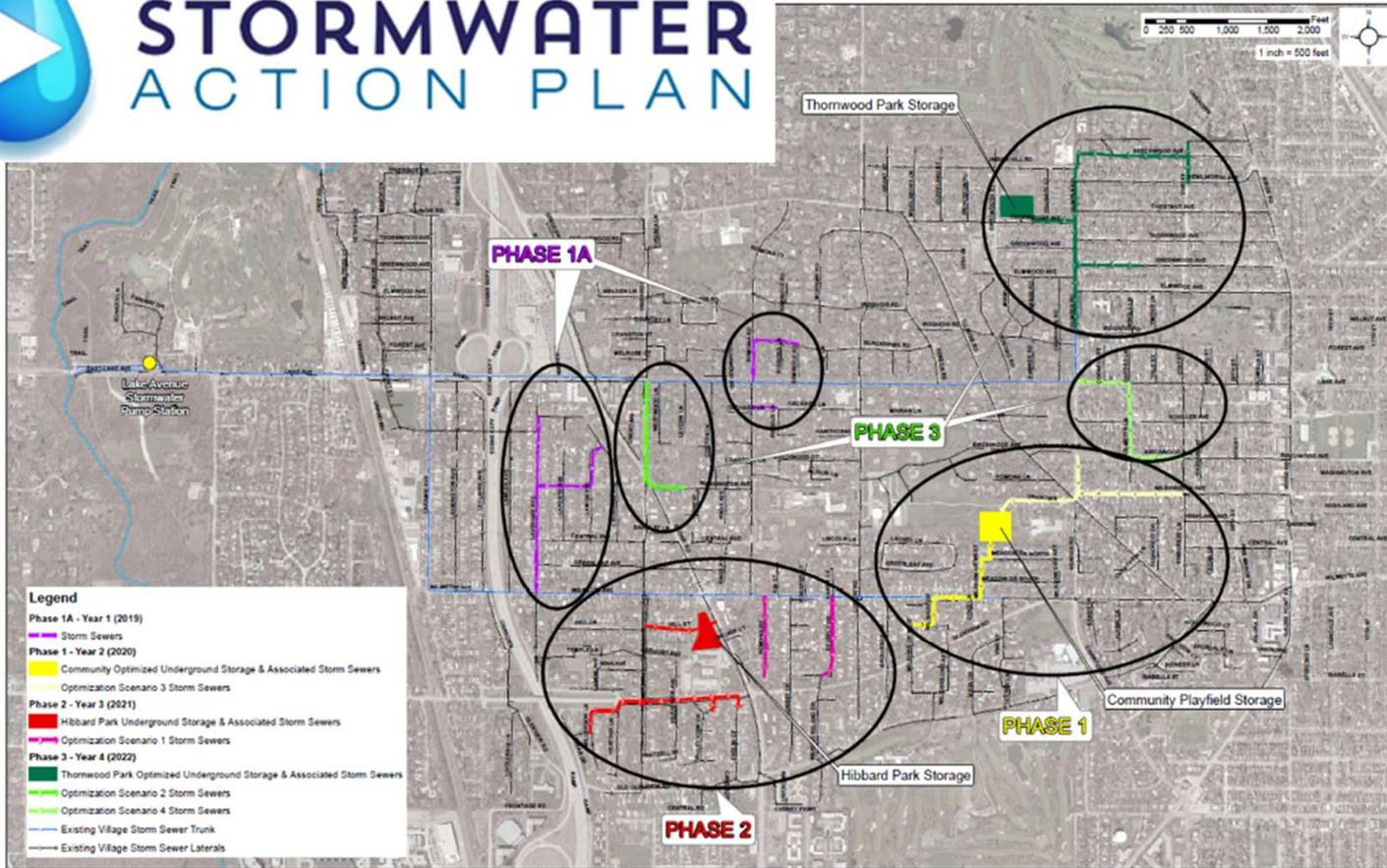
Village Board Update
2-25-2020
Neighborhood Storage Project

Items for Discussion

1. Phase 1 construction contract to Berger Excavating Contractors
2. Phase 1 construction engineering services contract with CBBEL
3. Meadow Easement Agreement
4. Intergovernmental Agreements with the School District
 - Temporary Easement
 - Non-perpetual permanent Easement
5. Intergovernmental Agreement with the Park District



VILLAGE OF WILMETTE STORMWATER ACTION PLAN



Tentative Schedule

Phase 1A: 2019

Phase 1: 2020

Phase 2: 2021

Phase 3: 2022

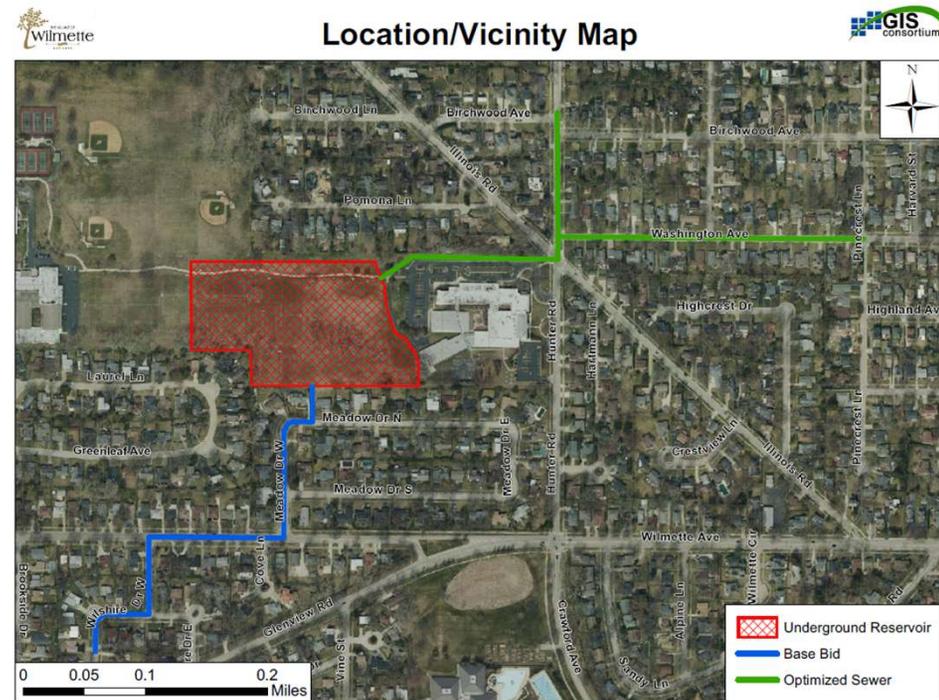
Optimized Plan provides 98% reduction in vulnerable structures for a 10-year return interval storm event

Phase 1 Budget

	2019 Conceptual	2020 Updated Budget	As-Bid
Construction/Management	\$ 12,700,000	\$ 13,338,751	\$ 10,373,079
Optimization	\$ 2,600,000	\$ 2,857,814	\$ 2,928,305
StormTrap Materials	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Easement	\$ -	\$ 180,000	\$ 180,000
Park District IGA	\$ -	\$ 2,462,500	\$ 2,462,500
School District IGA	\$ -	\$ 105,000	\$ 105,000
TOTALS	\$ 20,300,000	\$ 23,944,065	\$ 21,048,884

Phase 1 Highlights

- 20.2 acre-foot stormwater storage facility (~2,250 pieces)
- 5,665 feet (1.07 miles) storm sewer ranging in size from 12" diameter to 60" diameter PVC and RCP pipe, 3'x7' and 5'-6' RCP rectangular box storm sewer
- Manholes, catch basins, inlets
- Pavement rehabilitation
- Sidewalk removal and replacement and ADA upgrades
- Construction/Management Estimate = \$13.3M
- **Construction/Management Award = \$10.4M**



Optimized Storm Sewers

Alternate 1 – Storm sewer construction through D39 Highcrest School property, and Illinois/Hunter Road Intersection construction

- *Given the disruption to the Highcrest parking lot in 2020 for the Community Playfield reservoir, this alternate is only viable if constructed as part of Phase I in 2020.*
 - Construction/Management Estimate = \$1.41M
 - **Award Value = \$1.47M**

Alternate 2 – Storm sewer on Hunter Road and Washington Avenue

- Alternate 2A – Summer-Fall 2020 construction simultaneously with Alternate 1 and Community Playfield and with restricted hours on days when school is in session.
- **Alternate 2B – Summer 2021, when school is out of session, dates to be determined.**
 - Construction/Management Estimate = \$1.44M
 - **Award Value = \$1.46M**

Construction Engineering Services

Team of: Christopher B. Burke Engineering Ltd. (prime)
Baxter and Woodman (sub)
RHMG (sub)

Scope of Work:

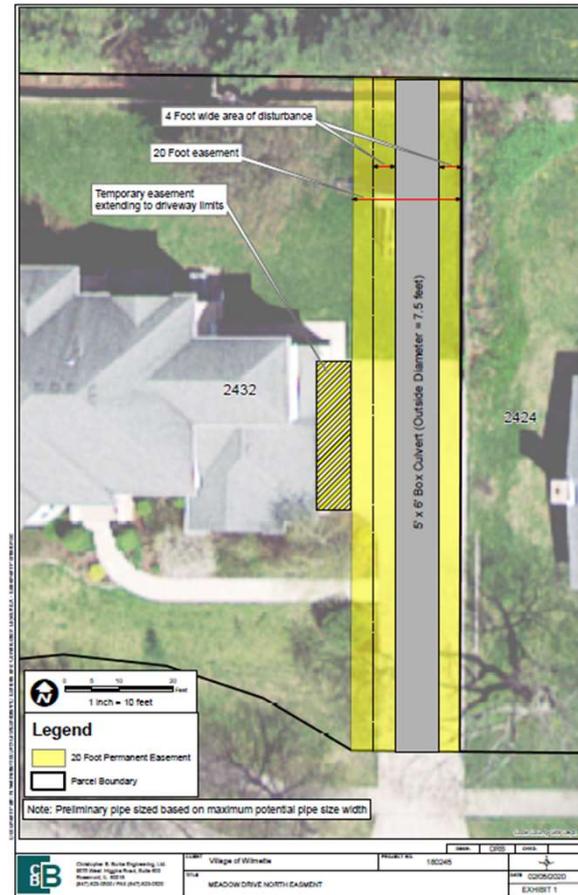
For Base Bid and Alternate #1

- ✓ Pre-construction activities
- ✓ Daily oversight of contractor
- ✓ Construction documentation
- ✓ Shop drawing review
- ✓ Material testing
- ✓ Public outreach



Private Property Easement

- 20-foot permanent easement through the driveway at 2432 Meadow
- Connects the Wilmette Avenue trunk sewer to the vault under Community Playfield
- Cash payments totaling \$180,000
- Easement access between April 1 and May 31, 2020
- All work must be completed in 45 days



IGA: School District Temporary Easement

- The School District will provide access for the construction and installation of stormwater facilities at Community Playfield and optimized storm sewers
- The School District will provide access through the school property in three key phases:
 - Early Access – April 6th through last day of school, June 12th to 18th
 - Full Access – June 12th to 18th through August 16th
 - Late Access – August 17th through November 28th
- Operation of the construction site in a safe and efficient manner
 - Installation of temporary fencing and dust control measures
 - Background checks for flaggers, cameras, and lighting around the construction zone per the School District
- Site Restoration
 - Fully restore the easement area including landscaping and the parking lot
 - Commitment to restoration of the Highcrest School parking lot to “safe and usable” binder level of asphalt by August 15
- The Village will compensate the School District for any unforeseen expenses assumed by the District due to work that is related to the construction access including direct expenses and/or loss of operations

IGA: School District

School District Requests	Estimates	As-bid Costs
Parking Lot Resurfacing	\$175,000	\$152,400
Air conditioning (temp)*	\$85,000	\$85,000
Wireless Communication*	\$20,000	\$20,000
Entry Sign	\$40,000	\$63,000
Vibration testing	\$10,000	\$26,000
Cameras in the park (temp)	\$10,000	\$14,000
Lighting in the park (temp)	\$10,000	\$29,000
Total	\$350,000	\$389,400

**Direct Contributions from Village to D39*

IGA: School District Permanent Easement

- Village access to inspect, maintain or repair the storm sewer;
- Provide the School District 48 hours' notice of planned work within the easement, unless in the event of an emergency;
- The School District will keep the easement free from permanent encroachments; and
- Village will make repairs in the event the Village damages any of the school's property in the course of performing work in the easement

IGA: Park District Easements

- The Park District will provide a temporary easement for access for the construction and installation of stormwater facilities at the three identified park facilities. The temporary easement at each of the facilities will expire on the following dates:
 - Community Playfields – December 31, 2021
 - Hibbard Park – December 31, 2022
 - Thornwood Park – December 31, 2023
- The Park District will provide a permanent easement for access for the operation and maintenance of stormwater facilities at the three identified park facilities
- The Village will fully restore the easement areas to their original condition at the Village's sole costs and expense
- The Park District acknowledges that per the approval of this IGA, the project plans submitted for Community Playfield shall be considered final
- The Park District has the right to review and approve plans for Hibbard Park and Thornwood Park as submitted by the Village. The Park District shall have 30 days to review and provide comments at which point the Village may re-submit revised plans for review and approval by the Park District

IGA: Park District

Park District Request	Community Playfield	Hibbard Park	Thornwood Park
Comprehensive Landscaping	\$312,500	\$57,000	\$57,000
Drainage Improvements	\$160,000	\$80,000	\$80,000
Public Restrooms	\$550,000		\$362,500
Lawn Irrigation	\$500,000		\$250,000
Recreational Path with lighting	\$940,000		
Subtotal per park	\$2,462,500	\$137,000	\$749,500
<i>SUBTOTAL 3 PARKS</i>		<i>\$3,349,000</i>	
Drainage improvements at Community in work zone		\$950,000*	
TOTAL PARK DISTRICT BENEFIT		\$4,299,000	

* included in the base project bid

Note: Costs were developed based on draft IGA text and without concept plans or details. Costs include a 25% design and construction contingency

Overall Project Budget

YEAR	PHASE	LOCATION	FEB 2019 Conceptual Estimate	FEB 2020 Updated Estimate
2019	Phase 1A	Various	\$ 6.4M	\$ 4.5M
2020	Phase 1	Community Playfield	\$ 20.3M	\$ 21.1M
2021	Phase 2	Hibbard Park	\$ 14.2M	\$ 13.2M
2022	Phase 3	Thornwood Park	\$ 27.3M	\$ 26.5M
TOTAL			\$ 68.2M	\$ 65.3M

* Includes optimized sewers (\$8.3 million for all three phases), IGA requests and Miller easement

** Phases 2 and 3 costs are based on 2018 dollars