

Winnetka Village Council
VIRTUAL STUDY SESSION

Zoom
January 11, 2022
7:00 PM

AGENDA

In accordance with social distancing requirements and Governor Pritzker’s Executive Order 2021-32 and Section 7(e) of the Illinois Open Meetings Act, the Winnetka Village Council meeting on Tuesday, January 11, 2022 will be held virtually. The meeting will be livestreamed via the Zoom platform. At least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Illinois Open Meetings Act, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Due to the need to maintain social distancing, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis.

The public has two options for observing and participating in this virtual Village Council meeting including the ability to provide oral comments during the meeting. To facilitate an efficient meeting, public comments submitted in advance are encouraged.

- 1) Telephone (audio only Call 312-626-6799), when prompted enter the Meeting ID – 82251836193 (Please note there is no additional password or attendee ID required)
- 2) Livestream (both audio and video feed) Download the Zoom meetings app to your smartphone, tablet or computer and then join Meeting ID: 82251836193. Event Password: VC011122

Public comments should be emailed to contactcouncil@winnetka.org. Public comments received by 6:45 p.m. on Tuesday, January 11, 2022 will be read at the appropriate time during the meeting. General comments for matters not on the agenda will be read at the beginning of the meeting under the Public Comment agenda item. Comments specific to a particular agenda item will be read during the discussion of that agenda item. The Village will attempt to have comments received after the meeting has started read at the end of the meeting. Public comment is limited to 200 words or less. Public comments should contain the following information:

- In the subject line – “Village Council Meeting Public Comment”
- Name
- Address (optional)
- Phone (optional)
- Organization or agency representing, if applicable
- General comment or comment on topic of specific agenda item number

All emails received will be acknowledged either during or after the meeting, depending on when they are received. If you do not have access to email, you may leave a message with your public comment at the Village Manager’s office at 847-716-3541 or mail to Village Clerk, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093.

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AGENDA

- 1) Call to Order
- 2) Public Comment
- 3) Streetscape Phase 4 – Final Design Presentation.....3
- 4) Adjournment

NOTICE

All agenda materials are available at villageofwinnetka.org (Governance > *Agendas & Minutes*); the Reference Desk at the Winnetka Library; or in the Manager’s Office at Village Hall (2nd floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village’s web site:

<https://www.villageofwinnetka.org/AgendaCenter>.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3546; T.D.D. 847-501-6041.



Agenda Item Executive Summary

Title: Streetscape Phase 4 - Final Design Presentation

Presenter: James J. Bernahl, Director of Engineering/Village Engineer

Agenda Date: 01/11/2022

Consent: YES NO

- | | |
|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | Bid Authorization/Award |
| <input checked="" type="checkbox"/> | Policy Direction |
| <input checked="" type="checkbox"/> | Informational Only |

Item History:

5-17-19 - Village Council awarded contract to ALamp for construction services for Streetscape Phase 1
 1-21-20 - Village Council approved contract amendment waiving bidding process and awarding construction services to ALamp for Streetscape Phase 2.
 6-22-20 - ALamp successfully completed Streetscape Phase 1 & 2 within agreed time frame and below approved awarded amount.
 2-16-21 - Village Council awarded contract to ALamp for Construction Services for Streetscape Phase 3.
 7-5-21 - ALamp successfully completed Streetscape Phase 3 within approved awarded amount.

Executive Summary:

Representatives from Teska Associates and Staff will be presenting the Phase 4 Streetscape Project (Chestnut Court, Chestnut Street, Oak Street, Elm Street, and Spruce Street).

Village Staff presented the preliminary design concept to the Village Council on August 17, 2021. Village Council directed staff to move forward with the conceptual design and acquire proposals for design services.

On September 9, 2021 Staff presented, and the Village Council approved, Contracts for Professional Design Services with Ciorba Group, and Teska Associates to develop final design and construction documents.

As part of the Departmental Budget, Staff presented to the Village Council the anticipated costs for construction for the Phase 4 Streetscape Project.

Staff is also requesting the Council’s concurrence to waive the bidding requirements for construction of the Phase 4 Streetscape Project (Chestnut Court, Chestnut Street, Oak Street, Elm Street, and Spruce Street), and continue to negotiate a favorable contract with ALamp Concrete, Inc.

Recommendation:

Confirm final Streetscape Phase 4 plan, continue to work with ALamp Concrete Contractors, Inc to finalize a contract proposal for the Streetscape Phase 4 Project with the following conditions:

1. ALamp agrees to work with the Village to finalize competitive unit pricing for construction which would ensure the cost for the Phase 4 Streetscape project comes in under the budgeted amount in the FY 2022 Budget.
2. Staff will move forward with the procurement of critical long lead-time items and present to Village Council for approval at the January 18, 2022, regularly scheduled meeting.
3. Staff will present a new construction contract for Council review and approval at the February 1, 2022, regularly scheduled meeting.

Attachments:

1. Agenda Report
2. Presentation Exhibits

Agenda Report

Subject: Phase 4 Streetscape Project Construction Design and Pricing Consensus (Chestnut Court, Chestnut Street, Oak Street, Elm Street, and Spruce Street as well as Village Hall Parking Lot)

Prepared By: James J. Bernahl, Director of Engineering/Village Engineer

Date: January 11, 2022

Introduction

During the January 11, 2022, Village Council Study Session, staff will review the design and status of the proposed Phase 4 Streetscape project, which includes Chestnut Court, and portions of Chestnut Street, Oak Street, Elm Street, and Spruce Street, as well as the reconstruction of the Village Hall parking lot). On August 17, 2021, staff presented the Phase 4 preliminary design concepts to the Village Council. The Village Council concurred with the scope of the project and directed staff to proceed with securing proposals for design services. On September 9, 2021, the Village Council approved professional design services contracts with Ciorba Group and Teska Associates to prepare final design and construction documents. The recently approved FY 2022 Budget includes a total of \$3,065,530 for the full scope of the Phase 4 projects.

Streetscape Project Background – Phase 1, 2, & 3 Streetscape Projects

At the May 7, 2019, regular Council meeting, the Village Council directed staff to seek bids for the proposed Chestnut Street and Spruce Street Streetscape project (Phase 1). On June 5, 2019, a total of four sealed bids were received, with the lowest responsible bid being offered by ALamp Concrete Company, of Schaumburg, Illinois. Construction for Phase 1 commenced on July 22, 2019, and it was substantially completed by late fall 2020.

During late 2019 and into early 2020, the Village began planning for construction of the Phase 2 streetscape improvements (generally Elm Street, between Green Bay Road and Birch Street). The Village sought pricing from the existing contractor to complete Phase 2 due to (1) the contractor's familiarity with the scope of the streetscape improvements, (2) the coordination required between the two streetscape phases, (3) the contractor and subcontractors' overall understanding of the Village's expectations, and (4) the contractor's performance to date. Based on these factors, the Village negotiated with the contractor and ALamp agreed to hold their competitively bid pricing from 2019 for the Phase 2 project. By maintaining the bid pricing this allowed the Village to award the next phase of construction below the budgeted amount. Construction for Phase 2 commenced on March 30, 2020. Due to the pandemic, the Phase 2 project was expedited and was substantially completed by June 2020.

By June 12, 2020, the Village had successfully completed the first two phases of the Streetscape Improvement program. The full scope of the program included the construction of new pedestrian sidewalks, upgraded infrastructure for sewer, water and electric services, new pedestrian and roadway lighting enhancements, installation of structural soils for new parkway trees, additional landscaping, hardscape improvements, and the resurfacing and re-striping of Village roadways and north Post Office parking lot. Combined, Phase 1 & 2 Streetscape construction work activities were successfully completed over the course of approximately one year.

During late 2020, the Village next pursued the development of the Streetscape design for the Lincoln Avenue Streetscape Project - Phase 3). With the assistance from the Ciorba Group and Teska Associates, the Village once again approached ALamp regarding the construction of Phase 3. ALamp agreed to hold their bid pricing from 2019 for the third phase of the program.

This next phase of Streetscape project was successfully completed by ALamp on July 2, 2021, and remained within the budgeted amount. Construction activities included the construction of new pedestrian sidewalks, replacement of a large watermain, upgraded infrastructure for sewer, electric, new pedestrian and roadway lighting enhancements, installation of structural soils for new parkway trees, additional landscaping, hardscape improvements, and the resurfacing and re-striping of Village roadways. Combined, these construction work activities were successfully completed over the course of approximately three and a half months.

Upon completion of the Phase 3 Streetscape Project the Village began developing the conceptual design for Phase 4 of the Master Streetscape Plan. With the assistance of Teska & Associates the design concept was advanced and on August 17, 2021, Teska presented to the Village Council the proposed improvements to Chestnut Court, Chestnut Street south of Elm, Oak Street, western Elm Street and Spruce Street, and the Village Hall Parking lot. At that meeting, Council directed staff to advance the final plan design and obtain pricing for design engineering services. On September 9, 2021, the Village Council approved a contract for design services with Ciorba Group and Teska & Associates. As the plan design developed, staff as part of the FY 2022 Budget presented estimated costs for the construction of the Phase 4 Streetscape Project. The Village Council approved the Phase 4 Streetscape plan totaling \$3,065,530 with the final FY 2022 Budget approval.

Phase 4 Streetscape Project Construction Design Elements

The proposed Phase 4 Streetscape improvements would continue to implement the design improvements made during the previous three phases, and Teska Associates will present the final plan design elements during the January 11 Council Study Session. The following summarizes some of the key components of the proposed improvements.

Parkway Trees

Given previous direction provided by the Village Council, the design team with the assistance of the Village Forester was able to creatively preserve as many trees as possible. During the presentation, Teska will provide an overview of the tree preservation strategy that is consistent with the presentation made to the Village Council during August of 2021. Similar to the Phase III design work, the Village Forester evaluated the existing trees prepared recommendations regarding which trees would be preserved.

Watermain Replacement & Infrastructure Improvements

Given the age and material of the existing water main that runs under Chestnut Street, Chestnut Court, and Oak Street, staff recommends that the water main within the scope of the project area be replaced as part of the streetscape project. The adopted FY 2022 Village Budget contains sufficient funds within the Water Fund to cover the cost of replacing these water mains. In addition, upgraded underground electrical improvements will be installed to enable the proposed lighting improvements throughout the project.

Moffat Mall

As part of the Phase 4 Streetscape Project the proposed design includes improvements to the Moffat Mall in Chestnut Court. These include upgrading and replacement of electrical lighting and equipment within the island, abandonment and removal of older electrical equipment, relocation of underground transformers to locations outside of Moffat Mall, and replacement of deteriorated curbs and pavers. As part of the planning process the design team has worked closely with the Winnetka Garden Club to develop a landscaping plan to significantly refresh the landscaping within the island. Landscaping improvements will be coordinated and phased with the assistance of the Garden Club. Additional improvements also include the removal and replacement of the existing drip irrigation system.

Streetscape Elements

The Phase 4 Streetscape plan will continue to include popular design elements from the previous projects, including new sidewalks, tree grates, lighting, and benches.

Corner Plaza Area

As with the previous phases of Streetscape projects, the proposed Phase 4 design includes the creation of a larger plaza area at the northeast corner of Chestnut and Oak streets, which could be used as a small gathering space and the potential for expanded outdoor dining.

Streetscape Phase 4 – Schedule, Contract Costs, and Purchase of Long Lead Time Items

Project Construction Schedule

Staff recommends following the construction schedule previously used with Phase 2 and 3 by beginning in early spring of this year. The benefits of beginning construction in mid-March (as with Phases 2 & 3) rather than late summer (Phase 1) would allow the project to be substantially completed by the end of June. This allows residents and businesses to enjoy the streetscape improvements during the upcoming warm weather months and the construction schedule avoids conflicts with traditional Village events. Installing parkway trees in the spring allows the trees to stabilize and grow during the summer and fall months before installing holiday lighting. Feedback received from residents and local businesses verified that the positive impacts of the streetscape improvements were more quickly achieved by applying this approach. Based on the success of the first three phases of construction and the feedback received from the community, staff recommends that construction commence in mid-March of 2022, as soon as weather permits.

Staff anticipates beginning with the replacement of the existing watermain, which runs under the east side of Chestnut Street, the north side of Oak Street, and the north side of Chestnut Court, followed by hardscape improvements on the east side of Chestnut Street, north side of Oak Street, Chestnut Court, Spruce Street, and Elm Street. This project also includes the replacement of the existing parking lot located on the south side of Village Hall. The replacement of the existing parking lot will be coordinated with proposed roadway improvements on Chestnut Court. Based on the scope of the project, work is expected to be substantially completed by June 30th.

Contract Unit Pricing Costs

Working with Ciorba and Teska during the planning phase, the proposed Streetscape budget that was approved with the annual budget process was increased to reflect construction escalation costs occurring in the marketplace. For budget planning purposes, overall project costs were increased by approximately 10%, reflecting Ciorba's experience with recent construction projects.

Considering the Village would prefer to begin construction in March, staff discussed with the contractor the option of extending the construction unit prices from the first 3 Phases for one additional year. Because of the recent increase in construction market costs, the contractor and sub-contractors were unable to maintain their pricing that has been previously extended to the Village since 2019. However, the Contractor has agreed to negotiate with the Village to obtain competitive unit pricing to ensure that the project is completed within the approved budgeted amounts.

ALamp Concrete Contractors, Inc of Schaumburg IL, the contractor for the previous phases of the streetscape project, has provided the Village with favorable pricing for this year's proposed work that falls within the amount budgeted in the FY 2022 budget for the project. At this time, staff has obtained unit pricing from ALamp that includes

approximately 95% of the scope of work to be performed, and totals approximately \$2.95 million, including a 10% contingency, for the full scope of work to be performed.

Given that ALamp has constructed the previous phases of the streetscape projects, is familiar with our design standards and expectations, has continued to provide competitive pricing, staff will request the Council’s concurrence to waive the bidding requirements for construction of the Phase 4 Streetscape Project, and continue to negotiate and finalize with ALamp on securing pricing that is favorable for our budget and schedule. This approach will avoid subjecting the project to market volatility via the bidding process and maintain continuity with implementing this year’s project.

With the FY 2022 Budget, the Village Council approved \$3,065,530 for the construction of all components of the Phase 4 Streetscape Project. The funding sources are broken down as follows:

PHASE 4 STREETScape PROJECT COMPONENTS	FUNDING SOURCE	BUDGETED AMOUNT
Road Work & Streetscape Elements	Business District Revitalization Fund (420.15.01-650)	\$2,090,000
Water Main Work	Water Fund (520.62.41-660)	\$ 560,996
Transformer Relocation	Electric Fund (500.42.31-660)	\$ 45,534
Village Hall Parking Lot Reconstruction & Landscaping	General Capital Fund (100.35.23-650)	\$ 369,000
TOTAL		\$3,065,530

By continuing to negotiate with the contractor it would save time, maintain the project budget, maintain project continuity, and ensure that construction could begin in March and be substantially completed by the end of June. If the Council concurs, we will finalize the cost proposal and bring this matter back for approval during the February 1, 2022, Council meeting.

Community Outreach

Similar to previous Streetscape Phases the Village will again be hosting an Open House meeting for local businesses and residents prior to construction. Participants will meet with members of the Design Team and staff that will be points of contact during construction. During the Open House participants will be provided details on the proposed improvements, accessibility to businesses and residencies during construction, parking options, anticipated road closures, and an overview of the construction schedule. There will also be a question-and-answer session to address any items not discussed. Open House meetings in the past have helped address many basic questions and concerns about the various Streetscape Phases and help to create a unified involvement during construction. Specific details about the Open House meeting will be forthcoming

Phase 4 Construction Schedule

If the Village Council concurs with the recommendations outlined above, the following is the tentative schedule for this project:

January 11, 2022	Present final Streetscape plan and proceed with finalizing favorable unit prices for the Phase 4 Project.
January 18, 2022	Award Contract for purchase of long lead items including pedestrian lights, LED roadway bollards, and banner arm attachments.
February 1, 2022	Award Contract for Streetscape Construction Services with A Lamp.
March 15, 2022	Construction begins, weather permitting.
June 10, 2022	Landscape work activities.
June 30, 2022	Substantial completion of work activities.

Recommendation

Confirm final Streetscape Phase 4 plan, continue to work with ALamp Concrete Contractors, Inc to finalize a contract proposal for the Streetscape Phase 4 Project with the following conditions:

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Attachments

1. Phase 4 Streetscape Construction Plan Design

Winnetka Downtown Streetscape | Phase 4

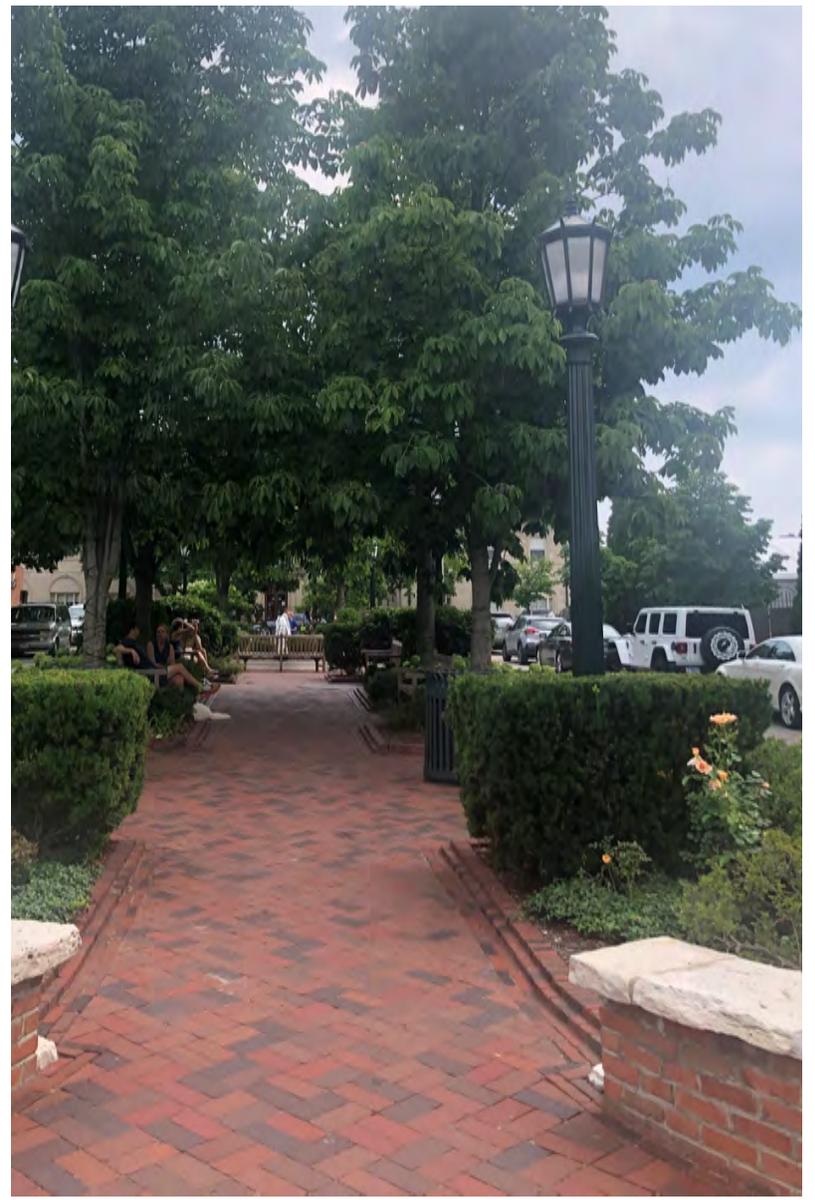
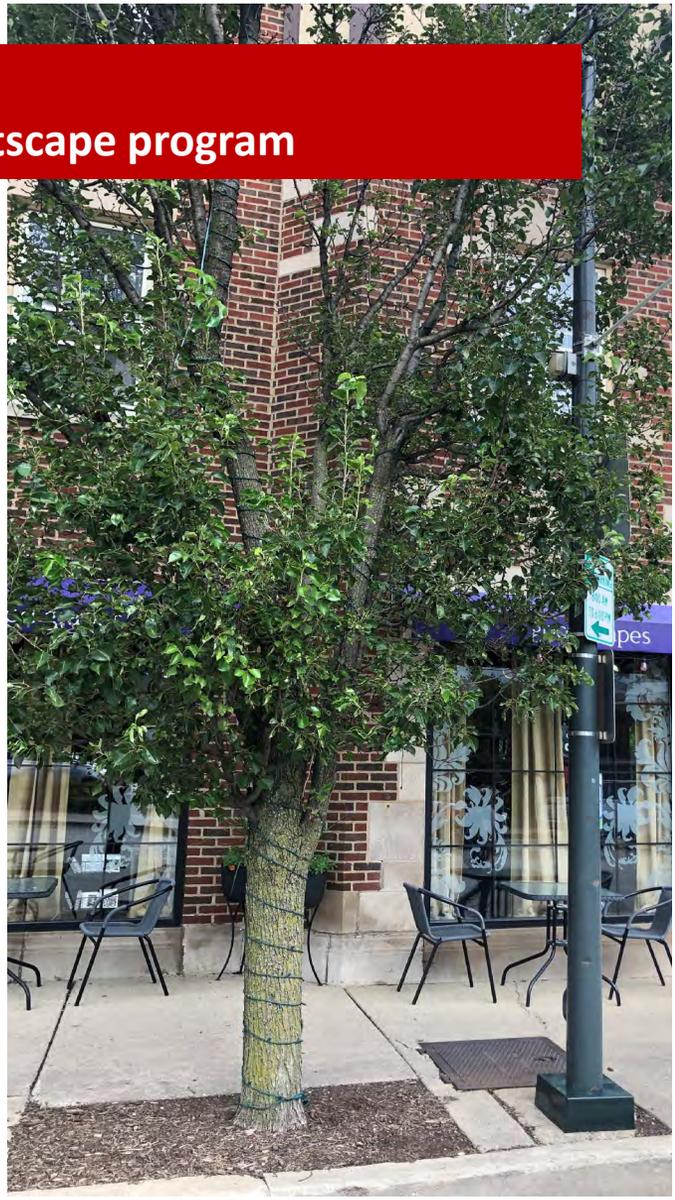
Village Council Presentation | January 11, 2022



Phase 1, 2, and 3 streetscapes are complete – and getting good use!

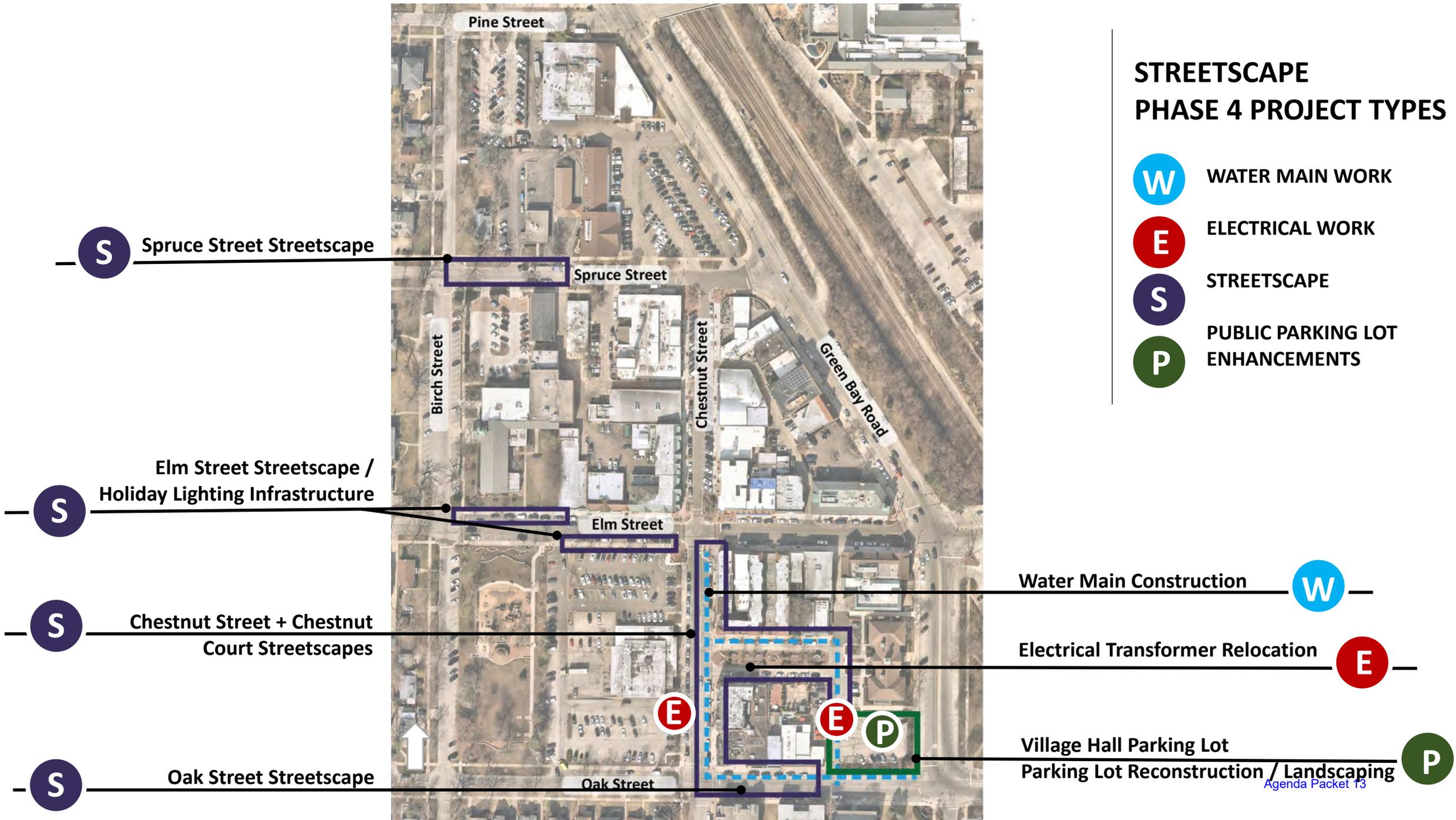


Phase 4 streetscape conditions
The final phase of the West Elm District Streetscape program



STREETSCAPE PHASE 4 PROJECT TYPES

- W** WATER MAIN WORK
- E** ELECTRICAL WORK
- S** STREETSCAPE
- P** PUBLIC PARKING LOT ENHANCEMENTS



S Spruce Street Streetscape

S Elm Street Streetscape /
Holiday Lighting Infrastructure

S Chestnut Street + Chestnut
Court Streetscapes

S Oak Street Streetscape

Water Main Construction **W**

Electrical Transformer Relocation **E**

Village Hall Parking Lot
Parking Lot Reconstruction / Landscaping **P**

**STREETSCAPE TREE
PRESERVATION +
REPLACEMENT**

STREETSCAPE LOCATIONS	TREES TO BE PROTECTED	TREES TO BE REMOVED	NEW TREES	TOTAL TREES
SPRUCE STREET	8	0	0	8
ELM STREET	2	0	2	4
CHESTNUT STREET	3	5 <i>(2 stumps, 3 in fair-poor condition)</i>	6	9
CHESTNUT COURT	16	2 <i>(1 stump, 1 in poor condition)</i>	3	19
OAK STREET	0	0	4	4
TOTALS	28	7 <i>(3 STUMPS, 4 IN FAIR-POOR CONDITION)</i>	15	44

HARDSCAPE + FURNISHINGS



LANDSCAPE PLANTINGS

— TREES



**Common
Hackberry**



**European
Horsechestnut**



**Princeton Sentry
Ginkgo**



**Regal Prince
Oak**



**State Street
Maple**



Prairie Dropseed



Fox Sedge



Feather Reed Grass



Black-Eyed Susan



Eastern Bee Balm



Butterfly Milkweed

LANDSCAPE PLANTINGS – SHRUBS, GRASSES + PERENNIALS



New Jersey Tea



Kalm St Johnswort

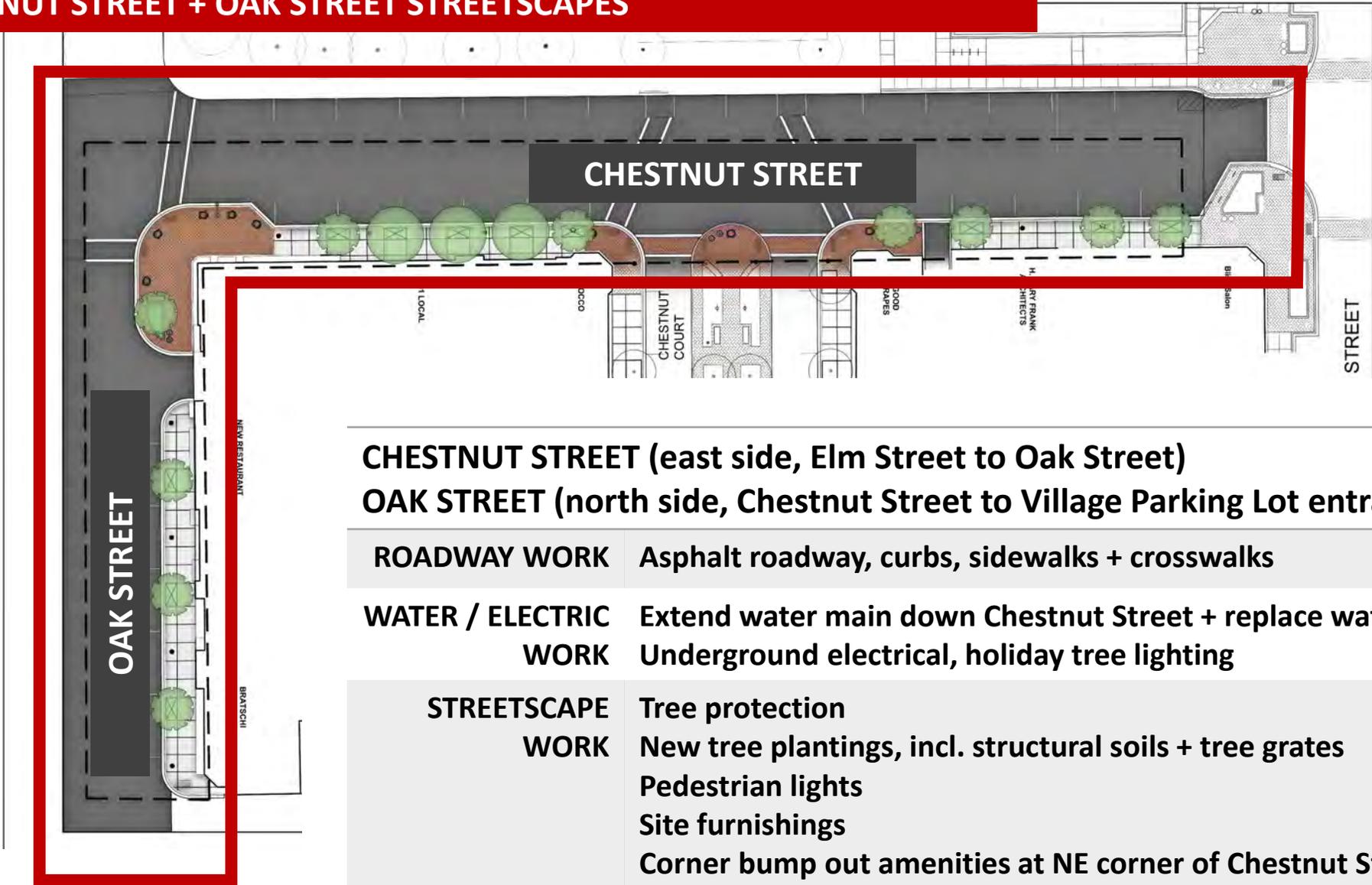


Northern Bush Honeysuckle



Compact Koreanspice Viburnum

CHESTNUT STREET + OAK STREET STREETSAPES



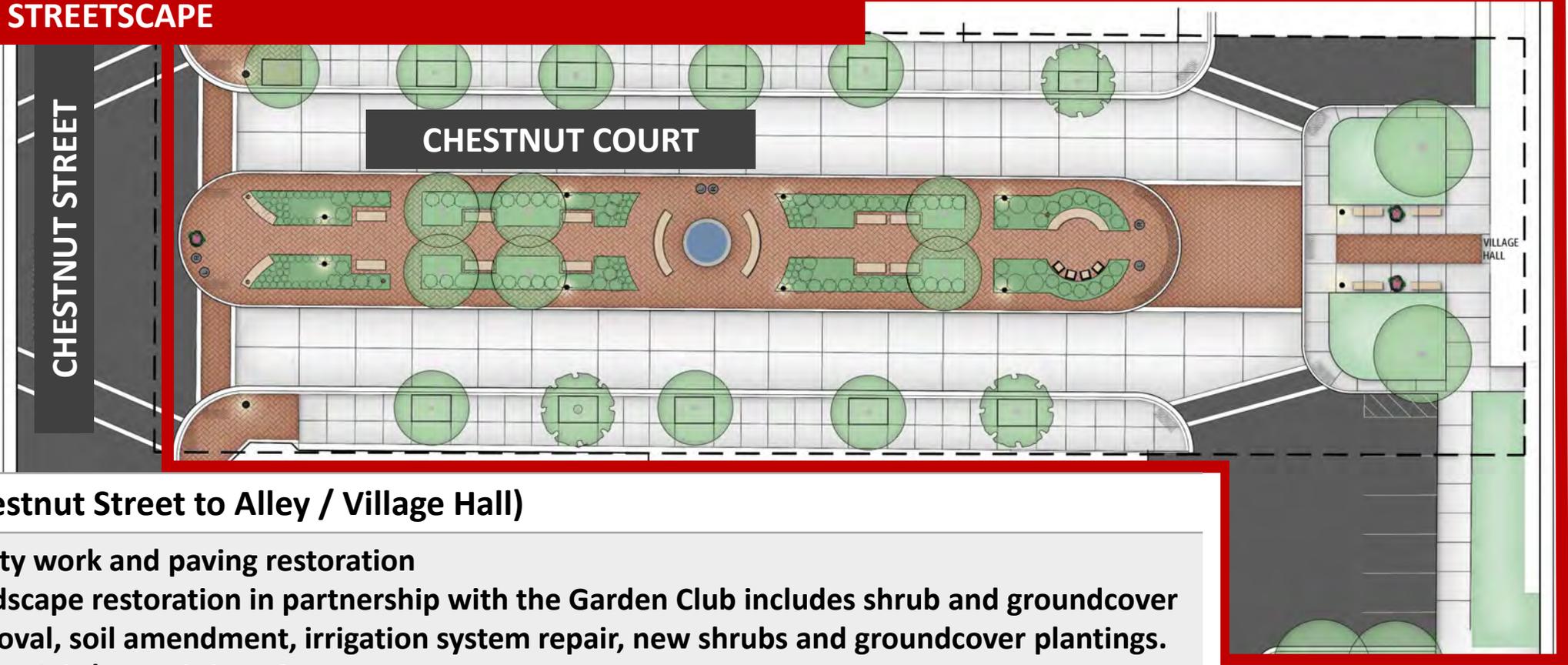
CHESTNUT STREET (east side, Elm Street to Oak Street)
OAK STREET (north side, Chestnut Street to Village Parking Lot entrance)

ROADWAY WORK	Asphalt roadway, curbs, sidewalks + crosswalks
WATER / ELECTRIC WORK	Extend water main down Chestnut Street + replace water main along Oak Street Underground electrical, holiday tree lighting
STREETSCAPE WORK	Tree protection New tree plantings, incl. structural soils + tree grates Pedestrian lights Site furnishings Corner bump out amenities at NE corner of Chestnut St / Oak St (in-ground planter, bench, planter pots)

Extend water main to Green Bay Road



CHESTNUT COURT STREETScape



CHESTNUT COURT (Chestnut Street to Alley / Village Hall)

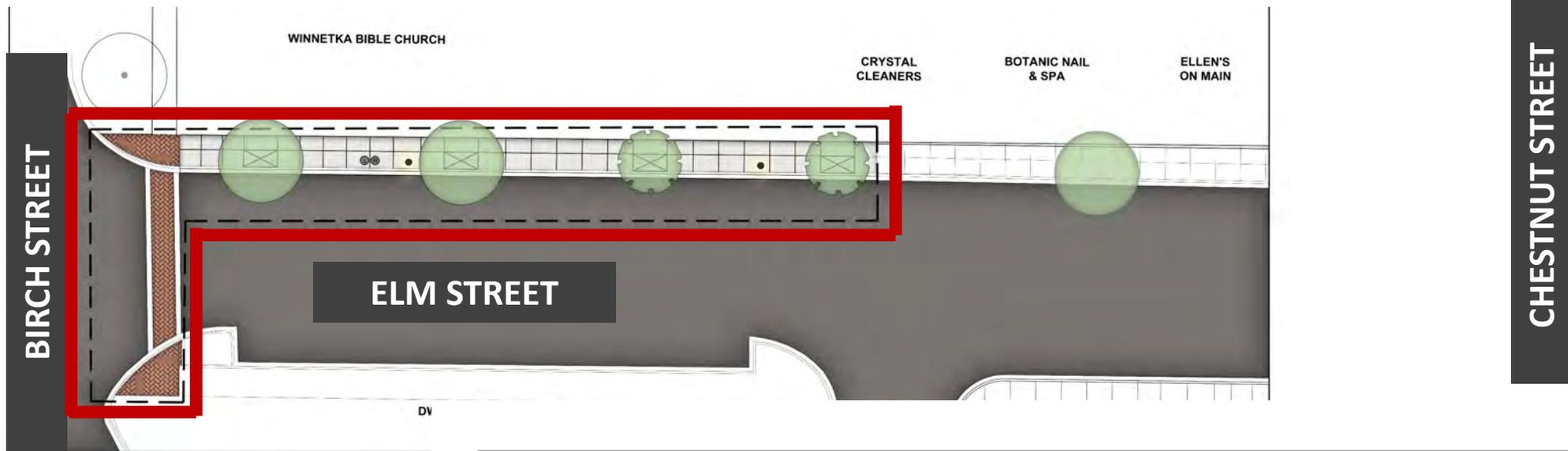
CENTER MEDIAN AREA Utility work and paving restoration
 Landscape restoration in partnership with the Garden Club includes shrub and groundcover removal, soil amendment, irrigation system repair, new shrubs and groundcover plantings. Perennials/annuals by others.

ROADWAY WORK Concrete roadway with jointing pattern, curbs, sidewalks + crosswalks

WATER / ELECTRIC WORK Water main replacement
 Underground electrical, holiday tree lighting, + electrical outlets for small performance groups

STREETSCAPE WORK Tree protection; New tree plantings, incl. structural soils + open tree pits
 Replace short pedestrian lights within the median only
 Trash/Recycling bins at median area; Existing signage enhancements
 Benches, bollards and planter pots at Village Hall entry area

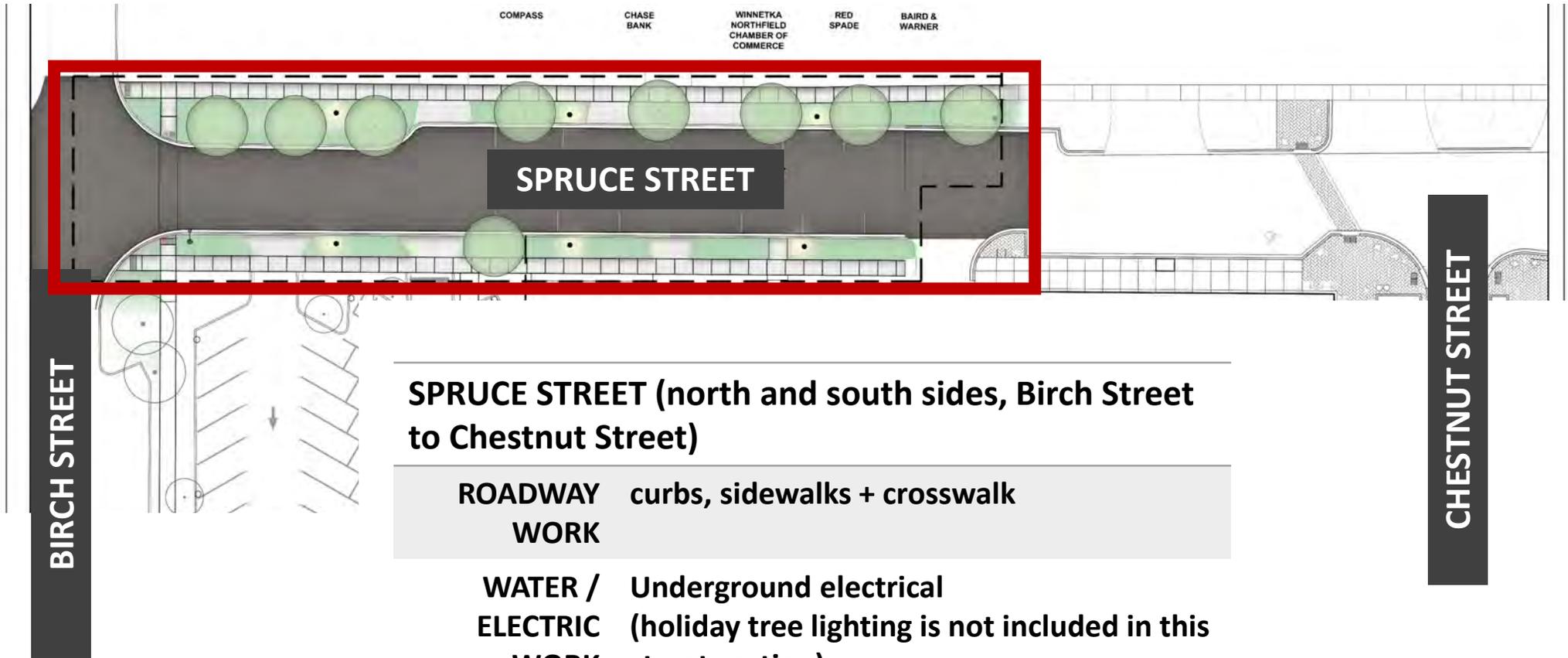
ELM STREET STREETScape



ELM STREET (north side, Birch Street to Chestnut Street Holiday lighting only at south side of Elm Street)

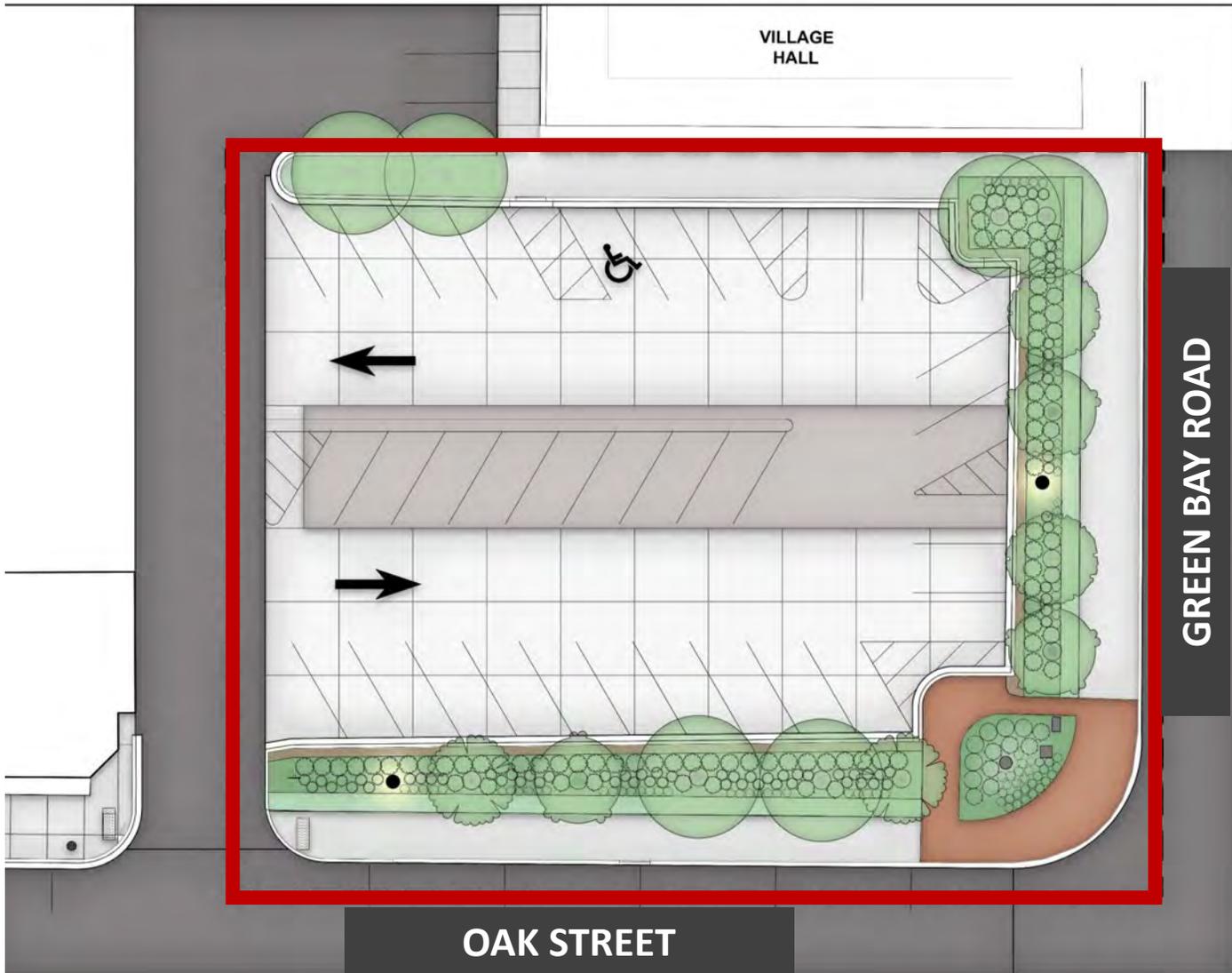
ROADWAY WORK	Curbs, sidewalks + crosswalks
WATER / ELECTRIC WORK	Underground electrical, Holiday tree lighting at north and south sides of Elm St
STREETSCAPE WORK	Tree protection Pedestrian lights New tree plantings, incl. structural soils + tree grates Clay brick paver accents at Birch St intersection corners

SPRUCE STREET STREETScape



SPRUCE STREET (north and south sides, Birch Street to Chestnut Street)

ROADWAY WORK	curbs, sidewalks + crosswalk
WATER / ELECTRIC WORK	Underground electrical (holiday tree lighting is not included in this street section)
STREETSCAPE WORK	Tree protection Pedestrian lights Lawn parkways + landscape restoration



VILLAGE HALL PARKING LOT ENHANCEMENTS

VILLAGE HALL PARKING LOT

DRAINAGE + PAVING	Drainage structures, drain rock, curbs, permeable paving
PLANTINGS	Protect quality perimeter trees, replace trees in poor condition, replace perimeter evergreen shrubs with deciduous shrubs, add perennials and grasses, replace plantings around existing sculpture

WINNETKA PHASE 4 STREETScape | BUDGET SUMMARY

ITEM	PROJECT NAME	FUNDING SOURCE	COSTS
1	Transformer Relocation	Electric Fund	\$ 91,000
2	Water Main Work	Water Fund	\$ 535,731
3	Phase 4 Streetscape	Downtown Business Redevelopment Fund	
a)	Streetscape – Roadway Items		\$ 758,495
b)	Streetscape – Sidewalks, Pavers + Crosswalks		\$ 261,393
c)	Streetscape – Street Lighting + Electrical (<i>not including Transformer Relocation above</i>)		\$ 566,593
d)	Streetscape – Site Furnishings		\$ 90,700
e)	Streetscape – Plantings (<i>Structural soils, trees, tree grates, plantings and tree protection</i>)		\$ 221,303
	Subtotal Phase 4 Streetscape		\$1,898,484
	Mobilization and Traffic Control Contingencies		\$ 180,000
	General Contingency		\$ 252,521
	TOTAL ALL PROJECTS		\$2,957,736