Introduction

During the January 3, 2023, Village Council meeting, staff will review the design and status of the proposed Phase 5 Streetscape project, which includes streetscape improvements on the north side of Elm Street from Lincoln Avenue to Arbor Vitae Road and the southwest corner of Lincoln Avenue and Elm Street.

On June 7, 2022, the Village Council approved resolution R-74-2022 awarding a contract for professional design services with Ciorba Group and Teska Associates to prepare the final design and construction documents. The recently approved FY2023 Budget includes a total of $1,623,000 for the Phase 5 streetscape improvements, including the watermain replacement.

Streetscape Project Background – Phase 1, 2, 3, & 4 Streetscape Projects

Phase 1 Streetscape. 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.

Phase 2 Streetscape. 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. Combined, Phase 1 & 2 Streetscape construction work activities were successfully completed over the course of approximately one year.

Phase 3 Streetscape. During late 2020, the Village next pursued the development of the Streetscape design for the Lincoln Avenue Streetscape Project - Phase 3. In addition to streetscape improvements consistent with Phases 1 & 2, this project included the replacement of a major watermain that runs under Lincoln Avenue.

With the assistance from the Ciorba Group and Teska Associates, the Village once again approached ALamp regarding the construction of Phase 3. ALamp again agreed to hold their bid pricing from 2019 for the third phase of the program. The Phase 3 Streetscape project was successfully completed by ALamp on July 2, 2021 and remained within the budgeted amount. The construction work activities were successfully completed over the course of approximately three and a half months.

Phase 4 Streetscape. 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 Phase 4 design concept was presented to the Village Council on August 17, 2021. The proposed improvements included streetscape improvements to Chestnut Court, Chestnut Street south of Elm, a portion of the north side of Oak Street, and portions of Elm Street and Spruce Street, as well as water main replacements, relocation of electric transformers, and reconstruction of the Village Hall Parking lot. On September 9, 2021, the Village Council approved a contract for design services with Ciorba Group and Teska & Associates.

Considering the Village once again preferred to begin construction in early spring, in this instance March 2022, staff discussed with ALamp the option of extending the construction unit prices from the first three phases for one additional year. Because of increases in construction market costs, the contractor and sub-contractors were unable to maintain their pricing that had been previously extended to the Village since 2019. However, the Contractor agreed to negotiate with the Village in good faith to obtain competitive unit pricing to ensure that the project was completed within the approved budgeted amounts. On July 5, 2022, ALamp substantially completed Streetscape Phase 4 within the approved awarded amount.

Phase 5 Streetscape Project Construction Design Elements

The proposed Phase 5 Streetscape improvements would continue to implement the streetscape improvements made during the previous four phases as well as replace an aging water main under Elm Street. Teska Associates will present the final plan design elements at the January 3 meeting. The following summarizes some of the key components of the proposed improvements.
**Streetscape Elements**
The proposed Phase 5 Streetscape plan will continue to include design elements from the previous phases, such as sidewalk replacement, pedestrian lighting, bollards, bike racks, benches, seat walls, sidewalk trees and tree grates, electric outlets at trees, and enhanced landscaping. The southwest corner of Lincoln Avenue and Elm Street will have similar improvements as the other corners on the north side of the intersection while at the same time retaining the existing commemorative items and bus shelter.

**Parkway Trees**
Given previous direction provided by the Village Council, the design team with the Village Forester’s assistance continues to strive to preserve as many trees as possible. Unfortunately, given the poor condition of the trees along the north side of Elm Street we will need to remove and replace them. During the presentation, Teska and the Village Forester will provide an overview of the tree condition and explain why we need to replace them.

**Watermain Replacement & Infrastructure Improvements**
Given the age and material of the existing water main that runs under Elm Street, staff recommends that the water main within the scope of the project from Lincoln Avenue to Maple Street be replaced as part of the streetscape project. The proposed watermain will also be coordinated with additional watermain work on Elm Street, east of Maple Street extending to Sheridan Road, as part of the 2023 Street Rehabilitation Program. The adopted FY 2023 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.

**Streetscape Phase 5 – Schedule, Contract Costs, and Purchase of Long Lead Time Items**

**Project Construction Schedule**
This section of Elm Street is used for both the Memorial Day and 4th of July parade routes. Since the proposed improvements will be coordinated with the Street Rehabilitation contract to minimize the duration of disturbance to the local businesses and residents, staff recommends that work commence July 10th. As noted previously, staff is recommending that the Streetscape Project be let sequentially with the Street Rehabilitation Project with the goal of awarding both contracts to one contractor resulting in an overall cost savings to the Village.

The benefits of beginning construction on July 10th would allow the watermain work to continue to progress eastward from the intersection of Lincoln Avenue and Elm Street to Sheridan Road uninterrupted. While the watermain work continues east of Maple Street the Contractor for the Streetscape Project can complete the streetscape improvements. Upon completion of the watermain work and the streetscape improvements the entire section of Elm Street from Lincoln Avenue to Sheridan Road...
can be repaved at the same time. Based on the scope of both projects, work is expected to be substantially completed by October 15th.

**Contract Unit Pricing Costs**

Working with Ciorba and Teska during the design phase, the proposed Streetscape budget that was approved with the FY2023 annual budget process was increased to reflect construction escalation costs occurring in the marketplace.

Considering the Village would prefer to begin construction in early July, and considering that the proposed watermain work will be coordinated with the 2023 Street Rehabilitation Project, staff is recommending that both projects be released at the same time to ensure the best pricing.

With the FY 2023 Budget, the Village Council approved $1,623,000 for the construction of the Phase 5 Streetscape Project. The funding sources are broken down as follows:

<table>
<thead>
<tr>
<th>PHASE 5 STREETSCAPE PROJECT COMPONENTS</th>
<th>FUNDING SOURCE</th>
<th>BUDGETED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Work &amp; Streetscape Elements</td>
<td>Business District Revitalization Fund (420.15.01-650)</td>
<td>$1,310,000</td>
</tr>
<tr>
<td>Water Main Work</td>
<td>Water Fund (520.62.41-660)</td>
<td>$313,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$1,623,000</strong></td>
</tr>
</tbody>
</table>

*Phase 5 Construction Schedule*

Based on the concurrence by the Village Council on the recommendations outlined above the following is the schedule for this project:

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 3, 2022</td>
<td>Present final Streetscape plan for the Phase 5 project and proceed with finalizing bidding documents and release the bid no later than the week of January 9, at same time as 2023 Street Rehabilitation Project.</td>
</tr>
<tr>
<td>February 7, 2023</td>
<td>Award Contract for purchase of long lead items including pedestrian lights, LED roadway bollards, and banner arm attachments.</td>
</tr>
<tr>
<td>February 7, 2023</td>
<td>Award Contract for Streetscape Construction Services.</td>
</tr>
<tr>
<td>July 10, 2023</td>
<td>Construction begins – Watermain work will take place first.</td>
</tr>
<tr>
<td>September 11, 2023</td>
<td>Landscape work activities.</td>
</tr>
<tr>
<td>October 15, 2023</td>
<td>Substantial completion of work activities.</td>
</tr>
</tbody>
</table>
**Recommendation**

1. Confirm final Streetscape Phase 5 design.
2. Direct staff to move forward with seeking competitive bids for the proposed improvements and coordinate the bidding with the release of bid for 2023 Street Rehabilitation Program. Contracts for both projects would be presented for Council approval at the February 7, 2023, regularly scheduled meeting.
3. Direct staff to move forward with seeking proposals for the procurement of critical long lead-time items, and present to council for approval at the February 7, 2023, regularly scheduled meeting.

**Attachments**

1. Phase 5 Streetscape Construction Plan Design