



Agenda Item Executive Summary

Title: Resolution No. R-50-2017: Lincoln Parking Lot Rehabilitation Project (Adoption)

Presenter: Steven M. Saunders, Director of Public Works/Village Engineer

Agenda Date: 07/11/17

Consent: YES NO

- Ordinance
- Resolution
- Bid Authorization/Award
- Policy Direction
- Informational Only

Item History:

As part of the Village's commitment to maintaining and improving its infrastructure, the Public Works Department inspects its parking lots on an annual basis for necessary repairs or improvements. During these inspections the village also looks for opportunities to add stormwater Best Management Practices (BMP's) to improve water quality and stormwater retention. Due to its deteriorated condition, the Lincoln Parking Lot, located directly south of the Community House and west of Lincoln Avenue, has been budgeted for extensive rehabilitation work in 2017.

Executive Summary:

On a daily basis this parking lot is utilized by residents, visitors, Community House patrons, public transit commuters, and local business staff. This parking lot currently has 165 total parking spaces. In the last several years, the Village has made some repairs and upgrades, including curb, sidewalk, fence replacement along the west side of the lot, but the lot is in need of more comprehensive rehabilitation.

The proposed rehabilitation consists of excavation and replacement of the pavement surface and base, storm sewer and drainage structure replacement, curb replacement, and striping. Maintaining the Village's commitment to collecting, harvesting, and improving stormwater, staff is also proposing that a section of the parking lot be constructed with permeable pavers. A permeable paver system allows infiltration of stormwater to an engineered underdrain collection system, combined with typical storm manholes for heavy rainfall events. Stormwater that is collected through the permeable paver system receives filtration of finer particles and sediment before entering the storm sewer. A similar permeable paver collection system is currently being utilized in the Morton Arboretum parking lot.

On April 18, 2017, the Village Council adopted Resolution No. R-26-2017, awarding a contract to A Lamp Concrete Contractors, Inc. for the Village's annual street rehabilitation projects. The Village received favorable bid numbers from A Lamp, and since most of the pay items necessary for the Lincoln Parking Lot project were included in the street rehabilitation contract, staff requested a pricing proposal from A Lamp for the Lincoln Parking Lot. Staff sought pricing options for both asphalt and concrete pavement for the main portions of the lot, recognizing that while asphalt pavements typically have a lower initial cost, concrete pavements are more durable with comparable or lower life-cycle costs. A Lamp provided unit pricing for three options:

Executive Summary (continued):

Option 1 - Reconstruction with asphalt pavement: \$495,858.25

Option 2 - Reconstruction with concrete pavement: \$570,096.12

Option 3 - Proposes \$61,250 for permeable pavers in lieu of \$87,500 for permeable concrete panels that are included in Options 1 and 2. Due to the cost savings as well as ease of maintenance, staff recommends that Option 3 be exercised, resulting in the following pricing:

Revised Option 1 - Reconstruction with asphalt pavement: \$469,608.25

Revised Option 2 - Reconstruction with concrete pavement: \$543,846.12

Although concrete construction has a higher initial construction cost than asphalt, staff is recommending that the parking lot be constructed with concrete rather than asphalt, for three reasons. First, concrete is more durable and provides longer life than asphalt does. Second, concrete requires less ongoing maintenance than asphalt. Finally, rehabilitation of concrete typically consists of removing and replacing individual panels or sections, which means that maintenance can be less disruptive than repaving an asphalt parking lot.

The approved 2017 Village budget contains \$500,000 for the replacement of the Lincoln Parking Lot. Although the proposal received exceeds the budgeted amount, staff believes the upgrade of the parking lot material to concrete and the addition of the permeable paver stormwater collection system are significant benefits to the Village. Due to the favorable bid numbers received for the Annual Street Rehab Program, staff proposes to use a portion of those available funds to make up the difference between the budgeted amount and the proposal amount. It is therefore recommended that the Village waive the bidding process and award the contract to A Lamp Concrete, Inc. for the proposed improvements.

Staff has had preliminary communications with the Winnetka Community House and the Winnetka Galleria, who would be the most impacted by construction activities in the parking lot, and August appears to be the most favorable month for construction. Once the contractor has been engaged, a detailed construction schedule will be developed and communicated to the Community House, the Galleria, local businesses, and commuters.

Recommendation:

Consider adopting Resolution No. R-50-2017 approving Change Order No. 1 to the Village's 2017 Street Rehabilitation Contract with A Lamp Concrete Contractors, Inc., to include the rehabilitation of the Lincoln Parking Lot in the amount not to exceed \$543,847.

Attachments:

- Resolution No. R-50-2017
- A Lamp Concrete Contractors, Inc. proposal
- Proposed Lincoln Parking Lot improvement plan