

City Council

Agenda Cover Memorandum

Meeting Date: October 19, 2009

Item Title: Approval of the Contract for Parking Area Reconstruction Project (31-33 S. Prospect)

Action Requested:

- Approval
- For discussion
- Feedback requested
- For your information

Staff Contact: Carrie Davis, Director of Community Preservation & Development
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Background:

Staff recommends that the City Council approve the contract with Kovilic Construction Co., Inc., of Franklin Park, Illinois for the Parking Area Reconstruction Project at 31-33 South Prospect Avenue. The City opened bids for the Contract for the Parking Area reconstruction project (31-33 South Prospect) on October 12, 2009. Eight (8) bids were received, ranging from a low of \$62,369 to a high of \$268,820. The low bid is from Kovilic Construction Co., Inc. of Franklin Park, Illinois. Staff checked their references and found them to be satisfactory. Kovilic Construction has successfully done work for the City in the past, most recently with the Summit Avenue Streetscape project between Prospect and Touhy Avenues.

On October 12, 2009, the Committee of the Whole had several questions about the project. These included possibly delaying the construction of the project until the next fiscal year to allow for the expense to be budgeted, language in the expired lease agreement, the condition of the property prior to the changes made in 1986 compared to the proposed changes for a parking lot today, and what future design plans the City may have for the Pickwick Plaza area as a whole. The Committee recommended approval of the contract, subject to reviewing information from staff related to these questions.

Attached are the following documents for review by the Council. The expired 1986 lease agreement between the property owner and the City states that the City shall restore the leased premises to an asphalt parking lot at the [City's] sole cost and expense" (Section 4). The condition of the rear of the property in 1986 is reflected on the attached Demolition Plan for the Uptown Plaza from February 1986, and shows a gravel surface surrounded by a variable height concrete curb and guardrail. The design plan for the 1986 plaza improvements is also included.

Spaceco Engineering prepared a Removal Plan for the property, dated September 2, 2009, showing the removal of planters, trees and the concrete drive. Spaceco also provided a Pavement Reconstruction Plan for the property, dated September 2, 2009, converting the rear of the property to an asphalt parking lot, as required by the expired lease. The plan adheres to current engineering design standards and shows eight

parking spaces, a variable height curb, a retaining wall by the transformer, and a new refuse dumpster area adjacent to the alley.

The Target Area 3 Landscape Beautification Plan from April 2008 shows a possible concept plan for Pickwick Plaza, should the City decide to fund such a project. This would be part of a larger streetscape project for Prospect Avenue that would provide similar improvements as currently happening elsewhere in the Uptown.

As stated at last Monday's Committee of the Whole meeting, the Summit Ave. Streetscape project will shortly be closed out at approximately \$75,000 under the budgeted amount of \$900,000. Both the Summit Ave. Streetscape and the Parking Area Reconstruction Project behind 31-33 S. Prospect are in the TIF district, and as such, the savings from the Summit Ave. Streetscape can be used for the Parking Area Reconstruction Project.

Recommendation:

Approve the contract with Kovilic Construction Co., Inc. of P.O. Box 393, 3721 North Carnation Street, Franklin Park, Illinois 60131, in the amount of \$62,369.00 for the Parking Area Reconstruction Project, 31-33 South Prospect Avenue.

Budget Implications:

Does Action Require an Expenditure of Funds: Yes No
If Yes, Total Cost:
If Yes, is this a Budgeted Item: Yes No

Attachments:

- 1986 Lease Agreement between the property owner and the City
- Demolition Plan for the Uptown Plaza, February 1986 (area behind 31-33 S. Prospect)
- Proposed Plan for the Uptown Plaza, February 1986 (area behind 31-33 S. Prospect)
- Removal Plan for 31-33 ½ by Spaceco, dated September 2, 2009
- Pavement Reconstruction Plan by Spaceco, dated September 2, 2009
- Target Area 3 Landscape Beautification Plan for Pickwick Plaza, April 2008