

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING
June 18, 2019**

The specially scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, June 18, 2019 at 7:30 p.m., roll call was taken.

Present: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Neale Byrnes and President Tom Cauley

Absent: Trustees Gerald J. Hughes and Laurel Haarlow

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Village Attorney Michael Marrs, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

President Cauley led those in attendance in the Pledge of Allegiance.

VILLAGE PRESIDENT'S REPORT

President Cauley thanked the Trustees for coming to the special meetings last Thursday and this evening for the parking deck. He reviewed the PowerPoint presentation which illustrates the \$1.3 million difference in the cost of the deck before and after mediation with District 181. He noted a new slide that illustrates the Guaranteed Maximum Pricing (GMAX) with Wight & Company. The GMAX price is \$58,200 lower than the budgeted price. Costs that exceed the GMAX price of \$8,465,329, exclusive of change orders, are covered by Wight.

Mr. Jim Nagle from Wight & Company addressed the Board, and confirmed that costs out of the contractors control, such as weather related issues, would fall on the Village. However, he made note of the \$373,802 contingency budget, stating whatever isn't spent will be returned to the Village.

President Cauley stated we are a step closer to the real cost for the deck; once the pre-cast concrete contract is approved, the cost is more locked in. He recapped the additional costs related to mediation with the school district, including additional landscaping and associated costs, the increase in pounds per square foot (psf), curb cut, timing, cost of redesigning, and material cost increases largely caused by the delay due to mediation. The Village has worked hard to mitigate these additional costs by eliminating the stair tower, negotiating soil removal with the Tollway, and successfully seeking additional funding from the parking fund contribution allocation, Senator Glowiak's State funding and Representative Mazzochi's METRA contribution. Staff continues to work to reallocate unused federal Oak Street Bridge funds. These efforts offset the costs of mediation and the one-year delay. Additionally, the cost per space of the Hinsdale deck at 100 psf is comparable to other area parking projects at 40 psf.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Environment & Public Services (Chair Byrnes)

- a) **Approve accepting the guaranteed maximum price (GMAX) from Wight and Company of total costs of parking deck construction and construction management including contingency in an amount not to exceed \$8,465,329**

Trustee Byrnes introduced the item approving total costs and contingency for the deck, stating by accepting this item the contractor guarantees the cost of the deck will not exceed \$8,465,329. Any costs that exceed the current scope of work will be borne by Wight. He noted certain bids have not been received yet, but Wight has estimated those costs and they are included in the GMAX.

Mr. Jim Nagle from Wight & Company stated the estimated completion date for the deck is June 15, 2020, explaining that certain construction aspects cannot be completed in the winter months, but the precast should be done by the end of this year. With respect to the contingency, although there are items remaining to be bid, logistical challenges, such as overtime and scheduling, and unforeseen errors, he is comfortable with the contingency amount. Any use of contingency funds will be communicated to the Board. There will be weekly owner, architect and contractor meetings where anything of consequence would be discussed. President Cauley said Village owner representative Mr. Scott Creech will review all invoices and recommend a course of action for the Board. Mr. Nagle said there is a regular monthly cost report that will also track any use of contingency funds. Village Manager Kathleen Gargano said change orders will be handled much like road maintenance change orders.

The Board agreed to move this item forward for a second reading at their next meeting.

CONSENT AGENDA – None

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Environment & Public Services (Chair Byrnes)

- a) **Approve Amendment #1 to an Intergovernmental Agreement (IGA) between the Village of Hinsdale and Community Consolidated District 181, for the construction and maintenance of a parking deck**

Trustee Byrnes introduced the item that amends the IGA to include the change in the live load of the deck from 40 to 100 psf, stipulates emergency vehicle restrictions and the height restrictor bar, the elimination of the northeast stairwell and landscaping modifications. This was adopted by the School District 181 last Thursday.

Trustee Byrnes moved to **Approve Amendment #1 to an Intergovernmental Agreement (IGA) between the Village of Hinsdale and Community Consolidated District 181, for the construction and maintenance of a parking deck.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Hughes and Haarlow

Motion carried.

Zoning & Public Safety (Chair Stifflear)

- b) **Approve an Ordinance Approving a Second Major Adjustment to a Site Plan and Exterior Appearance Plan regarding the shared parking deck for Hinsdale Middle School at 100 S. Garfield Avenue, Hinsdale, Illinois – Community Consolidated School District #181/Village of Hinsdale**

Trustee Stifflear introduced the item and reminded the Board that it was the general consensus of the Board that this item not go back to the Plan Commission, as changes are in general conformance with the original plan. This major adjustment includes the removal of the northeast stair tower, removal of the arborvitae landscaping on the south, a sidewalk along the alley which connects to Garfield Street, removal of an island on the lower level providing four additional parking spaces, replacing a landscape island with 'no parking' stripes, and a more detailed landscape plan.

Trustee Stifflear moved to **Approve an Ordinance Approving a Second Major Adjustment to a Site Plan and Exterior Appearance Plan regarding the shared parking deck for Hinsdale Middle School at 100 S. Garfield Avenue, Hinsdale, Illinois – Community Consolidated School District #181/Village of Hinsdale.** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Hughes and Haarlow

Motion carried.

Environment & Public Services (Chair Byrnes)

- c) **Award certain specified Bid Group 2 competitive bids – parking deck project construction**

Trustee Byrnes introduced the item which includes mechanicals, electrical, fire suppression, glazing, asphalt, roofing, and miscellaneous metals and fencing. The Village will award the contracts, but Wight and Mr. Creech will oversee the vendors. Village Attorney Michael Marrs clarified that this does not include the pre-cast concrete costs.

Trustee Byrnes moved to **Award certain specified Bid Group 2 competitive bids – parking deck project construction.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Hughes and Haarlow

Motion carried.

d) Reject all competitive bids for plumbing for the parking deck project

Trustee Byrnes introduced the item and explained all the bids came in above the budgeted estimates; changes will be made to the design and the Village will go out to bid again.

Trustee Byrnes moved to **Reject all competitive bids for plumbing for the parking deck project.** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Hughes and Haarlow

Motion carried.

e) Reject all precast concrete bids for the parking deck project; and

f) Waive the competitive bidding process for precast concrete and award a contract to provide precast concrete work on the parking deck project to Illini Precast LLC located in Westchester IL in an amount not to exceed \$2,620,800

Trustee Byrnes introduced to item to reject pre-cast concrete bids due to the fact that suppliers cannot provide the right size material to accommodate unique topography and landscaping, with the exception of Illini Precast LLC. Trustee Stifflear emphasized that if we re-bid this item, we will lose the favorable bid and delay the project another 10 months. The Village did their due diligence, and got three bids, but the slight technical change resulted in a \$26,800 cost increase, but Illini is still the lowest qualified bidder.

Trustee Byrnes moved to **reject all precast concrete bids for the parking deck project.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Hughes and Haarlow

Motion carried.

Trustee Byrnes moved to **Waive the competitive bidding process for precast concrete and award a contract to provide precast concrete work on the parking deck project to Illini Precast LLC located in Westchester IL in an amount not to exceed \$2,620,800.**

Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Hughes and Haarlow

Motion carried.

DISCUSSION ITEMS

None.

DEPARTMENT AND STAFF REPORTS

No reports.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

OTHER BUSINESS

None.

NEW BUSINESS

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Stifflear moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of June 18, 2019.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Hughes and Haarlow

Motion carried.

Meeting adjourned at 8:05 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk