

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: October 11, 2022**

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**To:** Village President and Board of Trustees

**From:** Napoleon Haney, Village Manager

**Topic:** Izaak Walton Preserve – Water Well #13 – Well/Pump Repair and Reimbursement Agreement

## **PURPOSE**

There is a well and control system (pump) located in the northeast corner of the large Sand Pit Lake in Tract C – Lot 3 of the Izaak Walton Preserve. The well and pump, constructed in 1973, serves to maintain a sufficient water level in the lakes to support sport fishing. Maintaining a healthy water level, especially during the winter-freeze months allows for the survival of fish through the winter.

The well and control system has become inoperable, and as a result the water levels in the lakes are dropping to dangerously low levels. The Village's lease agreement with the Izaak Walton Preserve, Inc. outlines the Village's responsibility to maintain and repair the well and control system. The Village desires to engage a contractor to repair the well and control system and restore the water levels of the Izaak Walton Preserve ponds before the winter ice sets in to prevent a winter fish kill. Because the Village did not budget for this emergency cost, Izaak Walton Preserves has agreed to cover the cost to repair the well and control system with the understanding that the Village will reimburse Izaak Walton Preserve after approval of the budget for fiscal year 2023/2024.

## **PROCESS**

The Izaak Walton Preserve needed to add water to the Sandpit Lakes earlier this year and found that the well and pump was inoperable and needed to be repaired. The water level in the Sandpit Lakes has now dropped to historically low levels. Izaak Walton Preserve requests that the well and pump be repaired as soon as possible. If the well and pump are not repaired soon, the fish in the lakes could die.

The Public Works Department contacted Layne Christensen Company of Aurora, IL, who provided a cost estimate for the proposed work. Layne Christensen is extremely familiar with the well as they were hired to perform work on the well in the past. Public Works concurs with Layne Christensen that an exact cost cannot be determined until the pump has been pulled and inspected. Layne Christensen submitted a work cost estimate of **\$68,331**. This estimate is based on a time & material basis and includes the replacement of the pump and other components of the well.

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The Village met with representatives from the Izaak Walton Preserve to discuss the process for repairing the well. The Village did not budget for the well repair in the current year budget, and the well requires immediate repair. It was agreed that Izaak Walton Preserve would fund the cost of the well and control system repairs - with the understanding that the Village would reimburse Izaak Walton Preserve after the beginning of the Village's next fiscal year starting May 1, 2023. The Village Attorney prepared a *well repair reimbursement agreement* to be signed by the Village and Izaak Walton Preserve.

With the "unknowns" related to the well repair, and to minimize delays should additional work/costs be required, staff recommends including a \$6,669 contingency amount to cover unforeseen costs related to this work - for a total of \$75,000. (*Layne Christensen's cost estimate of \$68,331 and a cost contingency of \$6,669 totaling \$75,000*).

## OUTCOME

To complete their due diligence to secure multiple quotes for this work, Public Works reached out to additional contractors with no response. Staff is recommending that the Village Board waive competitive bidding for this emergency work. According to the Village's purchasing policy, *emergency purchases are those unforeseen purchases where there is an immediate threat to public health or safety, or to meet emergencies rising from unforeseen causes, which necessitate the need for immediate delivery of items or services, or to prevent delays in work or construction schedules.*

The purchasing policy also explains that only the Village Board may waive the competitive bidding requirement with a 2/3<sup>rd</sup> vote (4 votes) of Trustees (excluding the Village President).

## FINANCIAL IMPACT

**Budgeted Amount:** An amount of \$75,000 will be budgeted in Fiscal Year 2023/2024.

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Waive competitive bidding for emergency repair work per Section 5 (Emergency Purchasing) and Section 3.3 (Purchasing Authority) of the Village Purchasing Policy; and, authorize the Village President to approve a well repair and reimbursement agreement with the Izaak Walton Preserve, Inc. of Homewood, IL for a not-to-exceed amount of \$75,000; and, authorize Layne Christensen Co. of Aurora, IL to complete the repairs of the Izaak Walton Preserve well and controls for an estimated cost of \$68,331; and, authorize a contingency amount for repairs in the amount of \$6,669.

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### ATTACHMENT(S)

- Well repair and reimbursement agreement
- Layne Christensen cost estimate
- Izaak Walton map
- Map showing location of well/pump