



Report to Redevelopment Authority Committee

Meeting Date: Special Meeting December 28, 2023

Referring Body: Redevelopment Authority (RDA)

Committee Contact: Chris Eiden, Chair

Staff Contact: Leonard Ludi, Director of Public Works & Utilities

Report Prepared by: Leonard Ludi, Director of Public Works & Utilities

AGENDA ITEM: TID 2 Planning & Design Award for Phase 1 - Lower Kronenwetter Drive & Miscellaneous Streets and continuing up through Phase 2 - Upper Kronenwetter Drive to Kowalski Road.

OBJECTIVE(S): Based on TID 2 available funding for road infrastructure projects within the TIF Boundary per Amendment 3, project work was identified and approved in the RDA meeting on December 7, 2023. Phase 1 - Lower Kronenwetter Drive & Miscellaneous Streets and Phase 2 - Upper Kronenwetter Drive to Kowalski Road are the projects that were approved. Phase 1 is in the TID 2 area and eligible for TID 2 funding.

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HISTORY/BACKGROUND: A physical road inventory of Pavement Condition throughout the Village was conducted from November 21, 2024 to December 14, 2023. Of the worse road in need of improvements were Phase 1 - Lower Kronenwetter Drive & Miscellaneous Streets and continuing up through Phase 2 - Upper Kronenwetter Drive to Kowalski Road.

The funding requirement of TID funding is to have the construction work awarded by November 3, 2024. With that, the following abbreviated milestones will need to be factored in to meet this objective for TID2 funding:

January 8, 2024 – Contract for Planning & Design Agreement Executed

January 9, 2024 – Planning/Engineering work commences ASAP. Survey work commences as weather allows. Geotechnical commences as weather allows.

February 15, 2024 – 1st Utilities Coordination Initiated. Inspect Culverts.

March 15, 2024 – Field work and Geotechnical work completed.

April 15, 2024 – 2nd Utility Coordination Initiated.

June 15, 2024 - 50% Plans, Specifications completed.

August 15, 2024 - 90% Plans, Specifications & Engineer's Estimate completed.

September 19, 2024 – 100% Plans, Specification & Engineer's Estimate / Bid Docs complete.

Village Board approval of Plans to release for Bidding.

September 23, 2024 – Bid Advertisement Issued

October 15, 2024 (Approx.) – Bid Opening

November 3, 2024 – Construction Contract Awarded

PROPOSAL: Given the time constraints illustrated above, the normal Planning & Design “Request for Proposal” process will not allow adequate time to award the subject project by November 3, 2024. The proposal process will add at least two (2) months, likely three (3) months before work is allowed to commence, and work in that scenario would be further compressed to a likely unachievable

timeframe. An abbreviated milestone schedule is proposed that requires work to be initiated immediately upon Village authorization. With that, PWD ~~Public Works~~ is asking for a sole source approval to award Planning and Design work to Roth Professional Solutions (RPS) for \$~~234,000XX,xxx.00~~ below:

DESIGN ESTIMATE

Kronenwetter Drive Projects		Geotechnical Services & Surveying	Engineering	Subtotal Total
Phase 1	<u>Lower Kronenwetter Drive & Miscellaneous Streets</u>	<u>39,000</u>	<u>114,000</u>	<u>153,000</u>
Phase 2	<u>Upper Kronenwetter Drive to Kowalski Road</u>	<u>21,000</u>	<u>60,000</u>	<u>81,000</u>
Total Planning & Design Estimate				<u>234,000</u>

Preliminary Cost Estimates Below

PRELIMINARY COST ESTIMATE

Kronenwetter Drive Projects		Cost of Construction	Construction Allocations	Sub row totals
Phase 1	<u>Lower Kronenwetter Drive</u>	<u>2,085,000</u>	<u>700,000</u>	<u>2,785,000</u>
Phase 1	<u>Miscellaneous Streets Lower Kronenwetter Drive</u>	<u>1,800,000</u>	<u>600,000</u>	<u>2,400,000</u>
Phase 2	<u>Upper Kronenwetter Drive to Kowalski Road</u>	<u>2,200,000</u>	<u>700,000</u>	<u>2,900,000</u>
Sub column totals:		<u>6,085,000</u>	<u>2,000,000</u>	
Total Preliminary Cost Estimate:				<u>8,085,000</u>

Therefore, PWD is proposing a sSole source justification to award the Planning & Design portion of the project to RPS on or before January 8, 2024. Attached is the RPS proposal for the Planning & Design of Phase 1 - Lower Kronenwetter Drive & Miscellaneous Streets and continuing up through Phase 2 - Upper ~~K~~Kronenwetter Drive to Kowalski Road.

RECOMMENDED ACTION: Award Planning and Design work to Roth Professional Solutions (RPS) for \$~~234,000XX,xxx.00~~ for both Phase 1 and Phase 2 design of the above – work is to begin January 8, 2024.

FINANCIAL

Financial Consideration/Action: (TBD by Finance Director/Treasurer)

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FUNDING SOURCE:

Account Number/Title: #
Current Adopted Budget: \$
Spent to Date: \$
Remaining Budget: \$
Requested Amount: \$
Remainder of Budgeted Amount, if approved:

ATTACHMENTS:

- [2.a. Geotechnical Scope of Work](#)
- [2.b. RPS Contract Proposal Kronenwetter Drive & Misc. Design Contract](#)
- [2.c. Phase 1 RPS Budget Preliminary Cost Est. Kronenwetter Dr & Misc.](#)
- [2.d. Phase 1 RPS Budget Preliminary Cost Estimate Misc. Streets](#)
- [2.e. Phase 2 RPS Budget Preliminary Cost Estimate Kronenwetter Dr](#)
- [2.f. TIF Boundary & Conditions Map](#)

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