

ORIGINAL

**ORDINANCE NO. CO-2017-07**

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES  
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR  
THE MAYBROOK DRIVE SANITARY SEWER IMPROVEMENT  
AND RESTORATION PROJECT**

**(Project: Installation Of A Sanitary Sewer Main Line and Service Line to Service  
the 1300 Maybrook Drive Property And Removal, Replacement And Restoration  
Of Street, Sidewalk And Right-Of-Way Areas)**

**WHEREAS**, the President and Board of Trustees (the "Corporate Authorities") of the Village of Maywood, Cook County, Illinois (the "Village"), in an effort to revitalize the Village's local economy and provide for the comprehensive and coordinated development of an underutilized and blighted area within the Village, have adopted a redevelopment plan and project, designated a redevelopment project area, and adopted the use of tax increment financing ("TIF") in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"), for the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the Corporate Authorities have determined that, in order to encourage private investment and restore and enhance the tax base of the Village and affected taxing districts, certain blighting and adverse conditions within the Project Area must be removed, certain infrastructure improvements must be made, and the Project Area must be redeveloped; and

**WHEREAS**, the removal of blight and adverse conditions, the completion of infrastructure improvements and the redevelopment of the Project Area require the expenditure of redevelopment project costs as defined in the Act, as summarized in the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project and Plan (the "Plan") by the Village; and

**WHEREAS**, under Ordinance No. CO-2013-12, approved at a public meeting on March 13, 2013, the Corporate Authorities extended the estimated date of completion of the Original Plan and Project, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined by the Original Plan and Project, to December 31, 2020, subject to receipt of year 2020 incremental real estate tax revenues during calendar year 2021; and

**WHEREAS**, it is necessary to consider and approve the use of TIF Funds during calendar year 2017 to complete certain infrastructure improvement projects in order to stimulate reinvestment in the Project Area. The Corporate Authorities have identified and approved the completion of the following infrastructure improvement project(s)

within the Project Area (collectively, the "Infrastructure Improvement Projects"), using TIF funds to pay for such Infrastructure Improvement Projects, in whole or in part:

**Maybrook Drive Sanitary Sewer Improvement And Restoration Project.** This Project involves the installation of three hundred (300) feet of a new eight inch (8") sanitary sewer main line and eighty (80) feet of a six inch (6") sanitary service line, manholes and removal, replacement and restoration of street and sidewalk and right-of-way areas within a portion of Maywood Drive to connect the 1300 Maybrook Drive property to the existing Village sanitary sewer main as required by order of the Metropolitan Water Reclamation District of Greater Chicago. Based on a competitive bidding process, Unique Plumbing Co., Inc., the lowest, responsive, qualified bidder, has agreed to perform the Project work for an amount not to exceed Fifty Six Thousand Four Hundred and Thirty Three and 50/100 Dollars (\$56,433.50); and

**WHEREAS**, it is desirable and in the best interests of the residents of the Village to authorize the Corporate Authorities to cause the expenditure of TIF Funds in the completion of the Infrastructure Improvement Projects within the Project Area, which expenditures will be paid on or after the date of passage of this Ordinance (the "Expenditures").

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, THAT:**

**SECTION 1: Recitals.** The statements set forth in the preambles of this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

**SECTION 2: Authority.**

- A. The Village is a duly constituted and organized home rule municipality, as described in Division 6 of Article VII of the Illinois Constitution of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to tax and incur debt.
- B. This Ordinance is adopted in connection with implementing the Plan in accordance with the Act.
- C. This Ordinance is a declaration of official intent under Treasury Regulation Section 1.150-2.

**SECTION 3: Estimate of Expenditures.**

- A. The Village intends to incur Expenditures in connection with the Infrastructure Improvement Projects within the Plan and Project Area including, but not

limited to, the following:

1. Professional services including legal, zoning, redevelopment, consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, and environmental and geotechnical services; and
  2. Costs for the construction of the Project.
- B. A Preliminary Estimate of Expenditures to be incurred and reimbursed, in connection with the Infrastructure Improvement Projects, as provided by the Village Engineer and/or the Village Manager, is as follows:

**Maybrook Drive Sanitary Sewer Improvement And Restoration Project.**

This Project involves the installation of three hundred (300) feet of a new eight inch (8") sanitary sewer main line and eighty (80) feet of a six inch (6") sanitary service line, manholes and removal, replacement and restoration of street and sidewalk and right-of-way areas within a portion of Maywood Drive to connect the 1300 Maybrook Drive property to the existing Village sanitary sewer main. Based on a competitive bidding process, Unique Plumbing Co., Inc., the lowest, responsive, qualified bidder, has agreed to the perform the Project work for an amount not to exceed Fifty Six Thousand Four Hundred and Thirty Three and 50/100 Dollars (\$56,433.50).

The Bid Opening Results and Recommendation, as set forth in a Memorandum dated February 21, 2017 and prepared by the Village Engineer for the Project, is attached hereto as **Exhibit "A"** and made a part hereof.

**SECTION 4: Authorization of Expenditures.** The expenditure of funds from the TIF Fund is authorized up to the amounts set forth in Section 3, or such additional amounts necessary to complete any of the specified projects as subsequently approved or authorized by the Corporate Authorities.

**SECTION 5: Public Inspection.** This Ordinance shall be immediately available for inspection by the public at the office of the Village Clerk.

**SECTION 6: Repealer.** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

**SECTION 7: Severability.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 8: Ratification.** All actions of the Corporate Authorities, agents and employees of the Village that are in conformity with the purpose and intent of this

Ordinance, whether taken before or after the adoption of this Ordinance, are ratified, confirmed and approved.

**SECTION 9: Effective Date.** This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law.


**ADOPTED** this 7<sup>th</sup> day of March, 2017, pursuant to a roll call vote as follows:

**AYES:** Mayor Edwenna Perkins, Trustee(s) H. Yarbrough, Sr., I. Brandon, A. Dorris, M. Rogers, M. Lightford and R. Rivers.

**NAYS:** None

**ABSENT:** None

**APPROVED** by me as Village President, and attested to by the Village Clerk, on the 9<sup>th</sup> day of March, 2017.



Village President

**ATTEST:**



Village Clerk



Published by me in pamphlet form this 10<sup>th</sup> day of March, 2017.



Village Clerk

**Exhibit "A"**

**Bid Opening and Recommendation for the Project**

**Memorandum dated February 21, 2017  
and prepared by the Village Engineer (Edwin Hancock Engineering Company)**

(attached)

February 21, 2017

Mr. Willie Norfleet, Jr.  
Village Manager  
Village of Maywood  
40 Madison Street  
Maywood, Illinois 60153

Re: Maybrook Drive Sanitary Sewer Project  
Bid Opening Results and Recommendation

Dear Mr. Norfleet:

Proposals were received for the Maybrook Drive Sanitary Sewer Project on February 16, 2017 at the Village Clerk's office. Nine (9) prospective bidders obtained plans and specifications for the project, with the Village receiving proposals from eight (8) of the companies. A summary of the proposals received is as follows:

<u>CONTRACTOR</u>	<u>TOTAL BID</u>
Unique Plumbing Co., Inc.	\$ 56,433.50
Norvilla, LLC	\$ 69,814.32
Trine Construction Corporation	\$ 73,403.05*
Copenhaver Construction	\$ 76,080.00
Cerniglia Co.	\$ 78,000.00
Suburban General Construction	\$ 82,985.00
Mauro Sewer Construction, Inc.	\$ 84,770.00
Swallow Construction Corporation	\$ 99,460.00
Engineer's Estimate	\$ 72,050.00

\*indicates correction from "as-read" amount

The lowest responsive, responsible bidder for this project was Unique Plumbing Company, Inc. of Brookfield, Illinois. Unique Plumbing Company, Inc. is a contractor that has completed work of similar scope within the Village in the past and more recently in surrounding communities. The contractor has worked as a general contractor on capital improvement projects within the Village including the Main Street Improvements Project from 1<sup>st</sup> Avenue to 6<sup>th</sup> Avenue in 2009 and the Emergency Water Main Cross Connection Project at 18<sup>th</sup> Ave. and Harvard St. in 2005. The contractor currently maintains a contract with the Village as part of the ongoing Emergency Utility Repair Services contract.

February 21, 2017

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Based on past Village experiences, the interview of contractor supplied references from other communities, and the review of their current work under contract, we find that the contractor is qualified to complete the work specified. The contractor also maintains the capacity to complete the project within the specified completion date of April 14<sup>th</sup>, 2017. We recommend that the Contract for the improvements be awarded to Unique Plumbing Company, Inc., in the amount of Fifty Six Thousand, Four Hundred Thirty Three Dollars and 50/100 (\$56,433.50).

The project consists of the extension of sanitary sewer main and service to the property at 1300 Maybrook Drive, of which currently is not connected to the Village system. The scope of work includes the installation of 300' of 8" sanitary sewer pipe, 80' of 6" sanitary sewer service pipe, manholes, and restoration of sidewalk, pavement, sod and other necessary work to properly complete this project in accordance with the specifications.

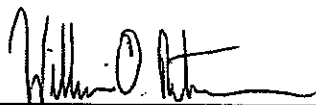
The construction of the project will be funded through the Madison Street TIF.

We have enclosed a copy of the complete bid tabulations for this project. We are also returning the original bids with a copy of this letter to the Village Clerk.

If you should have any questions, please call our office at your convenience.

Respectfully submitted,

EDWIN HANCOCK ENGINEERING CO.



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William Peterhansen, P.E., CFM

cc: Ms. Viola Mims, Village Clerk  
Ms. Lanya Satchell, Director of Finance  
Mr. John West, Director of Public Works  
Mr. Mark Lucas, P.E., Hancock Engineering

BID TABULATION  
 VILLAGE OF MAYWOOD  
 PROJECT: MAYBROOK DRIVE SANITARY SEWER PROJECT  
 BID DATE & TIME: Wednesday, February 16th @ 11:00 AM  
 k:/bidlabs/Maywood/1404710-Maybrook SanSew(2017)

	QUANTITY	UNIT	ENGINEER'S ESTIMATE		UNIQUE PLUMBING		NORVILLA, LLC	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1 8" Dia, PVC Sanitary Sewer Pipe	320	Foot	\$ 75.00	\$ 24,000.00	\$ 67.40	\$ 21,566.00	\$ 54.30	\$ 17,376.00
2 6" Dia, PVC Sanitary Sewer Service Pipe	85	Foot	50.00	4,250.00	83.90	7,131.50	97.05	8,249.25
3 12" Dia, PVC Sanitary Sewer Pipe Repl	10	Foot	80.00	800.00	94.40	944.00	89.35	893.50
4 8"x6" PVC Sewer Service Connection	1	Each	750.00	750.00	675.00	675.00	802.50	802.50
5 Trench Backfill	300	CuYd	40.00	12,000.00	10.00	3,000.00	30.50	9,150.00
6 Restricted Depth San MH 4' Dia, Ty 1 Fr, CL	3	Each	5,000.00	15,000.00	3,400.00	10,200.00	4,395.90	13,187.70
7 Comb C&G Removal	30	Foot	15.00	450.00	6.00	180.00	21.95	658.50
8 Sidewalk Removal	400	SqFt	10.00	4,000.00	2.00	800.00	4.15	1,660.00
9 Pavement Removal	25	SqYd	20.00	500.00	20.00	500.00	108.70	2,717.50
10 Comb C&G, Ty B-6.12 (Mod)	30	Foot	50.00	1,500.00	42.00	1,260.00	62.05	1,861.50
11 PCC Sidewalk, 5"	400	SqFt	10.00	4,000.00	8.00	3,200.00	11.55	4,620.00
12 HMA Binder Patch, 6"	25	SqYd	80.00	2,000.00	125.00	3,125.00	153.45	3,836.25
13 HMA Surface Course, Mix D, N50	4	Ton	200.00	800.00	150.00	600.00	327.28	1,309.12
14 Topsoil Placement, 3"	25	SqYd	15.00	375.00	25.00	625.00	39.65	991.25
15 Sodding	25	SqYd	25.00	625.00	25.00	625.00	36.45	911.25
16 Traffic Control & Protection	1	L.S.	1,000.00	1,000.00	2,000.00	2,000.00	1,590.00	1,590.00
<b>TOTAL AMOUNT OF BID</b>				<b>\$ 72,050.00</b>		<b>\$ 56,433.50</b>		<b>\$ 69,814.32</b>

	QUANTITY	UNIT	TRINE CONST CORP		COPENHAVER CONST		CERNIGLIA CO.	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1 8" Dia, PVC Sanitary Sewer Pipe	320	Foot	\$ 69.65	\$ 22,288.00	\$ 56.00	\$ 17,920.00	\$ 97.00	\$ 31,040.00
2 6" Dia, PVC Sanitary Sewer Service Pipe	85	Foot	79.30	6,740.50	55.00	4,675.00	45.00	3,825.00
3 12" Dia, PVC Sanitary Sewer Pipe Repl	10	Foot	256.30	2,563.00	130.00	1,300.00	200.00	2,000.00
4 8"x6" PVC Sewer Service Connection	1	Each	2,449.90	2,449.90	1,500.00	1,500.00	1,565.00	1,565.00
5 Trench Backfill	300	CuYd	40.55	12,165.00	37.00	11,100.00	25.00	7,500.00
6 Restricted Depth San MH 4' Dia, Ty 1 Fr, CL	3	Each	3,423.10	10,269.30	2,600.00	7,800.00	5,840.00	17,520.00
7 Comb C&G Removal	30	Foot	10.75	322.50	9.00	270.00	5.00	150.00
8 Sidewalk Removal	400	SqFt	2.15	860.00	3.00	1,200.00	1.00	400.00
9 Pavement Removal	25	SqYd	16.15	403.75	17.00	425.00	15.00	375.00
10 Comb C&G, Ty B-6.12 (Mod)	30	Foot	37.65	1,129.50	32.00	960.00	50.00	1,500.00
11 PCC Sidewalk, 5"	400	SqFt	7.55	3,020.00	10.00	4,000.00	13.00	5,200.00
12 HMA Binder Patch, 6"	25	SqYd	145.15	3,628.75	110.00	2,750.00	60.00	1,500.00
13 HMA Surface Course, Mix D, N50	4	Ton	188.15	752.60	220.00	880.00	200.00	800.00
14 Topsoil Placement, 3"	25	SqYd	44.90	1,122.50	4.00	100.00	10.00	250.00
15 Sodding	25	SqYd	36.06	901.50	8.00	200.00	15.00	375.00
16 Traffic Control & Protection	1	L.S.	4,786.25	4,786.25	21,000.00	21,000.00	4,000.00	4,000.00
<b>TOTAL AMOUNT OF BID</b>				<b>\$ 73,403.05</b>		<b>\$ 76,080.00</b>		<b>\$ 78,000.00</b>

**CORRECTION FROM AS-READ AMOUNT**

	QUANTITY	UNIT	SUBURBAN GENL CONST		MAURO SEWER CONST		SWALLOW CONST	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1 8" Dia, PVC Sanitary Sewer Pipe	320	Foot	\$ 88.00	\$ 28,160.00	\$ 100.00	\$ 32,000.00	\$ 125.00	\$ 40,000.00
2 6" Dia, PVC Sanitary Sewer Service Pipe	85	Foot	126.00	10,710.00	90.00	7,650.00	70.00	5,950.00
3 12" Dia, PVC Sanitary Sewer Pipe Repl	10	Foot	49.00	490.00	150.00	1,500.00	95.00	950.00
4 8"x6" PVC Sewer Service Connection	1	Each	3,500.00	3,500.00	1,350.00	1,350.00	1,000.00	1,000.00
5 Trench Backfill	300	CuYd	10.00	3,000.00	35.00	10,500.00	45.00	13,500.00
6 Restricted Depth San MH 4' Dia, Ty 1 Fr, CL	3	Each	6,500.00	19,500.00	4,350.00	13,050.00	4,500.00	13,500.00
7 Comb C&G Removal	30	Foot	5.00	150.00	12.00	360.00	2.00	60.00
8 Sidewalk Removal	400	SqFt	2.00	800.00	2.00	800.00	0.50	200.00
9 Pavement Removal	25	SqYd	10.00	250.00	18.00	450.00	5.00	125.00
10 Comb C&G, Ty B-6.12 (Mod)	30	Foot	30.00	900.00	72.00	2,160.00	70.00	2,100.00
11 PCC Sidewalk, 5"	400	SqFt	12.00	4,800.00	13.00	5,200.00	18.00	7,200.00
12 HMA Binder Patch, 6"	25	SqYd	65.00	1,625.00	75.00	1,875.00	45.00	1,125.00
13 HMA Surface Course, Mix D, N50	4	Ton	125.00	500.00	400.00	1,600.00	100.00	400.00
14 Topsoil Placement, 3"	25	SqYd	12.00	300.00	15.00	375.00	40.00	1,000.00
15 Sodding	25	SqYd	12.00	300.00	20.00	500.00	40.00	1,000.00
16 Traffic Control & Protection	1	L.S.	8,000.00	8,000.00	5,400.00	5,400.00	11,350.00	11,350.00
<b>TOTAL AMOUNT OF BID</b>				<b>\$ 82,985.00</b>		<b>\$ 84,770.00</b>		<b>\$ 99,460.00</b>



