

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
OCTOBER 5, 2010 AGENDA

| SUBJECT: | TYPE: | SUBMITTED BY: |
|---|--|---|
| Acceptance of Public Improvements – Villas of Maple Woods Subdivision | ✓ Resolution Ordinance Motion Discussion Only | Michael D. Millette, P.E. Village Engineer |

SYNOPSIS

A resolution is requested accepting the public improvements for the Villas of Maple Woods Subdivision, release of the development security and acceptance of a two-year guarantee security and a one-year stormwater security.

STRATEGIC PLAN ALIGNMENT

The 2009-2013 Strategic Plan goals include *Top Quality Infrastructure*.

FISCAL IMPACT

None

RECOMMENDATION

Approval at the October 5, 2010 consent agenda.

BACKGROUND

The Villas of Maple Woods subdivision is located south of Maple Avenue between Durand and Elinor consists of sixteen townhome buildings. Its final plat was approved by Council on June 21, 2005. The public improvements for this development are 1,200-feet of new road (Durand Drive) with curb and gutter, sidewalks, parkway trees, a water main with appurtenances, a street light system including a controller, and a storm sewer collection system with a detention basin over which the Village holds a drainage and utility easement. The improvements have been inspected and deemed acceptable by the Department of Public Works.

Staff recommends that the Village Council accept the public improvements, excepting the sidewalk and driveway approaches fronting Lot 7 which will be installed in conjunction with that building. There are no extraordinary costs which were incurred by the Village and find that the guarantee security, in the form of cash deposit, meets the requirements set forth in Sections 20.406 and 20.407 of the Municipal Code. The cash deposit for the stormwater improvements meets the requirements of Section 26.91.3(a) of the Code.

ATTACHMENTS

Resolution

Certification by Developer's Engineer

Bill of Sale (Waivers of Lien are on file)

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING
ACCEPTANCE OF PUBLIC IMPROVEMENTS -
VILLAS OF MAPLE WOODS SUBDIVISION**

WHEREAS, The Village Council has previously approved final plans for the Villas of Maple Woods Subdivision; and,

WHEREAS, Michael D. Millette, Village Engineer, has recommended acceptance of these public improvements with certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of The Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the Village hereby accepts the municipal public improvements constructed as part of the Villas of Maple Woods Subdivision generally located south of Maple Avenue between Elinor and Durand, in accordance with the approved plans and specifications, as more accurately depicted on attached Exhibit A.
2. That the Irrevocable Standby letter of credit, in the original amount of \$465,910.00 submitted by Sievers & Stevens Construction Co., Inc. is hereby released and bonds in the amount of \$61,283.80 and \$14,240.00 have been furnished to ensure the maintenance of the Public Improvements in accordance with Section 20.407 of the Village Code.
3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.
4. That all resolutions or parts of resolutions in conflict with the provisions of the Resolution are hereby repealed.
5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk





INTECH CONSULTANTS, INC.
CONSULTING ENGINEERS / SURVEYORS

Illinois Registered Professional Design Firm No. 184-001040

Job # 2003.015A

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**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
FOR SITE IMPROVEMENTS**

April 21, 2008
Revised May 7, 2008

VILLAS OF MAPLE WOODS

DOWNERS GROVE, ILLINOIS

PREPARED FOR:

**SIEVERS DEVELOPMENT CO.
5201 WALNUT AVENUE, STE. 2
DOWNERS GROVE, IL 60515**

PREPARED BY:

**INTECH CONSULTANTS, INC.
5413 Walnut Avenue
Downers Grove, Illinois 60515**

**VILLAS OF MAPLE WOODS
DOWNERS GROVE, ILLINOIS**

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**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
FOR SITE IMPROVEMENTS**

| NO. | ITEM | UNIT | QUANTITY | UNIT COST | TOTAL AMOUNT |
|-----|------|------|----------|-----------|--------------|
|-----|------|------|----------|-----------|--------------|

ON-SITE IMPROVEMENTS

| GRADING | | | | | |
|----------------------|------------------------------------|----|--------|------------|--------------------|
| 1 | Site Clearing | LS | 1 | \$3,000.00 | \$3,000.00 |
| 2 | Topsoil Excavation | CY | 13,390 | \$1.65 | \$22,093.50 |
| 3 | Earth Excavation | CY | 6,450 | \$2.15 | \$13,867.50 |
| 4 | Topsoil Repl., 6" (Detention Area) | SY | 9,535 | \$1.95 | \$18,593.25 |
| 5 | Seeding, Class I (Detention Area) | AC | 1.97 | \$3,155.00 | \$6,215.35 |
| 6 | Mulch, Method 2 | AC | 1.97 | \$750.00 | \$1,477.50 |
| 7 | Silt Fence | LF | 4,120 | \$1.95 | \$8,034.00 |
| 8 | Topsoil Repl., 6" (ROW) | SY | 380 | \$1.95 | \$741.00 |
| 9 | Sodding | SY | 380 | \$4.00 | \$1,520.00 |
| TOTAL GRADING | | | | | \$75,542.10 |

| PAVING | | | | | |
|---------------------|---|----|--------|---------|---------------------|
| 1 | Fine Grading | SY | 4,780 | \$1.00 | \$4,780.00 |
| 2 | B-6.12 Curb & Gutter | LF | 38 | \$11.50 | \$437.00 |
| 3 | Rolled Curb & Gutter | LF | 2,410 | \$8.25 | \$19,882.50 |
| 4 | 6" Agg. Base, CA-6, Type B | SY | 3,770 | \$3.80 | \$14,326.00 |
| 5 | 4" BAM Base Course | SY | 3,770 | \$8.60 | \$32,422.00 |
| 6 | 1.5" Bit. Conc. Binder Course, Class I | SY | 3,770 | \$3.30 | \$12,441.00 |
| 7 | 1.5" Bit. Conc. Surface Course, Class I | SY | 3,770 | \$3.45 | \$13,006.50 |
| 5 | 5" PCC Sidewalk w/4" CA-6 | SF | 10,550 | \$3.75 | \$39,562.50 |
| 6 | 6" PCC Drwy. Approach w/4" CA-6 | SF | 2,800 | \$4.80 | \$13,440.00 |
| 7 | Remove & Replace 5" PCC Sidewalk | SF | 640 | \$4.90 | \$3,136.00 |
| 8 | Remove & Replace 6" PCC Drwy. Appr. | SF | 800 | \$6.10 | \$4,880.00 |
| TOTAL PAVING | | | | | \$158,313.50 |

| STREET LIGHTING | | | | | |
|------------------------------|--------------------------------|----|---|------------|--------------------|
| 1 | 250 W. Street Light (25' Pole) | EA | 7 | \$3,025.00 | \$21,175.00 |
| 2 | Hand Hole | EA | 1 | \$850.00 | \$850.00 |
| 3 | Controller | EA | 1 | \$6,000.00 | \$6,000.00 |
| TOTAL STREET LIGHTING | | | | | \$28,025.00 |

| SANITARY SEWER | | | | | |
|-----------------------------|--|----|-------|------------|--------------------|
| 1 | 8" Dia. PVC, SDR 26 | LF | 1,508 | \$19.00 | \$28,652.00 |
| 2 | 6" Dia. PVC, SDR 26 (Service) | LF | 860 | \$15.00 | \$12,900.00 |
| 3 | 48" Dia. Manhole | EA | 7 | \$1,700.00 | \$11,900.00 |
| 4 | Connect to Exist. Manhole | EA | 1 | \$265.00 | \$265.00 |
| 5 | Trench Backfill Material(main) | CY | 215 | \$17.00 | \$3,655.00 |
| 6 | Trench Backfill Material(serv) | CY | 150 | \$17.00 | \$2,550.00 |
| 7 | Bore & Jack 18" Dia. Steel Casing w/Spacers & Fill w / Pea Gravel | LF | 82 | \$240.00 | \$19,680.00 |
| TOTAL SANITARY SEWER | | | | | \$79,602.00 |

**VILLAS OF MAPLE WOODS
DOWNERS GROVE, ILLINOIS**

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**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
FOR SITE IMPROVEMENTS**

| NO. | ITEM | UNIT | QUANTITY | UNIT COST | TOTAL AMOUNT |
|-------------------------|---|------|----------|------------|--------------------|
| WATER MAIN | | | | | |
| 1 | 8" Dia. DIP | LF | 1,325 | \$20.00 | \$26,500.00 |
| 2 | 8" Valve w/48" Vault | EA | 1 | \$1,650.00 | \$1,650.00 |
| 3 | Fire Hydrant w/Aux. Valve & Box | EA | 4 | \$1,550.00 | \$6,200.00 |
| 4 | 2" Dia. Copper Water Service (long) | EA | 7 | \$650.00 | \$4,550.00 |
| 5 | 1" Dia. Copper Water Service (short) | EA | 32 | \$300.00 | \$9,600.00 |
| 6 | 1" Dia. Indiv. Valve and Box | EA | 57 | \$175.00 | \$9,975.00 |
| 7 | Trench Backfill Material (main) | CY | 100 | \$17.00 | \$1,700.00 |
| 8 | Trench Backfill Material (service) | CY | 210 | \$17.00 | \$3,570.00 |
| 9 | Polyethelene Wrapping | LF | 1,325 | \$1.20 | \$1,590.00 |
| 10 | Directional Boring (8" W/M) | LF | 65 | \$150.00 | \$9,750.00 |
| 11 | 8" Press. Conn. To 10" Main w/Valve & Vault | EA | 1 | \$3,050.00 | \$3,050.00 |
| 12 | 8" Press. Conn. To 12" Main w/Valve & Vault | EA | 1 | \$3,300.00 | \$3,300.00 |
| TOTAL WATER MAIN | | | | | \$81,435.00 |

| | | | | | |
|--------------------------|---|----|-----|------------|---------------------|
| STORM SEWER | | | | | |
| 1 | 24" Dia. RCP, CL IV | LF | 297 | \$29.00 | \$8,613.00 |
| 2 | 21" Dia. RCP, CL IV | LF | 378 | \$26.00 | \$9,828.00 |
| 3 | 18" Dia. RCP, CL IV | LF | 332 | \$22.50 | \$7,470.00 |
| 4 | 15" Dia. RCP, CL IV | LF | 828 | \$21.00 | \$17,388.00 |
| 5 | 12" Dia. RCP, CL, IV | LF | 899 | \$18.50 | \$16,631.50 |
| 6 | 60" Dia. Manhole | EA | 2 | \$1,550.00 | \$3,100.00 |
| 7 | 48" Dia. Manhole | EA | 16 | \$1,020.00 | \$16,320.00 |
| 8 | 60" Dia. Catch Basin | EA | 2 | \$1,860.00 | \$3,720.00 |
| 9 | 48" Dia. Catch Basin | EA | 2 | \$1,250.00 | \$2,500.00 |
| 10 | 24" Dia. Inlet | EA | 8 | \$650.00 | \$5,200.00 |
| 11 | 24" Conc. Flared End Section, w/End Block & Galv. Steel Grate | EA | 2 | \$825.00 | \$1,650.00 |
| 12 | 21" Conc. Flared End Section, w/End Block & Galv. Steel Grate | EA | 1 | \$700.00 | \$700.00 |
| 13 | 18" Conc. Flared End Section, w/End Block & Galv. Steel Grate | EA | 1 | \$625.00 | \$625.00 |
| 14 | 15" Conc. Flared End Section, w/End Block & Galv. Steel Grate | EA | 1 | \$575.00 | \$575.00 |
| 15 | 12" Conc. Flared End Section, w/End Block | EA | 4 | \$525.00 | \$2,100.00 |
| 16 | Trench Backfill Material | CY | 65 | \$17.00 | \$1,105.00 |
| 17 | Straw Bales, Staked | EA | 96 | \$11.00 | \$1,056.00 |
| 18 | Connect to Exist. Manhole | EA | 1 | \$265.00 | \$265.00 |
| 19 | Stormceptor STC 1800 | EA | 1 | \$3,400.00 | \$3,400.00 |
| TOTAL STORM SEWER | | | | | \$102,248.50 |

**VILLAS OF MAPLE WOODS
 DOWNERS GROVE, ILLINOIS**

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**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
 FOR SITE IMPROVEMENTS**

| NO. | ITEM | UNIT | QUANTITY | UNIT COST | TOTAL AMOUNT |
|----------------------------|---------------------------------|------|----------|-----------|-------------------|
| MISCELLANEOUS | | | | | |
| 1 | Entrance Sign | EA | 2 | \$750.00 | \$1,500.00 |
| 2 | 30" Stop Sign w/Post, Installed | EA | 2 | \$105.00 | \$210.00 |
| TOTAL MISCELLANEOUS | | | | | \$1,710.00 |

SUMMARY

| | |
|-----------------------------------|---------------------|
| GRADING | \$75,542.10 |
| PAVING | \$158,313.50 |
| STREET LIGHTING | \$28,025.00 |
| SANITARY SEWER | \$79,602.00 |
| WATER MAIN | \$81,435.00 |
| STORM SEWER | \$102,246.50 |
| MISCELLANEOUS | \$1,710.00 |
| TOTAL ON-SITE IMPROVEMENTS | \$526,874.10 |

**VILLAS OF MAPLE WOODS
 DOWNERS GROVE, ILLINOIS**

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**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
 FOR SITE IMPROVEMENTS**

| NO. | ITEM | UNIT | QUANTITY | UNIT COST | TOTAL AMOUNT |
|-----|------|------|----------|-----------|--------------|
|-----|------|------|----------|-----------|--------------|

MAPLE AVE. IMPROVEMENTS

| GRADING | | | | | |
|----------------------|--------------------|----|-------|---------|--------------------|
| 1 | Special Excavation | CY | 90 | \$15.00 | \$1,350.00 |
| 2 | Topsoil Repl., 6" | SY | 1,850 | \$1.95 | \$3,607.50 |
| 3 | Sodding | SY | 1,850 | \$4.00 | \$7,400.00 |
| TOTAL GRADING | | | | | \$12,357.50 |

| PAVING | | | | | |
|---------------------|--------------------------------|----|-------|------------|--------------------|
| 1 | Fine Grading | SY | 190 | \$1.00 | \$190.00 |
| 2 | B-6.12 Curb & Gutter | LF | 90 | \$11.50 | \$1,035.00 |
| 3 | B-6.18 Curb & Gutter | LF | 207 | \$11.75 | \$2,432.25 |
| 4 | Curb & Gutter Removal | LF | 307 | \$7.50 | \$2,302.50 |
| 5 | 4" Agg. Base, CA-6, Type B | SY | 160 | \$2.60 | \$416.00 |
| 6 | 8" BAM Base Course | SY | 160 | \$17.20 | \$2,752.00 |
| 7 | 2" Bit. Conc. Surf. Cse, Cl. 1 | SY | 160 | \$4.60 | \$736.00 |
| 8 | Traffic Control | LS | 1 | \$1,000.00 | \$1,000.00 |
| 9 | 5" PCC Sdwk.w/4" CA-6 | SF | 4,660 | \$3.75 | \$17,475.00 |
| TOTAL PAVING | | | | | \$28,338.75 |

| STORM SEWER | | | | | |
|--------------------------|----------------------|----|-----|----------|-------------------|
| 1 | Remove Exist. Sewer | LF | 270 | \$5.00 | \$1,350.00 |
| 2 | Remove Exist. Inlets | EA | 6 | \$200.00 | \$1,200.00 |
| TOTAL STORM SEWER | | | | | \$2,550.00 |

SUMMARY

| | |
|--------------------------------------|--------------------|
| GRADING | \$12,357.50 |
| PAVING | \$28,338.75 |
| STORM SEWER | \$2,550.00 |
| TOTAL MAPLE AVE. IMPROVEMENTS | \$43,246.25 |

**VILLAS OF MAPLE WOODS
DOWNERS GROVE, ILLINOIS**

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**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
FOR SITE IMPROVEMENTS**

| NO. | ITEM | UNIT | QUANTITY | UNIT COST | TOTAL AMOUNT |
|-----|------|------|----------|-----------|--------------|
|-----|------|------|----------|-----------|--------------|

ELINOR AVE. IMPROVEMENTS

| GRADING | | | | | |
|----------------------|--------------------|----|-----|---------|-------------------|
| 1 | Special Excavation | CY | 160 | \$15.00 | \$2,400.00 |
| 2 | Topsoil Repl., 6" | SY | 190 | \$1.95 | \$370.50 |
| 3 | Sodding | SY | 190 | \$4.00 | \$760.00 |
| TOTAL GRADING | | | | | \$3,530.50 |

| PAVING | | | | | |
|---------------------|---------------------------------------|-----|-------|----------|--------------------|
| 1 | Fine Grading | SY | 510 | \$1.00 | \$510.00 |
| 2 | Rolled Curb & Gutter | LF | 470 | \$8.25 | \$3,877.50 |
| 3 | 4" Agg. Base, CA-6, Type B | SY | 370 | \$2.60 | \$962.00 |
| 4 | 6" BAM Base Course | SY | 370 | \$12.90 | \$4,773.00 |
| 5 | 2" Bit. Conc. Binder Course, Class I | SY | 370 | \$4.60 | \$1,702.00 |
| 6 | 2" Bit. Conc. Surface Course, Class I | SY | 1,430 | \$4.60 | \$6,578.00 |
| 7 | Petromat | SY | 1,430 | \$2.00 | \$2,860.00 |
| 8 | Level Binder | TON | 20 | \$28.00 | \$560.00 |
| 9 | Traffic Control | LS | 1 | \$700.00 | \$700.00 |
| 10 | 5" PCC Sdwk w/4" CA-6 | SF | 2,150 | \$3.75 | \$8,062.50 |
| 11 | Aggregate Shoulder | TON | 15 | \$20.00 | \$300.00 |
| 12 | Pvmt. Removal & Repl. | SF | 200 | \$4.20 | \$840.00 |
| 13 | 6" PCC Drwy. Approach w/4" CA-6 | SF | 600 | \$4.80 | \$2,880.00 |
| TOTAL PAVING | | | | | \$34,605.00 |

| STORM SEWER | | | | | |
|--------------------------|-------------------------|----|---|----------|-----------------|
| 1 | Adjust Exist. Structure | EA | 1 | \$300.00 | \$300.00 |
| TOTAL STORM SEWER | | | | | \$300.00 |

SUMMARY

| | |
|---------------------------------------|--------------------|
| GRADING | \$3,530.50 |
| PAVING | \$34,605.00 |
| STORM SEWER | \$300.00 |
| TOTAL ELINOR AVE. IMPROVEMENTS | \$38,435.50 |

PROJECT SUMMARY

| | |
|--------------------------|---------------------|
| ON-SITE IMPROVEMENTS | \$526,874.10 |
| MAPLE AVE. IMPROVEMENTS | \$43,246.25 |
| ELINOR AVE. IMPROVEMENTS | \$38,435.50 |
| TOTAL PROJECT | \$608,555.85 |

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

Seller, SIEVERS & STEVENS CONSTRUCTION CO., INC
of DOWNERS GROVE, ILLINOIS, in con-

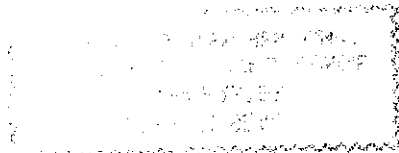
sideration of ONE dollars, receipt whereof
is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, THE

VILLAGES OF DOWNERS GROVE, of DOWNERS GROVE
ILLINOIS, the following described public improvements

TOWNSHIP

- SEWER & WATER SERVICE
- SITE WORK
- CURB & GUTTER
- PAVING
- ELECTRICAL
- STREET LIGHTS
- PUBLIC WALKS
- LANDSCAPING, INC. PARKWAY TREES.
- STONE
- ENGINEERING

FOR THE VILLAGES OF MAPLE WOODS
DOWNERS GROVE, IL.



Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. *All warranties of quality, fitness, and merchantability are hereby excluded.*

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at 5605 DURAND DRIVE

DOWNERS GROVE, IL this 4 day of MARCH, 2010.

Michael Steves [SEAL]
[SEAL]

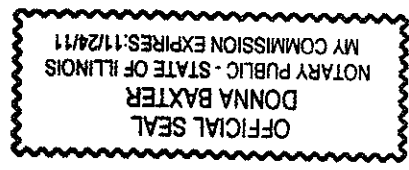
BILL OF SALE

TO
Village of Lombard

MIRVIS
STANDIS

Dated

11/27/11
H. B. Maxwell



Commission expires 11/27/11
Notary Public

GIVEN under my hand and official seal, this 4 day of March, 2010.
forh.

is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he has signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set

1, DONNA BAXTER
a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that

State of ILLINOIS
County of DUPage
ss.

Board of Trustees
Donald E. Eckmann
President
Wallace D. Van Buren
Vice President
Edward C. Richard
Clerk

Downers Grove Sanitary District

2710 Curtiss Street
P.O. Box 1412
Downers Grove, IL 60515-0708
Phone: 630-969-0664
Fax: 630-969-0827
www.dgsd.org

Staff
Nicholas J. Manning
General Manager
Shelia K. Henschel
Administrative Services
Director
Legal Counsel
Michael F. Wiede

Providing a Better Environment for South Central DuPage County

April 30, 2008

Mr. Mike Stevens
Sievers & Stevens Construction
5201 Walnut Avenue - Suite #2
Downers Grove, IL 60515

RE: Villas of Maple Woods Subdivision

Dear Mr. Sievers:

The Downers Grove Sanitary District hereby accepts the sanitary sewer system installed within the above referenced project and said system shall hereafter be controlled, operated, maintained and owned by the Downers Grove Sanitary District. Specifically, this sanitary sewer system consists of the following sewers and appurtenances:


Seven (4) four foot diameter manholes

1,549 lineal feet of 8-inch diameter PVC sewer main

In accordance with Section 6.6 of "Standard Specifications for Sanitary Sewer Construction" of the Downers Grove Sanitary District, the subject sanitary sewer system must be guaranteed by the contractor and the surety against defective workmanship and material of any nature for a period of two (2) years from the date of this final acceptance.

If we can be of further assistance in this matter, please advise.

Sincerely,
DOWNERS GROVE SANITARY DISTRICT


Ted Cherwak
Sewer Construction Supervisor

CC: Mark FeijooVDG Public Works Dept.

