

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
DECEMBER 21, 2010 AGENDA**

| SUBJECT:   | TYPE:  | SUBMITTED BY:                           |
|--|--|---|
| Resolution Accepting Public Improvements - Acadia on the Green | ✓ Resolution<br>Ordinance<br>Motion<br>Discussion Only | Michael D. Millette<br>Village Engineer |

**SYNOPSIS**

A resolution has been prepared authorizing acceptance of public improvements for the Acadia on the Green Subdivision.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2008-2013 identified *Authentic Downtown – The Heart of Our Community* and *Strong Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the December 21, 2010 consent agenda.

**BACKGROUND**

On October 6, 2009, the Village Council adopted a resolution accepting a portion of the public improvements for the Acadia on the Green Subdivision. The October 2009 resolution accepted all public improvements except for the street lighting system, as the Developer had not yet completed that portion of the project. The Developer has now completed to the Village's satisfaction the entire street lighting system for the Acadia on the Green Subdivision. This resolution will accept the street lighting system and will reduce the letter of credit to provide for only the guarantee of the maintenance of the public improvements in accordance with the redevelopment agreement.

**ATTACHMENTS**

Resolution Accepting Public Improvements

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF  
PUBLIC IMPROVEMENTS – ACADIA ON THE GREEN SUBDIVISION**

WHEREAS, The Village Council has previously approved final plans for the Acadia on the Green Subdivision; and,

WHEREAS, the Village Council previously accepted a portion of the Pubic Improvements on October 6, 2009;

WHEREAS, Michael D. Millette, Village Engineer, has recommended acceptance of all public improvements with certain conditions, as well as modifications of the existing security.

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 all of the municipal public improvements constructed as part of the Acadia on the Green Subdivision generally located north of Curtiss Street and east of Main Street, in accordance with the approved plans and specifications, as more accurately depicted on attached Exhibit A.
2. That the letter of credit in the amount of \$126,250.53, submitted by New England Builders may be reduced to \$86,250.00 to guarantee the maintenance of the Public Improvements in accordance with Section 6.8 of the Redevelopment Agreement, dated September 29, 2005.
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

C.M. LAVOIE & ASSOCIATES, INC.  
1650 STATE ROUTE 126  
PLAINFIELD, ILLINOIS 60544

FINAL ENGINEERING  
ENGINEER'S OPINION OF PROBABLE COST  
LOC REDUCTION # 1 - PUBLIC IMPROVEMENTS

PROJECT ACADIA ON THE GREEN  
LOCATION NORTH SIDE OF CURTISS, BETWEEN MAIN AND WASHINGTON  
DOWNERS GROVE, ILLINOIS  
CLIENT NAME ACADIA OTG, LLC  
4927 Main Street  
Skokie, IL 60077

PROJECT MANAGER: MDC  
DATE: 8/11/2009  
PROJECT NUMBER: 05-164  
PER PLANS LAST REVISED: 11/7/2005

| ITEM  | DESCRIPTION   | QTY    | UNIT | UNIT PRICE   | AMOUNT              | PERCENT COMPLETE | AMOUNT REMAINING |
|---|---|--------|------|--------------|---------------------|------------------|------------------|
| <b>EARTHWORK / REMOVAL</b>                    |   |        |      |              |                     |                  |                  |
| 1   | FULL DEPTH BITUMINOUS PAVEMENT REMOVAL                    | 4,167  | SY   | \$10.00      | \$41,670.00         | 100%             | \$ -             |
| 2   | FULL DEPTH CONCRETE PAVEMENT                              | 418    | SY   | \$10.00      | \$4,180.00          | 100%             | \$ -             |
| 3   | CURB AND GUTTER REMOVAL                                   | 1,840  | LF   | \$5.00       | \$7,700.00          | 100%             | \$ -             |
| 4   | SIDEWALK REMOVAL  | 12,492 | SF   | \$5.00       | \$62,460.00         | 100%             | \$ -             |
| 5   | STORM SEWER REMOVAL (INCLUDES STRUCTURES)                 | 458    | LF   | \$12.00      | \$5,496.00          | 100%             | \$ -             |
| 6   | STREET LIGHT REMOVAL (DOES NOT INCLUDE COM ED RELOCATION) | 13     | EA   | \$760.00     | \$9,780.00          | 100%             | \$ -             |
| 7   | MISCELLANEOUS REMOVAL (BOLLARDS, PLANTERS, ETC...)        | 1      | LS   | \$10,000.00  | \$10,000.00         | 100%             | \$ -             |
| 8   | PUBLIC UTILITY RELOCATION / REMOVAL                       | 1      | LS   | \$120,000.00 | \$120,000.00        | 100%             | \$ -             |
| 9   | BUILDING REMOVAL  | 1      | LS   | \$80,000.00  | \$80,000.00         | 100%             | \$ -             |
| <b>EARTHWORK / REMOVAL SUBTOTAL</b>           |   |        |      |              | <b>\$311,276.00</b> |                  |                  |
| <b>PAVEMENT</b>                               |   |        |      |              |                     |                  |                  |
| 10  | 1 1/2 INCH BITUMINOUS SURFACE COURSE, CL I, TYPE 3        | 262    | TON  | \$52.00      | \$13,626.18         | 100%             | \$ -             |
| 11  | PRIME COAT (0.10 GAL / SY)                                | 305    | GAL  | \$1.20       | \$365.64            | 100%             | \$ -             |
| 12  | 2 INCH BITUMINOUS BINDER COURSE, CL I, TYPE 2             | 350    | TON  | \$48.00      | \$16,814.44         | 100%             | \$ -             |
| 13  | PRIME COAT (0.25 GAL / SY)                                | 782    | GAL  | \$1.20       | \$934.10            | 100%             | \$ -             |
| 14  | 8 INCH BITUMINOUS BASE COURSE, CL I, TYPE 1               | 1,051  | TON  | \$45.00      | \$47,304.68         | 100%             | \$ -             |
| 15  | 4 INCH COMPACTED GRANULAR SUBBASE, TY B (CA-6)            | 660    | TON  | \$13.50      | \$8,911.68          | 100%             | \$ -             |
| 16  | 8x12 CURB AND GUTTER                                      | 1,948  | LF   | \$14.50      | \$28,246.00         | 100%             | \$ -             |
| 17  | PCC CONCRETE PAVEMENT                                     | 337    | SY   | \$45.00      | \$15,145.00         | 100%             | \$ -             |
| 18  | PCC WALK, 6 INCHES THICK                                  | 14,657 | SF   | \$3.50       | \$51,299.50         | 100%             | \$ -             |
| 19  | PAVEMENT MARKINGS   | 2,479  | LF   | \$0.75       | \$1,859.25          | 100%             | \$ -             |
| <b>PAVEMENT SUBTOTAL</b>                      |   |        |      |              | <b>\$182,632.12</b> |                  |                  |
| <b>WATERMAIN</b>                              |   |        |      |              |                     |                  |                  |
| 20  | 8-INCH DIA, CL 52 WATER MAIN                              | 260    | LF   | \$35.00      | \$9,111.20          | 100%             | \$ -             |
| 21  | CONNECTION TO EXISTING 8 INCH DIWM                        | 4      | EA   | \$2,600.00   | \$10,400.00         | 100%             | \$ -             |
| 22  | 1-1/2 INCH BUFFALO BOX                                    | 1      | EA   | \$600.00     | \$600.00            | 100%             | \$ -             |
| 23  | 3/4 INCH BUFFALO BOX                                      | 1      | EA   | \$350.00     | \$350.00            | 100%             | \$ -             |
| 24  | 8 INCH VALVE AND VAULT                                    | 1      | EA   | \$2,200.00   | \$2,200.00          | 100%             | \$ -             |
| 25  | 8-INCH PRESSURE CONNECTION AND VAULT                      | 4      | EA   | \$4,500.00   | \$18,000.00         | 100%             | \$ -             |
| 26  | FIRE HYDRANT W/ AUXILIARY VALVE                           | 4      | EA   | \$2,600.00   | \$10,400.00         | 100%             | \$ -             |
| 27  | TESTING AND CHLORINATION                                  | 1      | LS   | \$5,000.00   | \$5,000.00          | 100%             | \$ -             |
| 28  | TRENCH BACKFILL (CA-6)                                    | 130    | CY   | \$22.00      | \$2,860.00          | 100%             | \$ -             |
| <b>WATERMAIN SUBTOTAL</b>                     |   |        |      |              | <b>\$59,321.20</b>  |                  |                  |
| <b>SANITARY SEWER</b>                         |   |        |      |              |                     |                  |                  |
| 29  | 8-INCH DIA, PVC SDR-26 SANITARY SEWER                     | 79     | LF   | \$20.00      | \$1,580.00          | 100%             | \$ -             |
| 30  | 48 INCH MANHOLE, TY A W/ FRAME AND CLOSED LID             | 3      | EA   | \$2,450.00   | \$7,350.00          | 100%             | \$ -             |
| 31  | TRENCH BACKFILL   | 50     | CY   | \$22.00      | \$1,100.00          | 100%             | \$ -             |
| 32  | TESTING   | 1      | LS   | \$1,500.00   | \$1,500.00          | 100%             | \$ -             |
| <b>SANITARY SEWER SUBTOTAL</b>                |   |        |      |              | <b>\$10,030.00</b>  |                  |                  |
| <b>STORM SEWER</b>                            |   |        |      |              |                     |                  |                  |
| 33  | 36-INCH DIA, RCP STORM SEWER                              | 61     | LF   | \$50.00      | \$3,050.00          | 100%             | \$ -             |
| 34  | 24-INCH DIA, RCP STORM SEWER                              | 624    | LF   | \$40.00      | \$24,960.00         | 100%             | \$ -             |
| 35  | 15-INCH DIA, RCP STORM SEWER                              | 210    | LF   | \$25.00      | \$5,250.00          | 100%             | \$ -             |
| 36  | 12-INCH DIA, RCP STORM SEWER                              | 339    | LF   | \$22.00      | \$7,458.00          | 100%             | \$ -             |
| 37  | 6" PVC STORM DRAIN FOR FUTURE FOUNTAIN                    | 21     | LF   | \$20.00      | \$420.00            | 100%             | \$ -             |
| 38  | 48-INCH CATCH BASIN, TY A W/ FRAME AND GRATE              | 16     | EA   | \$2,100.00   | \$33,600.00         | 100%             | \$ -             |
| 39  | 60-INCH MANHOLE, TY A W/ FRAME AND GRATE                  | 1      | EA   | \$2,600.00   | \$2,600.00          | 100%             | \$ -             |
| 40  | 24-INCH INLET, TY A W/ FRAME AND GRATE                    | 5      | EA   | \$750.00     | \$3,750.00          | 100%             | \$ -             |
| 41  | 48-INCH MANHOLE TY A W/ FRAME AND GRATE                   | 1      | EA   | \$2,000.00   | \$2,000.00          | 100%             | \$ -             |
| 42  | REVISIONS TO PARKING DECK RESTRICTOR STRUCTURE            | 1      | LS   | \$5,000.00   | \$5,000.00          | 100%             | \$ -             |
| 43  | REMOVE AND REPLACE PAVEMENT IN CURTISS STREET             | 1      | LS   | \$10,000.00  | \$10,000.00         | 100%             | \$ -             |
| 44  | TRENCH BACKFILL   | 1,040  | CY   | \$22.00      | \$22,880.00         | 100%             | \$ -             |
| <b>STORM SEWER SUBTOTAL</b>                   |   |        |      |              | <b>\$120,368.00</b> |                  |                  |
| <b>EROSION CONTROL / LANDSCAPING</b>          |   |        |      |              |                     |                  |                  |
| 45  | BARRIER FILTER  | 16     | EA   | \$11.00      | \$176.00            | 100%             | \$ -             |
| 46  | TREES   | 22     | EA   | \$500.00     | \$11,000.00         | 100%             | \$ -             |
| 47  | TOPSOIL RESPREAD AND SODDING                              | 3,650  | SY   | \$4.00       | \$14,600.00         | 100%             | \$ -             |
| <b>EROSION CONTROL / LANDSCAPING SUBTOTAL</b> |   |        |      |              | <b>\$12,876.00</b>  |                  |                  |
| <b>LIGHTING</b>                               |   |        |      |              |                     |                  |                  |
| 48  | STREET LIGHTS AND APPURTENANCES                           | 25     | EA   | \$5,000.00   | \$125,000.00        | 68%              | \$ 40,000.00     |
| 49  | CONDUIT AND WIRING  | 1      | LS   | \$12,500.00  | \$12,500.00         | 100%             | \$ -             |
| <b>LIGHTING SUBTOTAL</b>                      |   |        |      |              | <b>\$137,500.00</b> |                  |                  |
| <b>MISCELLANEOUS</b>                          |   |        |      |              |                     |                  |                  |
| 50  | TRAFFIC CONTROL   | 1      | LS   | \$5,000.00   | \$5,000.00          | 100%             | \$ -             |
| 51  | MATERIAL TESTING  | 1      | LS   | \$2,500.00   | \$2,500.00          | 100%             | \$ -             |
| <b>MISCELLANEOUS SUBTOTAL</b>                 |   |        |      |              | <b>\$7,500.00</b>   |                  |                  |

PROJECT TOTAL: \$882,565.32  
 ORIGINAL LETTER OF CREDIT (110%): \$948,765.86  
 WORK COMPLETE: \$822,505.32  
 WORK INCOMPLETE: \$40,000.00  
 10% MAINTENANCE ON COMPLETED WORK: \$82,250.53  
 LETTER OF CREDIT FOR WORK INCOMPLETE (110%): \$44,000.00  
 REVISED LETTER OF CREDIT AMOUNT: \$128,250.53



*M.D.C.*

Recommend release of \$40,000.00  
*M.D. Millberry*  
 12/14/10

Less: 40,000.00  
 Difference: \$86,250.53  
 Say: \$86,250.00