



CITY OF WASHINGTON, ILLINOIS

Public Works Committee Agenda Communication

Meeting Date: 1-6-2020

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Agenda Item: N. Lawndale/West Holland Reconstruction Projects

Explanation: Staff continues to work toward getting the N. Lawndale and W. Holland projects out for bid. There are questions that staff needs directions on before finalizing all of the details.

1. Is the PWC in favor of making these two separate contracts, Public/Private?
2. How long should the warranty be for the private side installation, including sump pumps?
3. How long will a resident have to comply with disconnecting any illegal connection (Sump Pumps, Footing Tiles)?
4. How long will a resident have to accept the Private improvement, water, sanitary, sump collection before the City does not pay for the improvements?
5. Should restoration on the Private side be seed or sod?
6. Should the contractor be responsible for “Right of Entry” on the Private side?

Fiscal Impact: Unknown at this time.

Recommendation/

Committee Discussion Summary: Staff recommends moving forward with the Public side of the N. Lawndale Project and having the Private side of the project separate. We believe this will keep cost down by not having a road contractor trying to work through all the unknowns of the Private side.

The Public side of the project will include a one-year warranty from substantial completion. This should also be considered for the Private side as well so the resident understands that replacement is not perpetual. The Private contract warranty should be provided by the contractor, not the City.

Staff believes that Inflow and Infiltration absolutely needs to be addressed during these projects, particularly in the older sections of town where we know most illegal connections exist. There must be some form of penalty to the resident for not complying, this could include only paying half of the total private side improvement if the resident does not allow access in the first year and a surcharge on the resident's water bill for the illegal connection, if found and verified, after the second year. Also, after the second year the City would not pay for any of the Private improvements. Staff feels there needs to be an incentive for allowing this work to proceed.

Sodding is recommended for the area between the curb and sidewalk on the Public side of the project. There would be a provision in the Public contract for watering the sod. Sodding the

Private side could be costly so Committee should consider seed for this portion of the project and have re-seeding included in the provisions if the initial seeding is unsuccessful. It is thought that City personnel could take care of any re-seeding if needed.

Having a Private side contract should eliminate any Right of Entry forms needed by the City as the Contractor would be getting permission directly from the resident. On the Public side of the project there may be times the contractor may need to enter onto private property to complete their work however staff feels this would be acceptable by the residents who are allowing the work to proceed on their properties.

Staff is projecting a March, 2020 letting for the Public portion of the N. Lawndale project. The Private side has more investigatory work to do to give bidders the information they need to bid the project. We are hopeful to have quotes for this investigatory work soon so we have the information we need to have a letting for the Private side soon after the March letting for the Public side.

The W. Holland project has many difficulties as sewer laterals are in the back yards of the homes on the north side of W. Holland with the City's collection line in the parking lot of St. Mark's Church. There is one home that is on the south side of W. Holland that crosses the street and connects to at least one other lateral before continuing north to the City's collection line. These lines absolutely need to be separated, as well as any others found during this construction project. Putting sanitary sewer in front of the homes will be difficult if possible, knowing that the laterals go out the back. Other problems include the lack of any known easements in the backyards to allow any of this work to be done. Staff will continue to push forward for the answers needed to keep the momentum going.

Action Requested: Staff requests direction on all of the questions presented here to keep these projects moving forward.