

Item #8:
Village Trustee Schmitt
A. Old Hicks Road Athletic Fields Completion

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DEC 16 2010

VILLAGE OF LONG GROVE

December 15, 2010

David Lothspeich
Village Manager
Village of Long Grove
3110 RFD
Long Grove, Illinois 60047

**Re: Menard's Park Site
Recommendation of Full Retainage Release (No.4)
FINAL PAY ESTIMATE
ESI Project No.: 04-026-018-01 BG# 008c**

Dear Mr. Lothspeich:

Pease Construction, Inc. (Contractor) has requested the final reduction in retainage withheld for the construction of the Menard's Park Site. Since all punch list items have been addressed, ESI Consultants, Ltd. (ESI) offers the following summaries in support of the final retainage release request.

RECORD DRAWING'S

Pease Construction, Inc. has provided Record Drawing's of the Menards Park Site. ESI has supplemented the Record Drawing's with additional topographic survey as well. The drawing's include topographic elevation information for the soccer fields, detention facilities, retaining walls, roadways, parking lots, and RIM and invert information for storm sewer structures, sanitary manhole structures and watermain structures. ESI has reviewed the Record Drawing's and finds them consistent with the Final Engineering Plans. The Record Drawing's verify that the required site detention storage volume has been provided within the five (5) constructed on-site detention facilities. A copy of the Record Drawing's and a CD-ROM containing a digital copy of the Record Drawing's has been attached to this letter.

PUNCH LIST / FINAL INSPECTION

The Menards Park Site was substantially completed in early November 2009. At that time, with the help of Village of Long Grove Superintendent, Robert Block, ESI has developed a final punch list for the Menards Park Site on November 19, 2009. The punch list items consisted of minor deficiencies in items constructed per the Final Engineering Plans. The Contractor addressed a majority of the punch list items by June 30, 2010. Several of the more significant punch list items were addressed by August 16, 2010 and are described below:

- The Contractor has completed hot-mix asphalt (HMA) patching, as directed by the Engineer.

- The Contractor has topsoiled, reseeded, and blanketed several bare or damaged areas along the roadways, pedestrian path, and within the soccer fields.
- The Contractor has redefined and placed additional limestone screenings in several areas of the constructed pedestrian path.
- The Contractor has removed stones and other miscellaneous debris from the soccer fields.

The remaining punch list items were accepted by October 6, 2010. These items considered the vegetative coverage of the soccer fields and detention facilities. It was determined, during a September 23, 2010 field inspection that the vegetative coverage of the soccer fields was in excess of the performance standard of 70%. In the September 23, 2010 inspection memorandum prepared by Ehorn Environmental, it was determined that the wet meadow plantings in the two (2) easternmost detention facilities demonstrate over 85% coverage, which meets the performance standard. Also noted within the Ehorn Environmental inspection memorandum, the centrally located detention facilities and the berms of the easternmost detention facilities meet the overall coverage standard but do not meet the 65% coverage standard for native species. It was determined that the 65% performance standard may not have been met due to the frequent low mowing's of these areas.

It was mentioned in an email on June 16, 2010 that the Village has directed the landscape maintenance contractor to mow the fields and detention facility berms. A field inspection of the basins and soccer fields was performed on June 29, 2010. On this date, it was verified that the landscape contractor hired to maintain the fields was mowing the shallow detention facilities and the banks of the easternmost detention facilities at a depth lower (2-3 inches) than typical management practices. Following the field inspection, I met with Village Superintendent Robert Block to discuss the mowing that has been taking place. Based on conversations with Ehorn Environmental, I recommended that one mowing should occur in the spring and one in the fall to promote new seed growth and the depth of the mowing should be 6-8 inches. Based on the landscape contractor being directed by the Village to mow the shallow detention facilities and the berms of the easternmost detention facilities, it is ESI's opinion that the Contractor is no longer responsible for reseeding these areas to meet the 65% native species performance standard. Therefore, Pease Construction, Inc. has satisfactorily addressed all outstanding punch list items.

PROJECT BUDGET SUMMARY

The original contract for the proposed Menards Park Site Improvements was in the amount of \$352, 647.10. There were several approved additions and subtractions to the contract. It should be noted that the total change orders resulted in a NET SAVINGS from the awarded contract amount. Additions to the contract totaled \$78,877.39 and consisted of the following:

- Curb and gutter installation was completed in-lieu-of guardrail;
- Fire hydrant, valve vault, water service stub, and sewer service stub installation were completed;

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- The existing sanitary manholes were adjusted to meet roadway grades;
- Additional grading was needed along the park site roadway in the southeast corner of the property, such that a guardrail is not required;
- Cobblestone rip rap was installed for overland stormwater flows entering the western detention facility;
- Tree clearing was completed along north property line and along Old Hicks Road entrance;
- Swing-arm gates were installed at both entrances to the park;
- Old Hicks entrance road grading, paving and restoring was completed;
- Installation of signage on swing arm gates was completed;
- Installation of ADS pipe and flared end sections along the west property boundary was completed to convey off-site storm water flows.

Deductions to the contract totaled \$89,346.60 and consisted of the following:

- Retaining wall along south property boundary;
- Guardrail along south property boundary;
- Trench backfill for water and sanitary service stubs;
- Parking bumpers, pavement striping and signage;
- Other miscellaneous deductions based on actual field measurements.

The table below summarizes all costs associated with additions and deductions to the contract to date. Attached to this letter is a Change Order No. 9, which makes final additions and deductions in order to balance to the Total of Completed Work amount indicated in the Final Engineer's Pay Estimate.

Contract Amount: \$352,647.10

Change Order No.	Additions	Deductions	Net Change
1	\$30,613.00	\$71,518.40	-\$40,905.40
2	\$4,400.00	\$6,000.00	-\$1,600.00
3	\$2,720.00	\$0.00	\$2,720.00
4	\$3,400.00	\$0.00	\$3,400.00
5	\$12,800.00	\$0.00	\$12,800.00
6	\$6,750.00	\$0.00	\$6,750.00
7	\$15,402.51	\$9,141.00	\$6,261.51
8	\$2,791.88	\$2,687.20	\$104.68
9 ¹	\$138.01	\$599.40	-\$461.39
TOTAL:	\$79,015.40	\$89,946.00	-\$10,930.60

¹ Change Order No. 9 is attached to this letter.

FINAL CONTRACT AMOUNT: \$341,716.50

As shown in the table above, the final Menards Park Site construction was completed approximately \$10,930.60 under the original budget.

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RECOMMENDATION

Attached to this letter are Engineer's Pay Estimate No. 11, Pease Construction Invoice #6063, and the final waiver of lien. At this time, ESI recommends the full release of retainage withheld. A summary of reductions to retainage withheld is provided in the table below.

PAYMENT SUMMARY

Contract Amount.....		\$341,716.50
<i>Retainage Withheld to Date (10%)</i>	<i>(\$34,171.65)</i>	
<i>Recommended Reduction #1</i>	\$11,466.47	
<i>Recommended Reduction #2</i>	\$7,424.48	
<i>Recommended Reduction #3</i>	\$3,737.91	
<i>Recommended Reduction #4</i>	\$6,540.80	
Remaining Retainage Withheld.....		\$0.00
Amount Paid to Date.....		(\$335,175.70)
Total Retainage Amount Due.....		\$6,540.80

As shown in the table above, ESI recommends payment in the amount of \$6,540.80 for the full release of retainage withheld.

ESI also recommends that the Village of Long Grove contact their landscape contractor and request a landscape maintenance plan for the Menards Park Site. This plan should include, but not be limited to information regarding the use of herbicides to control weeds, the use of fertilizers, recommended over-seedings, and a recommended mowing schedule. A maintenance plan set in place would be ideal so that the Village may achieve the desired vegetative coverage's for the soccer fields and detention facilities.

Please call me if you have any additional questions.

Sincerely,
ESI Consultants, Ltd.



Brandt T. Zentner, CFM, CPESC, DECI
Resident Engineer

VILLAGE OF LONG GROVE
Acct # 0800
Date 12-27-10
Initials AC

C: Jonathan Pease – Pease Construction, Inc.
Brian Witkowski, PE, Joseph Chiczewski, PE – ESI Consultants, Ltd.

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