

**RECORDING
NOT REQUIRED**

PREPARED BY:

**CITY OF TROY
116 E. MARKET STREET
TROY, IL 62294**

RETURN TO: CITY CLERK

**CITY OF TROY
RESOLUTION 2022 – 36**

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A CONTRACT
WITH KELLER CONSTRUCTION, INC.,
FOR SERENADE PARK WATER FEATURE PLAYScape**

**ADOPTED BY THE
CITY COUNCIL OF THE
CITY OF TROY, ILLINOIS
THIS 19th DAY OF SEPTEMBER 2022**

CITY OF TROY
RESOLUTION NO. 2022 - 36

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A CONTRACT
WITH KELLER CONSTRUCTION, INC.,
FOR SERENADE PARK WATER FEATURE PLAYSCAPE**

WHEREAS, the City Council of the City of Troy, Illinois, proposes to construct a water feature playscape within Troy city limits with TIF escrow funding and a \$300,000 grant from MEPRD; and

WHEREAS, Keller Construction, Inc., submitted the low bid of \$984,035 to install pool equipment, playground equipment, pump house, sidewalks, parking lot, grading, seeding, and landscaping, which was over the budgeted amount for this construction; and

WHEREAS, through coordination between city staff and Keller Construction, the cost of the project was decreased to \$847,780, which is within the allotted budget amount; and

WHEREAS, the City Engineer has reviewed the MEPRD grant and finds the changes made to decrease the project cost do not contradict the grant language previously approved.


NOW, THEREFORE, BE IT RESOLVED that the City Council of Troy, Illinois, approves the execution of this contract, at a cost of \$847,780, and hereby authorizes the Mayor to sign the project agreement regarding said construction.

PASSED this 19th day of September, 2022.

Aldermen:


Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>7</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>1</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>ABSENT</u>	Abstain:	<u>0</u>

APPROVED:

By: 

DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By: 

KIMBERLY THOMAS, Clerk
City of Troy, Illinois



August 12, 2022

Esteemed Council,

Jay and I have been working with the Serenade Park pool contractor (LSI) and general contractor (Keller Construction) to value engineer the bids.

For some background, Planning Design Studio (designer) and the City planned for the Park to be constructed under two contracts:

The first contract is what we're calling the pool contract, and it was for providing playground and pool equipment, design, and permitting for the pool. The original bid was for \$132,165, and the contract was awarded to LSI. The pool contract included a recirculation pumping system for the simulated creek.

The second contract is what we're calling the general construction contract, and Keller was the low bidder at \$984,035. The general construction contract was for installing the pool equipment, playground equipment, building the pump house, sidewalks, parking lot, grading, seeding, and landscaping – basically building the Park.

The contractors were asked to requote the project using a domestic system (i.e., pump-and-dump) instead of a recirculation system. Keller was also asked to figure the pump building as a stick-build instead of buying a kit system, remove some landscaping on the far side of the pond, revise the erosion control plan, and remove the sanitary and water line from their bid as the city can self-perform this work cost effectively.

In summary, these changes result in a total savings of \$210,434 from the original bids. The city feels that the park design is maintained as Planning Design Studio's envisioned and that the public will enjoy the park as it was originally conceived. We have also reviewed the \$300,000 MEPRD grant, and these changes do not contradict the grant language that was approved by MEPRD.

Therefore, City staff is recommending the LSI's contract be revised from \$132,165 to \$62,986 and that Keller be awarded a contract in the amount of \$842,780 per the attached letters.

Respectfully,



Tom Cissell, PE
City Engineer



KELLER CONSTRUCTION, INC
22 Illini Drive • Glen Carbon, IL 62034
(618) 656-0033 • (618) 656-7134 fax

August 5, 2022

City of Troy
116 E Market St.
Troy, IL 62294

ATTN: Jay Keeven

Re: Serenade Park Proposal

Dear Mr. Keeven

As requested, due to the reduction of scope discussed on the above mentioned project, Keller Construction, Inc. provides an official revised base bid total of \$842,780.00 and would accept the project at this new price.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Lavelle". The signature is fluid and cursive, with a large initial "T" and "L".

Tom Lavelle
V.P. of Construction
Keller Construction, Inc.

Serenade Park - Splash Pad
City of Troy
Bids Due : 7/14/22 @ 10:00 AM

No	Item	U of M	Quantity	Unit Price	Amount	Change	
BASE BID							
100 100	On site Cut/ Fill	LS	1	\$29,677.00	\$29,677.00		
200 200	Stabilized Construction Entrance	SY	33	\$290.30	\$9,579.90	-\$7,560.00	
300 300	Silt Fence	LF	1238	\$3.70	\$4,580.60		
400 400	Inlet & Pipe Protection	EA	1	\$160.00	\$160.00		
500 500	Temp Washout Basin	EA	1	\$2,356.00	\$2,356.00		
600 600	Temp Ditch Check	EA	2	\$87.50	\$175.00		
700 700	Concrete Entrance Removal	SY	28	\$28.00	\$784.00		
800 800	Lime Mod Soil 12" 5%	SY	897	\$15.60	\$13,993.20		
900 900	5" Concrete Sidewalk w/ WWF	SF	4383	\$12.40	\$54,349.20		
1000 1000	4" Agg	SY	487	\$12.00	\$5,844.00		
1100 1100	4" Asphalt Parking Paving & Pavement Marking	SY	897	\$40.50	\$36,328.50		
1200 1200	4" Agg	SY	897	\$12.00	\$10,764.00		
1300 1300	4" Agg Base w/ Filter Fabric (Play Surface)	SY	100	\$35.24	\$3,524.00		
1400 1400	Combo Curb & Sidewalk	LF	72	\$44.60	\$3,211.20		
1500 1500	Concrete Barrier Curb	LF	80	\$63.25	\$5,060.00		
1600 1600	Detectable Warnings	SF	12	\$81.20	\$974.40		
1700 1700	Accessible Parking Signs	EA	2	\$1,276.00	\$2,552.00		
1800 1800	Bike Rack	EA	1	\$1,495.00	\$1,495.00		
1900 1900	Building	EA	1	\$347,866.00	\$347,866.00	-\$50,709.10	
2000 2000	Concrete Parking Blocks	EA	20	\$236.00	\$4,720.00		
2100 2100	Foot Bridge	EA	1	\$4,640.00	\$4,640.00	-\$4,640.00	
2200 2200	Splash pad	EA	1	\$259,800.00	\$259,800.00	-\$36,556.30	
2300 2300	Landscaping (Seeding, Trees, Plugs)	EA	1	\$94,445.00	\$94,445.00	-\$9,869.60	
2400 2400	Playground Equipment Install Only	LS	1	\$9,232.00	\$9,232.00		
2500 2500	Riprap	SY	6.8	\$140.00	\$952.00		
2600 2600	15" RCP	LF	18	\$125.00	\$2,250.00		
2700 2700	15" FES	EA	2	\$1,466.00	\$2,932.00		
2800 2800	Sanitary	LS	1	\$13,125.00	\$13,125.00	-\$13,125.00	
2900 2900	Water Line	LS	1	\$18,795.00	\$18,795.00	-\$18,795.00	
3000 3000	Mobilization	LS	1	\$39,870.00	\$39,870.00		
						Total Change	-\$141,255.00
ORIGINAL TOTAL BASE BID=					\$984,035.00		
					NEW TOTAL BASE BID=	\$842,780.00	