

RESOLUTION 2015-023

A RESOLUTION AUTHORIZING PAYOUTS FROM THE DEVELOPER BOND PURSUANT TO RESOLUTIONS 2013-161, 2014-133, 2014-148, 2014-154 AND 2014-175 FOR IMPROVEMENTS TO POETS CORNER SUBDIVISION

WHEREAS, the Village approved the Greenleaf Townhomes subdivision for development on March 7, 2006; and

WHEREAS, the Greenleaf Townhomes subdivision was renamed Green Meadows Subdivision; and

WHEREAS, the Village approved Resolution 2013-161 which authorized the execution of a Subdivision Improvement Agreement with Vernon 16, LLC for the Green Meadows Subdivision; and

WHEREAS, North Shore Properties Developers, LLC has since taken possession of the property and shall be responsible for completion the construction of the subdivision which was renamed Poets Corner; and

WHEREAS, the Village Board of Trustees deems it in the best interest of the Village to enter into a Subdivision Improvement Agreement with North Shore Properties Developers, LLC; and

WHEREAS, Resolution 2014-133 amended the scope of work to include additional improvements; and

WHEREAS, Resolutions 2014-154, 2014-175 and 2015-023 includes payment for work authorized under Resolution 2014-133; and

WHEREAS, the Village staff has reviewed and recommends payment from the developer bond funds per the attached Exhibit A consistent with Resolutions 2014-133, 2014-154, 2014-175 and 2015-023.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS:

That the Finance Director is authorized to make and release the necessary payments to North Shore Properties Developers, LLC in the amount of \$7,560 and \$4,307.63 as set forth in Exhibit A Payout 4, for the Poets Corner project and the Finance Director is authorized to release payment prior to appearing on the invoice approval report.

Dated this 17th day of February 2015

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Adopted by roll call vote as follows:

AYES: 5 – Schultz, Marquardt, Koch, Schwartz, Williams

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Hebda

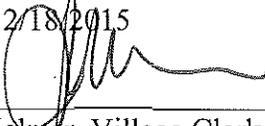


Roger L. Byrne, Village President

PASSED: 2/17/2015

APPROVED: 2/17/2015

ATTEST: 2/18/2015



John M. Kalmar, Village Clerk

EXHIBIT "A"

POETS CORNER PAYOUT1

B-box installation:

Layla Construction submitted the lowest proposal at \$185.00 per b-box. LCPW had identified six b-boxes that could not be keyed. Layla's proposal was considerably lower as they are the contractor installing the services. They did not invoice for two of the b-boxes that required that they only be plumbed.

Layla Construction work:	4 x \$185=	\$740
5% management fee	:	\$37
		<u>\$777.00</u>

Total payment to Jacobs (North Shore Property Developers, LLC) is \$777.00 for this work. Waivers required.

Excess Dirt removal:

The existing Carey Construction stockpile was respread and vegetated to address sediment and erosion control requirements. With the new development of the property, the excess fill needed to be removed to meet the grading plan. The original Manhard Consultant estimate included a line item for this work of \$40,000. Spot checking of elevations reflects ~18 inches of material to be removed. One can anticipate that 4-inches of topsoil would be present prior to the new development and the foundations were installed 1 inch low. The bond money should not be responsible for 5 of the 18 inches and this needs to be financially absorbed by the developer.

Three proposals were received for this work with Layla Construction being the lowest at \$60,000. Per the above, 13/18 of the work is an anticipated cost or \$43,333.

Layla Construction work:	\$43,333.00
5% management fee	<u>\$2,167.00</u>
	\$45,500.00

Total payment to Jacobs is Total payment to Jacobs (North Shore Property Developers, LLC) is \$45,500.00 for this work. Waivers required.

POETS CORNER PAYOUT2

The private street lighting system was included in the original agreement. The Building Commissioner has reviewed the proposals and changes to the contract and recommends approval.

The original proposals did not include the cost of items such as the conduit, pedestal meter, etc.

Benson Electric, Inc work:	\$60,988.00
<u>5% management fee</u>	<u>\$3,049.40</u>
	\$64,037.40

Total payment to Jacobs (North Shore Property Developers, LLC) is \$64,037.40.
Waivers required.

POETS CORNER PAYOUT3

Sanitary sewer:

The installed sanitary sewer was televised prior to the commencement of work by North Shore Property Developers, LLC and their contractor, Layla Construction, Inc. A sanitary stub connection was defective requiring its replacement and pavement restoration.

LCPW's Inspector reviewed the work and during his inspection verified that this impact was due to the initial installation by the original developer's contractor. The necessary repairs were made and approved.

Layla Construction, Inc work	\$11,004.00
<u>5% management fee</u>	<u>\$ 550.20</u>
	\$11,554.20

Total payment to Jacobs (North Shore Property Developers, LLC) is \$11,554.20 for this work.
Waivers received.

Landscaping and Walkways:

The Landscaping and Walkways for buildings 1, 2, 3 and 5 have been completed. This work will be subject to a punchlist upon completion of the subdivision and its maintenance period.

Tree & Timber, Inc. work	\$96,262.00
<u>5% management fee</u>	<u>\$ 4,813.10</u>
	\$101,075.10

Total payment to Jacobs (North Shore Property Developers, LLC) is \$101,075.10 for this work.
Waivers received.

POETS CORNER PAYOUT4

Sanitary sewer service:

The sanitary sewer services were required to be placed under the driveways which required additional pvc pipe and fittings. Trench and backfill stone was also required. No payment was made for the excavation and its removal as this was already anticipated in the plans and proposals. This was for seven locations with a total breakdown by line item of Fittings (\$1170), Pipe (\$584) and Trench & Backfill (\$2348.50) or \$4,102.50.

Our Plumbing Inspector inspected the work and staff recommends approval of the payout.

Layla Construction, Inc work	\$4,102.50
<u>5% management fee</u>	<u>\$ 205.13</u>
	\$4,307.63

Total payment to Jacobs (North Shore Property Developers, LLC) is \$4,307.63 for this work. Waivers received.

Landscaping and paver walkways

The paver walks were completed at building 4. This work will be subject to a punchlist upon completion of the subdivision and its maintenance period.

Tree & Timber, Inc. work	\$7,200.00
<u>5% management fee</u>	<u>\$ 360.00</u>
	\$7,560.00

Total payment to Jacobs (North Shore Property Developers, LLC) is \$7,560.00 for this work. Waivers received.