

VILLAGE OF BRADLEY

RESOLUTION NO. R-1-21-1

A RESOLUTION AUTHORIZING AN AGREEMENT WITH BRIGHT ARCHITECTURE TO
PROVIDE ARCHITECTURAL & ENGINEERING DESIGN SERVICES FOR NEW FIRE
STATION

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 11th DAY OF January, 2021

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 11th day of January, 2021.

RESOLUTION NO. B-1-21-1

**A RESOLUTION AUTHORIZING AN AGREEMENT WITH BRIGHT ARCHITECTURE TO
PROVIDE ARCHITECTURAL & ENGINEERING DESIGN SERVICES FOR NEW FIRE
STATION**

WHEREAS, the Village of Bradley is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution but possesses certain statutory powers pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*) and other applicable laws; and,

WHEREAS, the Village intends to construct a new fire station (the "Project") and needs to retain a qualified architectural firm for that purpose; and

WHEREAS, Village and Fire Department Staff have reviewed the qualifications of Bright Architecture, Inc. ("Bright Architecture"); and

WHEREAS, Bright Architecture is a local firm that has specialized experience working on municipal projects; and

WHEREAS, the Corporate Authorities of the Village have determined that the Village has an existing and satisfactory relationship with Bright Architecture; and

WHEREAS, the Corporate Authorities of the Village have also determined that it is necessary to waive competition, as relates the Project, pursuant to Section 8 of the Local Government Professional Services Selection Act (50 ILCS 510/8) because a bona fide emergency situation exists and an architectural firm must be selected in an expeditious manner; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the Village and its citizens to enter into a contract with Bright Architecture for the purposes of completing the Project; and

WHEREAS, the Village staff have negotiated a proposed agreement (the "Agreement"), a copy of which is attached hereto as Exhibit A and fully incorporated herein; and

WHEREAS, the Corporate Authorities of the Village have determined that the terms and provisions of the Agreement, including but not limited to the requirement that the contract price not exceed \$75,000.00, are fair, reasonable, and acceptable to the Village; and

WHEREAS, the Corporate Authorities of the Village have determined that entering into the Agreement with Bright Architecture is in the best interests of the Village and its citizens.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities of the Village hereby waive the competition requirements of the Local Government Professional Services Selection Act (50 ILCS 510/4, 5, 6) pursuant to the authority granted by Section 8 of said Act (50 ILCS 510/8) on account of the existence of a bona fide emergency that necessitates the expeditious selection of an architect for the Project.

SECTION 2. The Corporate Authorities of the Village hereby determine and declare that the proposed Agreement with Bright Architecture, a copy of which is attached hereto as Exhibit A and fully incorporated herein, is reasonable and acceptable to the Village. As such, the Corporate Authorities of the Village hereby authorize and direct the Bradley Fire Chief to execute the Agreement in substantially the format attached hereto as Exhibit A, subject to such modifications as shall be acceptable to him with the approval of the Village President. The Fire Chief shall further be authorized and directed to execute any related or supplemental documents, including but not limited to approval of scopes of work, project timelines or revisions thereto, or other related documents. The Fire Chief shall further be authorized to execute agreements relating to supplemental work from Bright Architecture, provided that the total costs authorized for the Project shall not exceed \$75,000.

SECTION 3. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4. That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 5. That the Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 11th day of Jan., 2021.

TRUSTEES:

ROBERT REDMOND	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
MICHAEL WATSON	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
RYAN LEBRAN	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input checked="" type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN TIERI	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

ACTING VILLAGE PRESIDENT:

MICHAEL WATSON	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>	Non-voting <input checked="" type="checkbox"/>
----------------	--------------------------------	--------------------------------	-----------------------------------	--

TOTALS:	Aye - <u>5</u>	Nay - <u>0</u>	Absent - <u>1</u>
----------------	----------------	----------------	-------------------

ATTEST:

Julie Tambling
JULIE TAMBLING,
VILLAGE CLERK

APPROVED this 11th day of January, 2020.

Michael Watson
MICHAEL WATSON,
ACTING VILLAGE PRESIDENT

ATTEST:

Julie Tambling
JULIE TAMBLING,
VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE)

§§

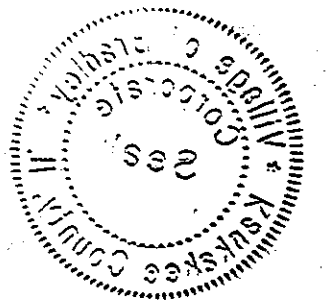
I, JULIE TAMBLING, Village Clerk for the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number B-1241, "A RESOLUTION AUTHORIZING AN AGREEMENT WITH BRIGHT ARCHITECTURE TO PROVIDE ARCHITECTURAL & ENGINEERING DESIGN SERVICES FOR NEW FIRE STATION" which was adopted by the Village President and Board of Trustees at a meeting held on the 11th day of January, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 11th day of January, 2021.

Julie Tambling

JULIE TAMBLING,
VILLAGE CLERK







Agenda Cover Memorandum

Meeting Date:
1/11/21
Fiscal Year: 2021

Internal Review
Initials
Date

Agenda Item: A Resolution to Approve an Agreement with Bright Architecture Not to Exceed \$75,000 to Provide Complete Architectural & Engineering Design Services for a New Fire Station

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact:
Name: Robert Romo
Phone: 815 936-5107
Email: rromo@bradleyil.org

Summary:

As we all know, our Fire Department calls times on the north side of town are not up to the standard that the residents and businesses deserve. When our current fire station was built it was in the center of town and we were able to serve all within a safe time frame. This is due to the population growth over the last twenty years which have increased our corporate borders north.

Staff is presenting a contract with Bright Architecture to provide complete architectural and design engineering for the redesign of 1690 Newtowne Dr formally known as the annex building. Fire Chief Kaderabek met and/or had discussions with several local architectural firms and is most comfortable with the experience and quick response times of Bright Architecture. The Village has also recently distributed an RFQ to various construction management firms to assist us as the owner’s rep during the construction process.

This site selection is a near perfect match to the suggested location that was in the report that done by the Illinois Fire Chiefs Association. The construction and manning of this station will greatly reduce call times on the north side of town and will increase safety exponentially.

This item is currently budgeted at \$50,000. At the time we passed the budget we did not believe we would have the funds on hand to finance the project. However, we are extremely fortunate to be running a budget surplus and not only will we be able to fund the engineering, but the construction cost estimated at \$800,000

Recommendation:

Approve Agreement with Bright Architecture Not to Exceed \$75,000 to Provide Complete Architectural & Engineering Design for New Fire Station

Supporting Documents:



Agenda Cover Memorandum

Agreement with Bright Architecture and Preliminary Drawings

Financial (if applicable)

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item: 20-01-00-5515 Title: New Fire Station Planning

Amount Budgeted: \$50,000

Estimated Cost: \$75,000

November 25, 2020

**Chief Don Kaderabek
Bradley Fire Department
147 S. Michigan
Bradley, IL 60415**

Attn: Chief Kaderabek:

RE: Bradley Fire Department Addition and Remodeling

Thank you for the opportunity to provide professional services for the above referenced project.

Intent

- The intent of the work is to develop a complete architectural and engineering design and construction package for the addition and remodeling to 1690 Newtowne Dr. in Bradley, IL for the purposes of bidding and construction.
- Professional engineering services for Mechanical, Electrical, and Plumbing services will be provided by IMEG Corporation and their services are included in this proposal.
- It is understood this project will be a construction manager project delivery method.
- The building addition superstructure, siding, liner panel, trim, and accessories will be provided by a pre-engineered building manufacturer. Our services include coordination with the manufacturer.

Scope of Work

The scope of work for the project is a 3,760 square foot addition to 1690 Newtowne Dr. in Bradley, IL that will house fire department vehicles and equipment. The project scope also includes approximately 5,000 square feet of remodeling to the existing building including day room, locker room/bathrooms, kitchen/dining, sleeping quarters, offices, and exercise room. The exterior of the existing building will also be renovated as part of the project. The design will be based on the schematic design documents dated 11/5/20 that were completed under a separate agreement. Our proposal includes:

1. Design and Construction Document Services
 - a. Review of the project schematic design documents to finalize all design items, materials, and specifications.

- b. **Complete Construction Documents and project specifications for the new building addition for the purposes of contractor bidding and construction; including, but not limited to:**
 - 1) **Footing and foundation plans and details.**
 - 2) **Miscellaneous steel plan and details.**
 - 3) **Building code floor plan.**
 - 4) **Overall floor plan.**
 - 5) **Exterior Elevations.**
 - 6) **Building sections.**
 - 7) **Wall sections.**
 - 8) **Enlarged plans and interior elevations.**
 - 9) **Door schedule, elevations, and details.**
 - 10) **Room finish schedule and wall types.**
 - 11) **Reflected ceiling plans.**
 - 12) **Plumbing and piping plans including domestic hot and cold water, and sanitary drainage and venting.**
 - 13) **Plumbing riser diagrams and schedules.**
 - 14) **Mechanical plans including heating, ventilating, air conditioning, vehicle exhaust systems, and toilet exhaust.**
 - 15) **Electrical distribution diagrams and panel schedules.**
 - 16) **Electrical lighting and control plans.**
 - 17) **Electrical power plans including owner provided equipment coordination.**
 - 18) **Voice and data structured cabling system drawings.**
 - 19) **Audio/Video drawings.**
 - 20) **Emergency management system drawings.**
 - 21) **ComCheck documentation.**
 - 22) **Complete project specifications.**

2. Bidding/Negotiation Services

- a. **Electronic distribution of project documents to construction manager.**
- b. **Answering requests for information from sub-contractors during bidding.**
- c. **Issuance of addenda as required during the bidding period.**
- d. **Respond to local authority building plan review comments.**
- e. **Develop an Issued for Construction set of documents incorporating all contractor questions and plan review comments into the document set for construction.**

3. Construction Administration Services

- a. **Attendance of progress/construction meetings.**
- b. **Shop drawing review.**
- c. **Periodic on-site construction observation.**
- d. **Answer contractor RFI and issue revision drawings as required.**
- e. **Field inspection reports with documentation of field issues and photos.**
- f. **Project punch list and closeout.**

Exclusions

1. Civil Engineering design or drawings.
2. Interior design services or furniture selection.
3. LEED criteria evaluation, energy modeling, or calculations.
4. Document printing or distribution.
5. Value engineering.
6. Record documents.

Schedule

Once authorization to proceed has been given for our services, we estimate approximately 60 days for completion of the construction documents. Please note that the schedule is dependent upon timely design reviews and any client design changes that may occur.

Basis of Compensation

The fees proposed are broken down by project phase with base technology and emergency management systems listed separately if the village has a preferred vendor for these services.

We propose to furnish the services as listed above for the following fixed fees:

Base Design and Construction Document Services:	\$ 49,909
Base Technology:	\$ 4,800
Emergency Management Systems:	\$ 3,200
Bidding/Negotiation Services:	\$ 3,327
Construction Administration Services:	\$ 13,309
Total:	\$ 74,545

If this proposal meets with your satisfaction, please sign below and return a copy to our office. This letter will act as our agreement for the project. Thank you again for the opportunity, and we look forward to working with you on this project.

Very truly yours,

Bright Architecture, Inc.



Douglas Bright, AIA

Accepted by: _____ Date: _____