

Request For Board Action

REFERRED TO BOARD: September 23, 2020

AGENDA ITEM NO: 3

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Resolution approving a contract with TNG for the Village Hall Repairs.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Pursuant to Village Board directions, Staff is bringing a proposed estimate and contract from “The Nikao Group” for the enhanced repair of the Village Hall. As the Village Board will recall, the building was damaged in November 2019 and Staff had been working with contractors on a major reimagining of the building. Based on the costs of constructions, the estimates came in substantially higher than what Staff or the architect expected.

Consequently, Staff is bringing a proposed estimate for an enhanced repair of the building. Staff is taken this opportunity to highlight the proposed changes.

- New door placement and replacing the faux stone (concrete) with a glass window system.
- New traditional door that reflects the historic character of Downtown Antioch.
- New parapet above door entrance providing additional architectural interest

Based on a sketch from Staff, TNG has submitted a proposal for a total of \$99,159.46 and this includes a 7.58% contingency. As revised by Staff, this proposal includes restoring the inside of the building to its previous condition with the installation of a vinyl plank floor and installation of a ceiling panel system.

The contractor is proposing to recess the entrance area in an alcove. Based on Staff’s review, we believe that there is an opportunity to simply square the entrance off and save some construction costs. A new parapet above the entrance would be constructed and this provides an opportunity to create some visual architectural interest to the repair of this building.

Based on the estimate of the insurance coverage, the replacement value to repair the damage to the building came to \$50,185.77. After deducting depreciation and the Village’s deductible, the reimbursement to the Village from insurance would come to \$45,185.77.

Request For Board Action

Based on the insurance reimbursement, the Village would have a maximum out of pocket costs of \$53,973.69 to proceed with an “enhanced repair” of the Village Hall. Potentially, working with the contractor, this costs could be reduced by making several field adjustments. As highlighted above, the enhanced repair would be to update the entrance area to make it more historically sensitive to the façade designs that the Village is promoting along Main Street.

The biggest design challenge for this whole project is how to take a utilitarian design that was constructed in 1969 and make it more historical looking while also respecting the original design and avoiding a “faux historical appearance” that has no context to the existing design of the Village Hall.

As Staff previously highlighted, to simply repair the building and bring it back to its November 2019 appearance would cost the sum of \$41,518.45.

Enclosed

- 1) Contractor estimate
- 2) Proposed contract
- 3) Staff concept drawing

Based on the foregoing analysis, Staff would make the following motion:

We move that the Village Board approve the herewith attached Resolution approving a contract with TNG for the enhanced repair of the Village Hall damage in the amount of \$99,159.46.

RESOLUTION NO. 20-

A RESOLUTION AUTHORIZING TO ENTER INTO AN AGREEMENT WITH “THE NIKAO GROUP” ON PROCEEDING WITH THE REPAIR OF THE VILLGE HALL LOCATED AT 874 MAIN STREET.

WHEREAS, the Village Hall building was damaged in November 2019 and since that date Staff has been working on revised designs and with contractors on the costs estimates to proceed with a reimaging or repair of the building.

WHEREAS, that after discussion and consideration of the costs estimates for reimaging the building, the Village Board directed Staff to proceed with a repair of the building based on determining that it was not fiscally responsible to proceed with a complete reimaging of the building at this time.

WHEREAS, that Staff worked with numerous contactors on getting estimates for the repair or reimaging of the Village Hall and finally received two proposals for both reimaging, simple repairs or enhanced repairs.

WHEREAS, both contractors based their estimates on the drawings submitted and the Village’s requirement to pay prevailing wages to any contractors who receives public funds.

WHEREAS, after reviewing all the proposals, Staff determined that the proposal from the TNG was the most comprehensive and lowest costs proposal.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution Authorizing the Village Administrator to enter into a agreement with “The Nikao Group” for the enhanced repair of the Village Hall at 874 Main Street not to exceed the sum of \$99,159.46.

APPROVED this ____ day of September 2020.

AYES:
NAYS:
ABSENT:

Lawrence M. Hanson
Mayor

ATTEST:

Lori K. Romine
Village Clerk