



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of Administration and Public Works Committee
From: Stefanie Levine, Senior Project Manager.
CC: Edgar Cano - Public Works Agency Director; Lara Biggs - City Engineer
Subject: Approval of a Contract with Ampol Group International Inc. for Renovations at Bent Park Field House (Bid 24-20)
Date: August 26, 2024

Recommended Action:

Staff recommends the City Council authorize the City Manager to execute an agreement with Ampol Group International Inc. (521 Santa Rosa Dr., Des Plaines, IL 60018) for the Renovations at Bent Park Field House (BID 24-20) in the amount of \$624,980.

Funding Source:

Funding is provided from the Fund Capital Improvement Fund 2024 General Obligation Bond in the amount of \$535,576 and from an insurance reimbursement in the amount of \$89,404. A detailed financial analysis is included in the attached memo.

CARP:

Municipal Operations, Building Efficiency, Urban Canopy & Green Space

Council Action:

For Action

Summary:

The Bent Park Field House, a multi-purpose, all-season facility used for children's programs, sustained significant fire damage in 2022. To allow the facility to reopen for public use, it needs a roof replacement and building renovation. This project will restore and repair the Bent Park Field House to operational condition by replacing the roofing system. However, because the building was aged and non-compliant with building codes, additional repairs are needed, including upgrading the restrooms to be ADA-compliant. The building is also experiencing significant degradation to the masonry walls and window lintels, which is unrelated to the fire. Because some HVAC work is required, staff is using this as an

opportunity to bring this building into compliance with the Climate Action Resilience Plan goal of removing natural gas from City facilities.

The total scope of work includes:

- Replace the roof and the roof structural support system
- Repair the masonry walls
- Renovate the restrooms to be ADA-compliant
- Replace damaged mechanical, electrical, and plumbing systems, converting and upgrading equipment as necessary to remove natural gas and provide an all-electric building
- Install a new ComEd service
- Update interior finishes

The City’s in-house staff provided the full architectural services required to obtain permits for the renovations. Kimley-Horn provided engineering services for mechanical, electrical, and plumbing design. Kimley-Horn’s work included designing a new power service and converting the building to all-electric.

Analysis:

This contract was advertised for bid on May 30, 2024. On July 16, 2024, the City received six bids as follows:

Contractor	Address	Total Bid Price	Alternate 1
Ampol Group International Inc.	521 Santa Rosa Dr., Des Plaines, IL 60018	\$616,980	\$8,000
A.L.L. Masonry Construction Co Inc d/b/a ALL Construction Group	1425 S 55th Court Cicero IL 60804	\$738,900	\$13,400
Tyler Lane Construction, Inc.	8700 W. Bryn Mawr Ave., Suite 620N, Chicago, IL 60631	\$790,200	\$3,286
Central Rug and Floors	3006 Central St, Evanston, IL 60201	\$911,503	\$7,788
Industria Inc	2860 S River Road, Suite 100. Des Plaines IL 60018	\$991,989	\$3,512
O'Hara Construction Inc.	636 Ridge Avenue, Evanston, IL 60202	Non-responsive	Non-responsive

This project included one alternate bid item. This alternate will provide floor drains with trap primers in both restrooms. Trap primers automatically refill floor drain traps to help ensure proper drainage, maintain efficient wastewater removal, and prevent harmful sewer system odors from entering the building. Due to its low cost and helpful benefits, staff recommends approval of this add alternate.

The staff has reviewed Ampol Group International Inc.'s references and received favorable feedback. Therefore, the staff recommends awarding the base bid plus adding bid Alternate 1 to Ampol Group International Inc. at a total cost of \$624,980.

Ampol Group International Inc. has indicated they will meet the City's M/W/D/EBE goals and LEP requirements. A memo reviewing their compliance is attached.

Detailed Financial Analysis:

The table below shows a detailed breakdown of funding. A portion of the funding is from an insurance company settlement related to the original fire damage, but that primarily covered the cost of repairing the roof and its structural support members.

Funding Source	Account	FY 2024 Budget Available	Contract Price
2024 G.O. Bonds - Chicago Avenue	415.40.4124.65515 - 623001	\$510,000	\$510,000.00
Insurance Reimbursement	415.40.4219.65515 - 623001	\$89,404	\$ 89,404.00
2024 G.O. Bonds - Facilities COntingency	415.40.4124.65515 - 623001	\$26,000	\$ 25,576.00
Total			\$624,980.00

Attachments:

[BID 24-20 Reno Bent Park Field House MWDEBE Memo Final](#)