



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 Contract with All-Bry Construction Company for the Independence and Larimer Park Renovations Project (Bid 24-06)
Date: April 29, 2024

Recommended Action:

Staff recommends the City Council authorize the City Manager to execute an agreement with All-Bry Construction Company (145 Tower Drive, Suite 7, Burr Ridge, Illinois 60527) for the Independence and Larimer Park Renovations Project (Bid 24-06) in the amount of \$3,384,000.00. Staff recommends proceeding with Funding Option 1, as detailed in the attached memo.

Funding Source:

Funding is provided from the Capital Improvement Fund, 2024 GO Bonds in the amount of \$2,860,815, and ARPA Funds set aside for Evanston Thrives implementation in the amount of \$523,185. A detailed financial analysis is included in the memo below.

CARP:

Urban Canopy & Green Space

Council Action:

For Action

Summary:

Independence Park is a 1.4-acre park located north of Central Street and south of Livingston Street between Stewart Avenue and Prairie Avenue. Larimer Park is a 1.6-acre park located north of Crain Street and south of Dempster Street between Ridge Avenue and Maple Avenue. Independence Park and Larimer Park were last renovated in 1994 and 1992, respectively. Both parks exhibit significant deterioration, a lack of compliance with ADA code, and a lack of conformance with current playground safety standards.

On September 27, 2022, the City Council approved the award of a contract to MKSK to design improvements at these two parks. Since then, MKSK has worked with City staff and the public to develop the project's design solutions. Planned improvements include new playgrounds, pathways, lighting, athletic facilities, site furnishings, landscaping, and related improvements. Work also includes improvements along Central Street between Stewart Avenue and Prairie Avenue to provide public enhancements for the business district consistent with the Evanston Thrives Retail District Action Plan.

Analysis:

This contract was advertised for bid on February 15, 2024. On March 19, 2024, the City received two bids as follows:

Contractor	Address	Total Base Bid Price	Alternate 1	Alternate 2	Alternate 3
All-Bry Construction Company	145 Tower Drive, Suite 7, Burr Ridge, Illinois 60527	\$3,384,000	-\$13,000	-\$75,000	\$126,000
AGAE Contractors, Inc.	189 Gordon Street, Elk Grove Village, Illinois 60007	\$3,876,000	-\$46,000	-\$81,000	-114,000

Stefanie Levine, Senior Project Manager, reviewed the bids. The bid documents included three alternate items as follows:

Alternate 1 eliminates a wood seating edge at a staging area along Central Street and replaces it with a standard concrete wall. Due to the limited cost savings provided by the low bidder, the staff does not recommend acceptance of this alternative.

Alternate 2 replaces rubberized surfacing at the Independence Park playground with wood chip surfacing. Due to the ADA enhancement rubberized surfacing provides, staff does not recommend acceptance of this alternate.

Alternate 3 eliminates a low fence around some of the planting areas at Larimer Park. All-Bry Construction did not include Alternate 3 in their base bid price, so in their case, Alternate 3 adds the low fence to the project. Due to the high cost of this item, the staff does not recommend acceptance of this alternative.

The project's consultant, MKSK, has worked successfully with All-Bry on prior projects and has also contacted all of All-Bry Construction Company's references. All references indicated that All-Bry is highly responsive and performs quality work. Staff, therefore, recommends the award of the base bid to All-Bry Construction Company for a total cost of \$3,384,000.00. Completion of this project is anticipated in late October 2024.

Please note this project is not subject to the City's LEP program due to the ARPA funding source. A memo summarizing the contractor's MWEDBE compliance is attached.

Detailed Financial Summary:

The following is a detailed breakdown of two funding options. The first utilizes currently designated funding sources with an adjustment to address a small shortfall. The second utilizes a substantial amount of additional ARPA funds to fully cover the costs associated with the Central Street Plaza area. At the Administration and Public Works Committee on April 8, the committee members voted to move forward with Funding Option 1, which is now considered the recommended option. Funding Option 2 has been provided for reference.

Funding Option 1 – Current Funding Structure

Project (Fund)	Account	Available Budget	Project Cost
Larimer Park Renovations (GO Bonds)	415.40.4124.65515-522007	\$1,365,258	\$1,365,258
Independence Park Renovations (GO Bonds)	415.40.4124.65515-522014	\$1,495,557	\$1,495,557
Independence Park (ARPA Funds)	415.40.4219.65515-522014	\$500,000	\$500,000
Independence Park (unbudgeted ARPA Funds)	415.40.4219.65515-522014	\$23,185	\$23,185
Total		\$3,384,000	\$3,384,000

+ Funding Option 2 – Adjusted Funding Structure to Reflect ARPA eligible costs

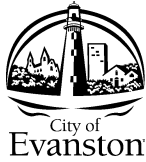
Project (Fund)	Account	Available Budget	Project Cost
Larimer Park Renovations (GO Bonds)	415.40.4124.65515-522007	\$1,365,258	\$1,289,000
Independence Park Renovations (GO Bonds)	415.40.4124.65515-522014	\$1,495,557	\$1,078,000
Independence Park (ARPA Funds)	415.40.4219.65515-522014	\$500,000	\$500,000
Independence Park (unbudgeted ARPA Funds)	415.40.4219.65515-522014	\$517,000	\$517,000
Total		\$3,384,000	\$3,384,000

Legislative History:

This item was approved 4-0 at the April 8, 2024, Administration & Public Works Committee meeting.

Attachments:

[BID 24-06 Independence Larimer Park Reno MWDEBE Memo](#)



Memorandum

To: Edgar Cano, Public Works Agency Director
Lara Biggs, P.E. Bureau Chief – Capital Planning / City Engineer
Stefanie Levine, Senior Project Manager

From: Tammi Nunez, Purchasing Manager

Subject: Independence and Larimer Park Renovations, Bid 24-06

Date: April 8, 2024

The goal of the Minority, Women and Evanston Business Enterprise Program (M/W/D/EBE) is to assist such businesses with opportunities to grow. In order to help ensure such growth, the City's goal is to have general contractors utilize M/W/D/EBEs to perform no less than 25% of the awarded contract. With regard to the Independence and Larimer Park Renovations, Bid 24-06, All-Bry Construction Company, total base bid is \$3,384,000.00 and they are found to be in compliance with the City's 25% goal.

Name of M/W/EBE	Scope of Work	Contract Amount	%	MBE	WBE	DBE	EBE
CPMH Construction 3129 S. Shields Ave. Chicago, IL 60616	Demo/Concrete	\$1,084,000	32%	X			
Total M/W/D/EBE		\$1,084,000	32%				

CC: Hitesh Desai, Chief Financial Officer