

**CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
CITY COUNCIL MEETING
Monday, July 22, 2013**

**Administration & Public Works (A&PW) Committee meets at 5:45 p.m.
Planning & Development (P&D) Committee meets at 7:15 pm
City Council meeting convenes immediately after the conclusion of
the P&D Committee meeting**

ORDER OF BUSINESS

AGENDA ADDENDUM

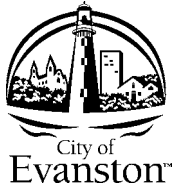
The following changes have been made to the City of Evanston City Council and Administration & Public Works Committee agendas for July 22, 2013:

**CORRECTION: PLEASE REFER TO CORRECTED MEMO FOR THE FOLLOWING
AGENDA ITEM**

**(A3.2) Approval of Contract with F.E. Moran, Inc. for the 2013 HVAC Improvement
Project (Bid 13-48)**

Staff recommends that City Council authorize the City Manager to execute a contract for the base bid plus alternate bid 2 for the 2013 HVAC Improvement Project with F.E. Moran Inc. (2265 Carlson Drive, Northbrook, IL) in the amount of \$489,300. Funding is provided by the FY2013 Capital Improvement Plan (CIP) Accounts 416144, 415602, and 415688.

For Action



Memorandum

To: Honorable Mayor and Members of the City Council
Administration and Public Works Committee

From: Suzette Robinson, Director of Public Works
Homayoon Pirooz, P.E., Assistant Director of Public Works
Stefanie Levine, RLA, Senior Project Manager Public Works

Subject: Contract Award Recommendation to F.E. Moran, Inc. for the 2013 HVAC Improvement Project (Levy Center and Police/Fire Headquarters), Bid #13-48

Date: July 22, 2013

Recommended Action:

Staff recommends that City Council authorize the City Manager to execute a contract for the base bid plus alternate bid 2 for the 2013 HVAC Improvement Project with F.E. Moran Inc., located at 2265 Carlson Drive, Northbrook, Illinois 60062, in the amount of \$489,300.00.

Funding Source:

FY 2013 CIP Account 416144 (Police/Fire HQ)	\$175,000.00
FY 2013 CIP Account 415602 (Levy Center):	\$250,000.00
FY 2013 CIP Account 415688 (Ecology Center*):	\$163,185.00
Total Funding:	\$588,185.00

* Ecology Center project has been recommended to be deferred until 2014.

Summary:

A variety of HVAC and plumbing improvements are required at both the Police/Fire Headquarters (located at 1454 Elmwood Avenue) and the Levy Senior Center (located at 300 Dodge Avenue). At the Police/Fire Headquarters, needed improvements include: 1) replacement of a deteriorated air handling unit (originally installed in 1985) which provides heating and cooling to approximately 75% of the building's second floor, 2) replacement of leaking and/or installation of new heating isolation valves for heating system control and 3) replacement of deteriorated galvanized domestic water lines in the building's basement. At the Levy Senior Center, needed improvements include: 1) replacement of the existing residential grade boilers with commercial units and 2) replacement of boiler system pumps from their current location above a ceiling to floor mounting for safer maintenance activities.

Construction documents were prepared for this work by a consultant in the spring of 2013. On June 13, 2013 the City issued bid documents and on July 9, 2013 the City received and publicly read one (1) bid (five firms attended the pre-bid meeting). Bid results were as follows:

Contractor	Base Bid	Alternate 1	Alternate 2	Total
F.E. Moran, Inc. 2265 Carlson Drive Northbrook, Illinois 60062	\$268,000	\$207,200	\$221,300	\$696,500

In order to provide greater flexibility, the bid included two alternate items as follows:

Alternate 1 includes replacement of domestic water piping in the basement of the Police/Fire Headquarters. Due to the high bid price for this work, this item is not recommended for award. Staff and the consulting engineer believe that this work can be accomplished in the future by either re-letting this alternate or by performing the work with in-house staff.

Alternate 2 includes all proposed work items at the Levy Senior Center (boiler and pump replacements). This work is recommended for award as it is expected to provide substantially improved heating system reliability at Levy as well as improve safety during maintenance activities.

Staff recommends that the base bid plus alternate item 2 be awarded to the low bidder, F.E. Moran, Inc. for the lump sum amount of \$489,300.00. The City's consultant (dbHMS) has worked with F.E. Moran on prior projects and finds their work to be of excellent quality (see attachment). F.E. Moran is in compliance with the City's M/W/EBE goals (see attached memorandum for additional information).

A breakdown of funding for this project is as follows:

Account Summary	
Project Funding (detailed above)	\$588,185.00
Encumbrances / expenditures to date*	-\$49,955.00
Recommended bid award	-\$489,300.00
Balance Remaining	\$48,930.00

* Encumbrances/expenditures to date include consultant fees and legal advertisements.

The remaining balance for this project shall be reserved for change order items in the event unanticipated conditions are encountered during the course of construction. Construction of this project is scheduled to begin in late summer 2013. The current substantial completion deadline is November 8, 2013.

Attachments:

Consultant recommendation

M/W/EBE Memo

Bid tabulation

July 9, 2013

City of Evanston

Department of Public Works
2100 Ridge Avenue
Evanston, IL 60201
Phone: (847) 448-8043
Fax: (847) 448-8051

Attn: Stefanie Levine, RLA
email: SLevine@cityofevanston.org

Re: City of Evanston Project #13-48

Dear Stefanie,

We recommend that the City of Evanston accept the bid provided by F.E. Moran, INC. for the Base Bid scope and Alternate #2. We recommend that the City decline the bid for Addendum #1. Our recommendation is based on the industry standing of F.E. Moran, our personal experience with the firm, and the proposed bid amounts.

F.E. Moran is a local reputable firm specializing in HVAC, plumbing and fire protection. With decades of experience in projects of this type, F.E. Moran has the expertise, experience and staffing to accomplish the work as bid.

dbHMS has worked with F.E. Moran professionally on many successful projects. These include Christ the King Jesuit Prep, Summit on Lake and Erie Elementary Charter School. We have found them to be conscientious professionals who meet or exceed the industry standard for quality, schedule and budget.

Finally, we note that the proposed bid amounts for the Base Bid scope and Alternate #2 correspond closely to our estimated anticipated costs. We recommend that Alternate #1, however, not be accepted. Alternate #1 was bid by F.E. Moran at a significantly higher cost than anticipated.

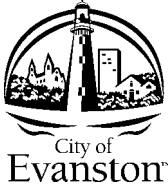
Sincerely,

dbHMS



Benjamin Rubach, P.E., LEED AP
Principal

City of Evanston Bid Tabulation							
Bid #13-48 - 2013 HVAC Improvement Project							
Bid opening held 7/9/2013							
						Name and Address of Bidders	
						F.E. Moran, Inc. 2265 Carlson Drive, Northbrook, Illinois 60062	
Consultant Engineer's Estimate							
Item Number	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
BASE BID							
1	Mechanical demolition	LS	1	\$ 6,000.00	\$ 6,000.00	10,000.00	10,000.00
2	Heating isolation valve, 1-1/2"	EA	1	\$ 2,000.00	\$ 2,000.00	2,730.00	2,730.00
3	Heating isolation valve, 2-1/2"	EA	2	\$ 2,250.00	\$ 4,500.00	7,450.00	14,900.00
4	Heating isolation valve, 3"	EA	2	\$ 2,500.00	\$ 5,000.00	7,700.00	15,400.00
5	Heating isolation valve, 4"	EA	3	\$ 2,700.00	\$ 8,100.00	8,800.00	26,400.00
6	Heating isolation valve, 5"	EA	1	\$ 2,800.00	\$ 2,800.00	12,350.00	12,350.00
7	Heating isolation valve, 6"	EA	1	\$ 3,000.00	\$ 3,000.00	14,620.00	14,620.00
8	Heating isolation valve, 8"	EA	2	\$ 3,200.00	\$ 6,400.00	20,000.00	40,000.00
9	Heating isolation valve (mechanical penthouse), 4"	EA	1	\$ 2,700.00	\$ 2,700.00	9,300.00	9,300.00
10	Provide new 16,500 CFM AHU	LS	1	\$ 90,000.00	\$ 90,000.00	22,000.00	22,000.00
11	Stainless steel drain pan	LS	1	\$ 7,000.00	\$ 7,000.00	6,000.00	6,000.00
12	HVAC Insulation	FT	50	\$ 135.00	\$ 6,750.00	150.00	7,500.00
13	Damper assemblies	LS	1	\$ 14,500.00	\$ 14,500.00	5,000.00	5,000.00
14	HVAC Piping Controls	LS	1	\$ 8,250.00	\$ 8,250.00	45,000.00	45,000.00
15	Intake Louver	LS	1	\$ 24,000.00	\$ 24,000.00	4,500.00	4,500.00
16	Concrete pad	LS	1	\$ 3,000.00	\$ 3,000.00	4,000.00	4,000.00
17	New Centrifugal Fan	LS	1	\$ 26,000.00	\$ 26,000.00	8,000.00	8,000.00
18	Electrical Demolition	LS	1	\$ 3,000.00	\$ 3,000.00	2,200.00	2,200.00
19	AHU-1 Electrical	LS	1	\$ 2,000.00	\$ 2,000.00	10,400.00	10,400.00
20	RF-1 Electrical	LS	1	\$ 2,000.00	\$ 2,000.00	1,700.00	1,700.00
21	Smoke detectors	LS	1	\$ 2,000.00	\$ 2,000.00	2,700.00	2,700.00
22	Relocate existing hose bib	LS	1	\$ 6,000.00	\$ 6,000.00	1,250.00	1,250.00
23	Relocate existing floor drain	LS	1	\$ 5,000.00	\$ 5,000.00	2,050.00	2,050.00
Total Base Bid					\$ 240,000.00		\$ 268,000.00
ALTERNATE 1							
24	Plumbing demolition	LF	400	\$ 20.00	\$ 8,000.00	11.25	4,500.00
25	3/4" Type L copper	LF	100	\$ 110.00	\$ 11,000.00	235.00	23,500.00
26	1" Type L copper	LF	100	\$ 120.00	\$ 12,000.00	376.00	37,600.00
27	1-1/2" Type L copper	LF	50	\$ 140.00	\$ 7,000.00	690.00	34,500.00
28	2" Type L copper	LF	100	\$ 160.00	\$ 16,000.00	1,071.00	107,100.00
Total Alternate 1 Bid					\$ 54,000.00		\$ 207,200.00
ALTERNATE 2							
29	Mechanical Demolition	LS	1	\$ 6,000.00	\$ 6,000.00	11,000.00	11,000.00
30	Boilers	EA	3	\$ 35,000.00	\$ 105,000.00	8,333.00	24,999.00
31	Pumps	EA	2	\$ 12,000.00	\$ 24,000.00	3,640.00	7,280.00
32	Combined Separator	LS	1	\$ 8,500.00	\$ 8,500.00	621.00	621.00
33	In-line Separator	LS	1	\$ 7,500.00	\$ 7,500.00	1,500.00	1,500.00
34	3" Piping Headers	LS	1	\$ 32,000.00	\$ 32,000.00	61,600.00	61,600.00
35	Boiler Flue	LS	1	\$ 12,000.00	\$ 12,000.00	7,000.00	7,000.00
36	Fire Wrap	LS	1	\$ 5,000.00	\$ 5,000.00	3,000.00	3,000.00
37	Controls	LS	1	\$ 25,000.00	\$ 25,000.00	50,000.00	50,000.00
38	Electrical Demolition	LS	1	\$ 3,000.00	\$ 3,000.00	15,000.00	15,000.00
39	Boiler Electrical	LS	1	\$ 5,000.00	\$ 5,000.00	26,300.00	26,300.00
40	Pump Electrical	LS	1	\$ 4,000.00	\$ 4,000.00	13,000.00	13,000.00
Total Alternate 2 Bid					\$ 237,000.00		\$ 221,300.00



Memorandum

To: Suzette Robinson, Director of Public Works

From: Joseph McRae, Deputy City Manager

Subject: Recommendation for Contract Award Recommendation to F.E. Moran, Inc. for the 2013 HVAC Improvement Project, Bid# 13-48

Date: July 17, 2013

The goal of the Minority, Women and Evanston Business Enterprise Program (M/W/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/EBEs to perform no less than 25% of the awarded contract. With regard to Bid #13-48, F.E. Moran, Inc. is found to be in initial compliance with the City's M/W/EBE Goal.

F.E. Moran, Inc., for a total base bid of \$268,000.00, and will receive 28% credit.

Name of M/W/EBE	Scope of Work	Contract Amount	%	MBE	WBE	EBE
Able Distributors	Provide Boilers & Pumps	\$8,000.00	3 %			X
Universal Insulation Company	Insulation	\$8,000.00	3%	X		
Amalgamated Services Inc.	HVAC	\$59,000.00	22%		X	
Total M/W/EBE		\$67,000.00	28%			