



Memorandum

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

From: David Stoneback, Public Works Agency Director
Lara Biggs, Bureau Chief – Capital Planning / City Engineer
Stefanie Levine, Senior Project Manager
Shane Cary, Project Manager/Architect

Subject: Service Center Parking Deck Restoration (Bid 18-02)

Date: February 26, 2018

Recommended Action:

Staff recommends City Council authorize the City Manager to execute a contract for Service Center Parking Deck Restoration (Bid 18-02) with Monson Nicholas Inc. (714 North Yale Avenue, Villa Park, IL) in the amount of \$526,074.00.

Funding Source:

Funding will be provided from the Capital Improvement Program (CIP) 2018 General Obligation Bonds. A breakdown of the funding is as follows:

Project	Account No.	FY 2018 Budget	Actual
Service Center Parking Deck	415.40.4118.65515-617023	\$500,000	\$500,000.00
Facilities Contingency	415.40.4118.65515-617023	\$30,000	\$26,074.00
Total		\$530,000	\$526,074.00

Livability Benefits:

Built Environment: Promote diverse transportation modes
Climate & Energy: Reduce material waste
Health & Safety: Improve emergency prevention and response

Background Information:

In Spring 2017, Staff found pieces of concrete had fallen from a structural member of the Service Center Parking Deck. Engineering staff immediately contacted a structural engineer and a shoring contractor to provide a temporary solution to stabilize the structure. A structural engineer was then hired to assess the entire parking deck

structure, design permanent solutions, and provide construction documents for bidding the construction of the necessary repairs. The necessary repair work includes structural concrete repairs, traffic membrane coating repairs, building expansion joint replacement, and joint sealant replacement.

There were two alternates included in the bid:

Alternate 1: Remove and replace the vertical joint sealants on the exterior perimeter of the vertical precast concrete walls.

Alternate 2: Install larger size aggregate for a limited area of the traffic membrane to improve traction for foot traffic.

Additionally, an allowance was included in the bid for construction work within a high voltage ComEd vault. All work within the vault must be performed by a ComEd “Contractor of Choice”. ComEd identified Meade Electric as the Contractor of Choice best suited for this project. City Staff contacted Meade Electric to provide a cost for the work and City staff set an initial bid allowance of \$35,000 for these services. Meade Electric provided their actual cost for these services on January 31, 2018 (one day after the City’s bid opening). Meade’s construction cost for this work is \$55,000, and staff has therefore increased each bidder’s price by \$20,000 to reflect the actual cost of this work.

Work on this project is scheduled to be substantially complete by May 31, 2018.

Analysis:

The project was advertised for bid on December 21, 2017 in the Pioneer Press and using Demandstar. Bids for the project were received and publicly read on January 30, 2018. Eight contractors submitted bids for this project as follows:

Company	Address	Base Bid (see Note 1)	ComEd Allowance Adjustment	Alternate 1	Alternate 2	Total
Monson Nicholas, Inc.	714 N. Yale Ave. Villa Park, IL	\$476,149	+ \$20,000	\$28,800	\$1,125	\$526,074
Bulley & Andrews Concrete Restoration	1755 W. Armitage Ave. Chicago, IL	\$561,292	+ \$20,000	\$27,000	\$8,132	\$616,424
Golf Acquisition Group	141 E. 141 st St. Hammond, IN	\$599,425	+ \$20,000	\$18,000	\$60,000	\$697,425
JLJ Contracting, Inc.	2748 S. 21 st Ave. Broadview, IL	\$609,955	+ \$20,000	\$13,950	\$6,500	\$650,405
Structures Construction	2300 W. Diversey Ave. Chicago, IL	\$690,774	+ \$20,000	\$12,420	\$8,625	\$731,819
National Restoration Systems, Inc.	1500 Hicks Rd., Ste. 200 Rolling Meadows, IL	\$720,250	+ \$20,000	\$23,400	\$15,000	\$778,650
Reliable & Associates Construction Co.	4106 S. Emerald Ave. Chicago, IL 60609	\$816,800	+ \$20,000	\$19,800	\$1,080	\$857,680
Mertes Contracting Corporation	2665 S. 25 th Ave. Broadview, IL	\$829,195	+ \$20,000	\$16,750	\$18,860	\$884,805

Note 1: Base Bid price includes original ComEd allowance of \$35,000

The Consultant, Wiss Janney Elstner Associates (WJE), checked the references and found them satisfactory. Staff recommends award of the Base Bid plus Alternates 1 and 2 to Monson Nicholas, Inc. Recommendations for the alternates are as follows:

Alternate 1: This work is recommended because the existing joint sealants are original to the building and in need of replacement. These joint sealants are critical for keeping water out of the building and prolonging the life of the building. Although not part of the original scope of work for the project, this issue was identified by WJE during the design phase as a potential cause of future building deterioration.

Alternate 2: During the design phase, maintenance staff requested that engineering staff investigate a long-term safety problem where a certain area of the parking deck would get slippery when wet. This work is recommended as it is expected to provide increased worker safety.

Although awarding the alternates causes the contract value to exceed the budget, this additional work will help address long-term maintenance issues and improve worker safety. Staff is recommending award of both alternates, utilizing Facilities Contingency for the \$26,074 not covered in the original project budget.

Monson Nicholas, Inc. has indicated that M/W/EBE participation is not practical because all work items are to be self-performed except for the plumbing, and that no M/W/EBE's responded to their invitation to bid. The contract amount for this bid is above the \$250,000 threshold for the Local Employment Program, and Monson Nicholas, Inc. has indicated that they will comply with the requirement.

Legislative History:

On June 12, 2017, City Council approved Resolution 53-R-17, Authorizing the City Manager to Execute Payments for Emergency Structural Shoring for the Service Center Parking Structure.

On August 14, 2017, the City Council authorized City Manager to execute a contract for engineering services for design and construction documentation.

Attachments:

Memo on M/W/EBE Compliance, dated 02/26/2018