

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, Architect/Project Manager

Subject: Approval of Contract for Dempster Beach Office Renovations
(Bid No. 17-40)

Date: August 2, 2017

Recommended Action:

Staff recommends that City Council authorize the City Manager to execute a contract for the Dempster Beach Office Renovations (Bid No. 17-40) with Structures Construction LLC (2300 W. Diversey Avenue, Chicago, IL) in the amount of \$249,297.00.

Funding Source:

Funding will be provided from the Capital Improvement Program 2017 General Obligation Bonds for Dempster Beach Office Renovations (Account No. 415.40.4117.65515 – 617015), which has an FY 2017 budget allocation of \$200,000. Additional funding is available through the delay of the Church Street Harbor South Pier Reconstruction, which has \$291,060 in uncommitted funds.

Livability Benefits:

Built Environment: Enhance public spaces
Climate & Energy: Improve energy and water efficiency
Education, Arts & Community: Preserve and reuse historic structures and sites
Health & Safety: Promote healthy, active lifestyles

Background Information:

The Dempster Beach Office is located at Dempster Street along the lakefront in the Lakeshore Historic District. The original building was built in the early 20th century and has had two additions built. The first addition was built around 1977 and includes the public restrooms to the west of the original building and a garage to the east. The second addition was built in 2003. This addition added a garage to the east and repurposed the previous garage area as a classroom.

The building is the primary office for all lakefront operations for the Department of Parks, Recreation, and Community Services. The original intent of the project as budgeted was to update the restrooms and address the windows, which had deteriorated. Unfortunately, investigation by staff during the design determined that there were significant issues with the building envelope. Currently, the exterior walls have significant water infiltration. In order to stop further water damage, the exterior masonry walls need to be repaired, the windows and doors need to be replaced, and the grading of the parking area needs to be corrected to improve drainage. Also, a gutter needs to be added to the roof to improve drainage. Finally, the public restrooms have not been updated in many years and they need new floor finishes, plumbing fixtures, toilet partitions, and ventilation fans. Because the building envelope work was considered critical but was estimated to take almost the entire project budget, staff included an alternate to deduct the restroom work from the base bid. Depending on the bid prices received, this would allow the project to better stay in budget while addressing the most critical issues. However, accepting Alternate 1 would mean that the original scope of the project, updating the restrooms, would not be addressed and would have to be bid as a separate project in 2018.

Because the building is located within the Lakeshore Historic District, staff presented the proposed work to the Preservation Commission. The Preservation Commission has reviewed and recommends the project.

Staff prepared bid documents and solicited bids from general contractors to perform the necessary work. There were four alternates included in the bid:

Alternate 1 – Remove Restroom Updates: Deduct the public restrooms, fixtures, and partitions from the scope of the work. Accepting this alternate would eliminate restroom updates from the project.

Alternate 2 – Unit Heater: Add a unit heater for the classroom area and add light fixtures in the classroom and garage.

Alternate 3 – Drywell: Add an underground drywell beneath the exterior foot and sand shower.

Alternate 4 – Front Door Restoration: Restore the front door instead of replacing it with a custom door and arched transom.

Work on this project is scheduled to be substantially complete by December 15, 2017.

Analysis:

The project was advertised for bid on June 29, 2017 in the Pioneer Press and using Demandstar, an online bidding resource. Bids for the project were received and publicly read on July 25, 2017. Five contractors submitted bids for this project as follows:

Company	Address	Base Bid	Alt 1	Alt 2	Alt 3	Alt 4
Structures Construction LLC	2300 W. Diversey Ave. Chicago, IL	\$249,997	-\$56,789	\$12,054	\$6,586	-\$700
O'Hara Construction Co.	636 Ridge Ave. Evanston, IL	\$274,990	-\$53,825	\$13,595	\$5,245	\$0
Construction Consulting & Disbursement Services Inc.	5836 Lincoln Ave., #200 Morton Grove, IL	\$346,500	-\$26,300	\$18,500	\$6,900	-\$900
D Kersey Construction Co.	4130 Timberlane Dr. Northbrook, IL	\$351,968	-\$38,000	\$15,660	\$5,000	\$0
MAG Construction Co.	629 Homewood Ave. Highland Park, IL	\$366,864	-\$48,750	\$12,750	\$6,500	-\$3,500

Staff recommends award of the base bid plus Alternate 4 to Structures Construction LLC for a contract price of \$249,297. The staff recommendation for accepting/rejecting each of the alternates is as follows:

Alternate 1 – Remove Restroom Updates: Not recommended. This is a highly competitive price for the restroom work, and the restrooms are in poor condition. If this alternate is not included, staff will propose bidding the restrooms separately in 2018.

Alternate 2 – Unit Heater: Not recommended. The project is over budget, and this work can be performed at a later date.

Alternate 3 – Drywell: Not recommended. The project is over budget, and this work can be performed at a later date.

Alternate 4 – Front Door Restoration: Recommended. The existing door is original and has historic value. Accepting this alternate also decreases the overall contract value.

A breakdown of funding for this project is as follows:

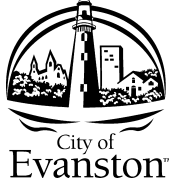
Account Summary	
Initial project funding	\$200,000.00
Encumbrances / expenditures to date	-\$5,880.00
Current available project funding	\$194,120.00
Additional funding provided by other project delay	\$55,177.00
Total available funding	\$249,297.00
Recommended award	\$249,297.00

Staff has checked the references for Structures Construction and has found them to be satisfactory.

A review of compliance with the M/W/EBE goals is attached.

Attachments:

Memo on M/W/EBE Compliance, dated 8/14/2017



Memorandum

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

From: Tammi Nunez, Purchasing Manager

Subject: Dempster Beach Office Renovations, Bid 17-40

Date: August 14, 2017

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 the Dempster Beach Office Renovations, Bid 17-40, Structures Construction LLC's total base bid is \$249,297.00 and they will receive 25.3% credit for compliance towards the M/W/EBE goal.

Name of M/W/EBE	Scope of Work	Contract Amount	%	MBE	WBE	EBE
Windy City Heating & Cooling Inc. 3416 W. Division Street Melrose Park, IL 60160	HVAC	\$7,000.00	2.8%	X		
Molite Electric, Inc. 1102 S. Sangamon Chicago, IL 60643	Electrical Contractor	\$20,600.00	8.2%	X		
C&G Construction Supply 507 W. Taft Drive South Holland, IL 60473	Construction Merchant Wholesalers	\$28,000.00	11.3%		X	
Kedmont Waterproofing Co. 5428 N. Kedzie Chicago, IL 60625	Roofing Contractors	\$7,500.00	3%		X	
Total M/W/EBE		\$63,100.00	25.3%			

CC: Martin Lyons, Assistant City Manager/CFO