

# 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

**Subject:** Approval of Construction Contract for Gibbs Morrison Site Improvements  
 Bid No. 17-43

**Date:** August 14, 2017

Recommended Action:

Staff recommends that City Council authorize the City Manager to execute a contract for the Gibbs Morrison Site Improvement Project (Bid No. 17-43) with Copenhaver Construction, Inc. (75 Koppie Drive, Gilberts, IL) in the amount of \$371,345.00.

Funding Source:

Funding is from the 2017 Capital Improvement Fund for the Gibbs Morrison Site Improvements in the following amounts: \$163,000 from 2016 G.O. Bonds, \$18,345 from 2017 G.O. Bonds, and \$190,000 from the Sewer Fund. Detailed account information is shown below.

Funding will be provided from the Capital Improvement Program as follows:

<b>Funding</b>	<b>Account</b>	<b>Budget</b>	<b>Award</b>
2016 G.O. Bond	415.40.4116.65515 - 616020	\$ 163,000	\$ 163,000
2017 G.O. Bond	415.40.4117.65515 - 616020	\$ 50,000	\$ 18,345
Sewer Fund	515.40.4535.65515 - 616020	\$ 190,000	\$ 190,000
<b>Total</b>			<b>\$ 371,345</b>

Livability Benefits:

**Built Environment:** Enhance public spaces and manage water resources responsibly  
**Education, Arts &**

**Community:** Incorporate arts and cultural resources and promote a cohesive and connected community

**Health & Safety:** Enhance resiliency to natural and human hazards

**Natural Systems:** Create and maintain green infrastructure

Background Information:

The Gibbs Morrison Cultural Center, located at 1823 Church Street, just northeast of Evanston Township High School, houses programs focused on culture, education, health/wellness and outreach seven days a week. The facility features a café, recording studio, meeting space and performance venue.

The site surrounding the Center currently contains a small patio space and unfinished landscape and exhibits a variety of issues affecting its function as a public facility. The building's roofing system drains through downspouts directly into the soil surrounding the property creating flooding within the building during significant rain events. The existing landscape is unfinished and the patio space is not appropriately designed to house the intended café and programs. Delivery and solid waste disposal/recycling are also of concern as the facility has no alley access or onsite parking. Site security is lacking with inadequate lighting and poor sight lines in some areas.

In order to correct these deficiencies the City obtained consulting services to design a stormwater management system, outdoor programming space, maintenance access and improved site lighting for the facility. Project design, including a public engagement process, was completed in the spring of 2017.

Analysis:

The project was advertised for bid on July 6, 2017 in the Chicago Tribune and using Demandstar, an online bidding resource. Bids for the project were received and publicly read on August 1, 2017. Four contractors submitted bids for this project as follows:

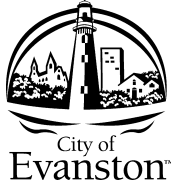
<b>Company</b>	<b>Address</b>	<b>Base Bid</b>
Copenhaver Construction, Inc.	75 Koppie Drive Gilberts, IL	\$371,345.00
Elanar Construction Co.	6620 W. Belmont Ave Chicago, IL	\$397,781.00
Landmark Contractors, Inc.	11916 W. Main Street Huntley, IL	\$410,635.00
Kovilic Construction Co. Inc.	3721 N. Carnation Street Franklin Park, IL	\$632,000.00

Staff recommends award of the base bid to Copenhaver Construction Inc. for a contract price of \$371,345.00. Staff is currently working with Copenhaver Construction on the Fountain Square Renovation Project and their work thus far has been satisfactory.

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

Attachments:

Memo on M/W/EBE Compliance



# Memorandum

To: David Stoneback, 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: Gibbs Morrison Site Improvements, Bid 17-43

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 Gibbs Morrison Site Improvements, Bid 17-43, Copenhaver Construction Inc.'s total base bid is \$371,345.00 and they will receive 25.2% credit for compliance towards the initial M/W/EBE goal.

Name of M/W/EBE	Scope of Work	Contract Amount	%	MBE	WBE	EBE
Galarza Trucking Inc. 17919 McGuire Road Harvard, IL 60033-9509	Hauling & Trucking Svcs	\$11,000.00	3%		X	
Ozinga Ready Mix Concrete 2525 Oakton Street Evanston, IL 60201	Concrete	\$40,000.00	10.7%			X
Alas Trucking Inc. 389 Thelma Court Wheeling, IL 60090	Trucking	\$43,000.00	11.5%	X		
<b>Total M/W/EBE</b>		<b>\$94,000.00</b>	<b>25.2%</b>			

CC: Martin Lyons, Assistant City Manager/CFO