

Memorandum

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

From: Lara Biggs, P.E., Bureau Chief – Capital Planning / City Engineer
Stefanie Levine, Senior Project Manager

Subject: Howard Street Theatre
Construction Services Contract Award (Bid 17-60)

Date: February 12, 2018

Recommended Action:

Staff recommends that City Council authorize the City Manager to execute a contract to provide construction services for the Howard Street Theatre with Structures Construction LLC (2300 W. Diversey Avenue, Chicago, Illinois 60647) in the amount of \$1,385,469.00.

Funding Source:

Funding for this project will be provided from Capital Improvement Program (CIP) Howard-Ridge TIF funds (Account 415.40.4218.65515 – 617016), which has an FY 2018 budget allocation of \$1,756,058. The Howard Ridge TIF will issue debt and will pay the debt service costs for the architectural and construction costs for this project.

Livability Benefits:

Built Environment: Enhance public spaces

Education Arts & Community: Incorporate art and cultural resources

Background:

Over the past ten months, the City has worked with future tenants, Theo Ubique, and Ross Barney Architects to develop renovation design documents for the property at 721 Howard Street to convert this vacant storefront into a dinner theater. Construction documents for this project were finalized in the fall of 2017.

Analysis:

On December 21, 2017 the City issued bid documents for the project and on January 25, 2018 the City received and publicly read eleven (11) bids. In addition to public advertising the bid in the Chicago Tribune, project bid documents were sent directly to forty-four (44) prospective contractors. Bid results were as follows:

Firm	Address	Base Bid	Alternate 1	Alternate 2	Alternate 3
Structures Construction LLC	2300 W. Diversey Ave, Chicago, IL	\$1,385,469.00	\$12,870.00	\$8,840.00	\$10,400.00
Reliable & Assoc. Construction Co.	4106 S. Emerald Ave, Chicago, IL	\$1,538,880.00	\$14,000.00	\$9,800.00	\$16,500.00
FBG Corporation	1015 S. Rt 83, Elmhurst, IL	\$1,634,000.00	\$4,000.00	\$3,500.00	\$4,600.00
Integral Construction Inc.	320 Rocbaar Dr., Romeoville, IL	\$1,653,200.00	\$19,000.00	\$5,000.00	\$9,500.00
G.A. Johnson & Son	828 Foster St., Evanston, IL	\$1,764,869.00	\$4,500.00	\$8,900.00	\$9,300.00
Boller Construction Co. Inc.	3045 Washington St., Waukegan, IL	\$1,769,000.00	-\$15,000.00	\$28,000.00	\$6,200.00
F.H. Paschen, S.N. Nielsen & Assoc., LLC	5515 N. East River Road, Chicago, IL 60656	\$1,771,000.00	\$27,000.00	\$7,300.00	\$9,000.00
Tower Contracting LLC	9500 Bormet Dr., Mokena, IL	\$1,934,000.00	\$3,500.00	\$2,500.00	\$10,400.00
D. Kersey Construction Co.	4130 Timberlane Dr., Northbrook IL	\$1,945,833.00	\$18,985.00	\$3,300.00	\$10,500.00
James McHugh Construction Co.	1737 S. Michigan Ave., Chicago, IL	\$1,955,000.00	\$500.00	\$7,500.00	\$0.00
Kandu Construction Inc.	3756 W. Devon, Lincolnwood, IL	\$2,117,000.00	\$8,600.00	\$7,650.00	\$12,800.00

Bid documents included three alternate items as follows:

1. Alternate 1 – install high density fiber cement board along the building’s south façade in lieu of medium density fiber cement board. This item is not recommended for award due to cost.
2. Alternate 2 – install additional shelving behind the proposed bar area. This item is not recommended for award due to cost.
3. Alternate 3 – mill and resurface the parking area behind the building in lieu of asphalt patching. This item is not recommended for award due to cost.

Structures Construction meets the City’s M/W/EBE goals and has indicated they are willing to work with the City to achieve LEP compliance (see attached memo for more information). The City’s consultant contacted references which indicate that Structures

Construction has performed a variety of similar improvement projects with successful results. Staff therefore recommends that the base bid plus be awarded to Structures Construction, for a total amount of \$1,385,469.00.

Legislative History:

On 5/11/15, City Council adopted resolution 45-R-15 authorizing the City Manager to initiate a Request for Proposal process for a theater to lease City-owned property on Howard Street. This process identified Strawdog Theater Company as the preferred tenant, with Theo Ubique as a first runner-up.

On 9/21/15, City Council authorized the City Manager to engage in an RFP process for architecture/design services for an amount up to \$40,000. This process ultimately led to a contract award to Ross-Barney Architects for initial design work for the Howard Street Theater.

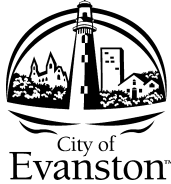
On 11/9/15, City Council adopted resolution 102-R-15, authorizing the City Manager to execute a Memorandum of Understanding with Strawdog Theatre Company for the development and lease of two City-owned parcels at 717 Howard Street and 721-723 Howard Street.

On 11/28/16, the City Council adopted resolution 71-R-16, directing the City Manager to negotiate and execute a Memorandum of Understanding (MOU) with Theo Ubique.

On 03/13/17 the City Council approved architectural services for this project to Ross Barney Architects

Attachments:

M/W/EBE Compliance Review Memo, dated 02/12/18



Memorandum

To: David Stoneback, Public Work Agency Director
 Lara Biggs, Bureau Chief – Capital Planning / City Engineer
 Stefanie Levine, Senior Project Manager

From: Tammi Nunez, Purchasing Manager

Subject: Howard Street Theatre Construction Services, Bid 17-60

Date: February 12, 2018

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 recommendation for the Howard Street Theatre Construction Services project, Bid 17-60, Structures Construction's total base bid is \$1,385,469.00, and they will receive 26.1% 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 3416 W. Division Street Melrose Park, IL 60160	HVAC	\$216,925.00	15.6%	X		
Evergreen Supply Company 312 N. May Street, Unit 104 Chicago, IL 60607	Construction Materials	\$100,000.00	7.2%		X	
Kedmont Waterproofing Co. 5428 North Kedzie Chicago, IL 60661	Roofing Contractors	\$11,212.50	.8%		X	
Central Rug & Flooring 3006 Central Street Evanston, IL 60201	Flooring	\$35,750.00	2.5%			X
Total M/W/EBE		\$363,887.50	26.1%			

CC: Ashley King, Interim Chief Financial Officer / City Treasurer