



## Memorandum

To: Honorable Mayor and Members of the City Council  
CC: Members of Administration and Public Works Committee  
From: Bridget Nash, Senior Project Manager  
CC: Edgar Cano, Public Works Agency Director; Lara Biggs, City Engineer  
Subject: Approval of Contract Award with Capitol Cement Co., Inc. for the 2024 Alley and Sidewalk Improvements (Bid No. 24-21)  
Date: June 24, 2024

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Recommended Action:

Staff recommends that City Council authorize the City Manager to execute an agreement with Capitol Cement Co., Inc. (6231 North Pulaski Road, Chicago, IL 60646) for the 2024 Alley and Sidewalk Improvements (Bid No. 24-21) in the amount of \$2,753,227.25.

Funding Source:

Funding is provided from the 2024 General Obligation (GO) Bond Fund in the amount of \$833,979.53; the Community Development Block Grant (CDBG) Fund in the amount of \$600,000.00; the Special Assessment Fund in the amount of \$452,500.00; Cook County Grant Funding in the amount of \$400,000.00; the Sewer Fund in the amount of \$258,467.00; and American Rescue Plan Act (ARPA) Funds in the amount of \$208,280.72. A detailed funding analysis is included in the attached memo.

CARP:

Resilience Regulations

Council Action:

For Action

Summary:

This project consists of alley improvements at four locations, pedestrian crossing improvements at four locations, sidewalk, and Americans with Disabilities Act (ADA) improvements, including the installation of new sidewalk and removal and replacement of existing sidewalk, and the installation of traffic-calming speed humps on various streets and speed bumps in various alleys. The construction plans and specifications for the project were completed by Capital Planning & Engineering Bureau staff.

The locations included in this project and their individual scopes of work are as follows:

1. Special Assessment Alley – North of Leonard Place, East of Green Bay Road  
Improvements to the existing unimproved alley include the installation of an 8-inch thick concrete pavement, the installation of storm sewers, and related garage apron restoration work.
2. Special Assessment Alley – North of Colfax Street, East of Bryant Avenue  
Improvements to the existing unimproved alley include the installation of an 8-inch thick concrete pavement, the installation of storm sewers, and related garage apron restoration work.
3. CDBG Alley – North of Simpson Street, East of Ashland Avenue  
Improvements to the existing unimproved alley include the installation of an 8-inch thick concrete pavement, the installation of storm sewers, and related garage apron restoration work. This project also includes a relief sewer extension from the alley west on Payne Street for approximately 120 feet.
4. CDBG Alley – North of Lake Street, East of Darrow Avenue  
Improvements to the existing unimproved alley include the installation of an 8-inch thick concrete pavement, the installation of storm sewers, and related garage apron restoration work.
5. Pedestrian Crossing Improvements – Grant Street and Grey Avenue  
Improvements to the existing pedestrian crossing include sidewalk removal and replacement, ADA ramps, and striping.
6. Pedestrian Crossing Improvements – Oakton Street and Callan Avenue  
Improvements to the existing pedestrian crossing include the installation of a sidewalk bump-out, ADA ramps, installation of solar-powered light-emitting diode (LED) pedestrian crossing signs with push buttons, and striping.
7. Pedestrian Crossing Improvements – Thayer Street and Crawford Avenue  
Improvements to the existing pedestrian crossing include the installation of a sidewalk bump-out, ADA ramps, installation of solar-powered LED pedestrian crossing signs with push buttons and striping.
8. Pedestrian Crossing Improvements – Washington Street and Asbury Avenue  
Improvements to the existing pedestrian crossing include the installation of a sidewalk bump-out, ADA ramps, relocation of the existing solar-powered LED pedestrian crossing signs with push buttons, and striping.
9. Sidewalk Gap Infill – McDaniel Avenue between Golf Road and Simpson Street  
Improvements include the installation of an ADA-compliant concrete sidewalk where none currently exists and the associated driveway and landscape restoration.
10. Centennial Park Picnic Pads

Improvements include the installation of an ADA-compliant concrete sidewalk, a concrete picnic pad, and picnic accessories.

11. CDBG Sidewalk Improvements

Improvements include the removal and replacement of a deteriorated sidewalk adjacent to Saint Francis Hospital.

12. Sidewalk Improvement Program

Improvements include the removal and replacement of deteriorated sidewalks in Phase 1 locations (school walk routes and senior living facilities) throughout the City.

13. Traffic Calming – Speed Humps and Alley Bumps

Improvements include the installation of traffic-calming speed humps and alley speed bumps at various locations throughout the City.

14. Transit Stops

Improvements include the installation of ADA-compliant concrete sidewalks at various transit stops throughout the City.

Analysis:

This bid was advertised on Demandstar and in the Pioneer Press. Bids for the project were received and publicly read on June 4, 2024. Two contractors submitted bids for this project as follows:

<b>Contractor</b>	<b>Address</b>	<b>Cost</b>
Capitol Cement Co., Inc.	6231 North Pulaski Road Chicago, IL 60646	\$2,753,227.25
Sumit Construction Co., Inc.	4150 W. Wrightwood Ave Chicago, IL 60639	\$3,720,184.75

The submitted bids cannot be withdrawn or canceled for a period of sixty (60) calendar days following the bid opening. The bids were reviewed by Bridget Nash, Senior Project Manager. The bid tabulation showing the detailed bid results is attached. The bid requires that the awarded contractor be fully registered on sam.gov. Capitol Cement Co., Inc. has begun the registration process. A contract will not be executed until the registration is complete.

The project is not eligible for the Local Employment Program (LEP) due to the use of CDBG funds. The bid proposal requests a waiver from the M/W/D/EBE participation goal. A memo reviewing compliance with the City's M/W/D/EBE goals is attached.

Capitol Cement Co., Inc. has successfully completed various projects for the City, including the 2022 and 2023 Alley Improvement projects. The staff has found their work to be satisfactory. Therefore, staff recommends that the contract be awarded to Capitol Cement Co., Inc. in the amount of \$2,753,227.25.

Detailed Funding Summary:

<b>Fund</b>	<b>Account</b>	<b>Available Funding</b>	<b>Contract Award</b>
CDBG Fund (Alleys)	215.21.5170.65515 - 424001	\$500,000.00	\$500,000.00
2024 GO Bond Fund (Alleys)	415.40.4124.65515 - 424001	\$452,500.00	\$452,500.00
Special Assessment Fund	420.40.6000.65515 - 424001	\$452,500.00	\$452,500.00
Cook County Grant	415.40.4124.65515 - 423013	\$400,000.00	\$400,000.00
Sewer Fund	515.40.4535.65515 - 424001	\$370,000.00	\$258,467.00
2024 GO Bond Fund (Traffic Calming)	415.40.4124.65515 - 424011	\$250,000.00	\$233,364.53
ARPA Funds	170.99.9935.65515 - 424011	\$208,280.72	\$208,280.72
CDBG Fund (Sidewalks)	215.21.5170.65515 - 423013	\$100,000.00	\$100,000.00
2024 GO Bond Fund (Picnic Pad)	415.40.4124.65515 - 524007	\$100,000.00	\$98,115.00
2024 GO Bond Fund (Bus Stops)	415.40.4124.65515 - 423008	\$50,000.00	\$50,000.00
<b>Total</b>		<b>\$2,883,280.72</b>	<b>\$2,753,227.25</b>

Attachments:

[Bid Tabulation 24-21](#)

[BID 24-21 MWDEBE Alley and Sidewalk Improvements](#)