

PO 171584  
REQ 83965

**CITY OF NAPERVILLE**  
**AWARD OF JOB ORDER CONTRACT**  
**WORK ORDER NUMBER DPW-004-CY17.A**

**Requesting Department:** Department of Public Works  
**Procurement Name:** JOC: Van Buren Parking Deck Joint and Sealant Repair and Replacement – Top Level  
**Recommended Vendor:** F.H. Paschen  
**Amount of Award:** \$98,613.80

**DESCRIPTION**

CIP Project MB160, Downtown Parking Deck Maintenance Program, was established in 2016 as a multi-year capital project to ensure the Central Business District parking decks are maintained as a sustainable asset in SSA #24.

For CY17, as part of the scope of work outlined in MB160, the City's architectural and engineering firm (A&E firm), Farnsworth Group, performed a comprehensive evaluation of the public parking decks. The subsequent report indicates that the uppermost level of the Van Buren Parking Deck requires the repair and replacement of deck joints and sealant. The present condition is a result of constant UV exposure. The work performed through this project will prevent water from leaking through to the lower decks and contributing to deterioration. The noted deterioration on the sublevels will be prioritized by condition and addressed through this capital project in the coming year.

Job Order Contracting (JOC) was selected to perform the work based on the need for multiple trade specialists and the A&E firm's recommendation the work be completed in advance of the winter season.

**FISCAL IMPACT**

CIP #: MB160

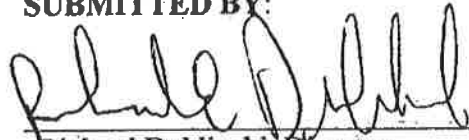
The Van Buren Parking Deck Joint and Sealant Repair and Replacement is expensed to the Capital Improvement Program account below. This work is related to MB160, Downtown Parking Deck Maintenance, for which \$308,875 has been budgeted in CY2017. The requested award of \$98,613.80 is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
136-4010-566.70-89	S.S.A. #26 Fund	\$552,375


**RECOMMENDATION**

Approve the Award of JOC DPW-004-CY17.A, Van Buren Parking Deck Joint and Sealant Repair and Replacement – Uppermost Level, to F.H. Paschen for an amount not to exceed \$98,613.80.

**SUBMITTED BY:**

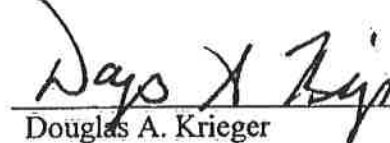
  
Richard Dublinski, Director  
Department of Public Works

10/25/17  
Date

  
Rachel Mayer  
Chief Procurement Officer


10/25/17  
Date

**APPROVED BY:**

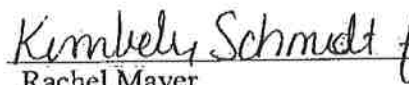
  
Douglas A. Krieger  
City Manager

10/26/17  
Date

**SUBMITTED BY:**

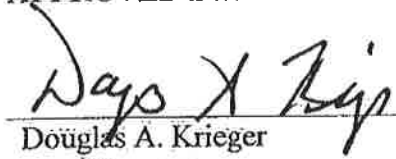
  
Richard Dublinski, Director  
Department of Public Works

10/25/17  
Date

  
Rachel Mayer  
Chief Procurement Officer

10/25/17  
Date

**APPROVED BY:**

  
Douglas A. Krieger  
City Manager

10/26/17  
Date

Project Number: MB160  
 Department Name: Public Buildings  
 Project Purpose: This is a sustainable asset project that will repair and maintain the parking decks in the SSA #24.

Project Title: Downtown Parking Deck Maintenance Program  
 CIP Status: Recurring  
 Category Code: A  
 Sector: Northeast  
 Criteria  
 WF Number:

**Project Narrative:**

The Chicago Avenue and Van Buren Parking Decks were built in 1986 and 2001 respectively. These decks require on-going maintenance based on a detailed inspection report. This project plan includes upgrades and maintenance at the Van Buren Deck but only includes maintenance repairs for the Chicago Avenue Deck. In 2017, an assessment was completed on both decks. Based on the results of that assessment, a new 5 year maintenance plan was developed. In 2018, structural components within sections of the both decks will be repaired to prevent leaking and further deterioration.

**External Funding Sources Available**

None

**Projected Timetable**

2017 - Chicago Avenue Deck - surface sealers; precast column repairs; lee-to-tee joint sealants  
 2018 - Evaluation of both parking decks and needed repairs.

**Impact on Operating Budget**

This project will help to reduce emergency repair costs associated with the downtown parking decks.



**Project Budget Impact Summary**

	2017	2018	2019	2020	2021	Total CIP
Impact Detail	(10,000)	(10,000)	(10,000)	0	0	(30,000)
Subtotal	(10,000)	(10,000)	(10,000)	0	0	(30,000)
	Prior Year(s) Impact					0
	Total Project Impact					(30,000)

**Funding Source Summary**

Funding Source	2017	2018	2019	2020	2021	Total Source
SSA Fund	308,875	204,000	234,090	238,772	243,547	1,228,284
Subtotal	308,875	204,000	234,090	238,772	243,547	1,228,284
	Prior Year(s) Expenditures					812,142
	Total All Sources					2,041,426

**Project Cost Summary**

Expense Category	Prior Year(s) Expenditures	2016 Budget	Year-to-Date	2017	2018	2019	2020	2021	Total CIP
Construction	555,140	194,175	200,961	283,875	127,500	208,080	212,242	216,486	1,048,183
Engineering	56,041	15,750	0	25,000	76,500	26,010	26,530	27,061	181,101
Subtotal	611,181	209,925	200,961	308,875	204,000	234,090	238,772	243,547	1,229,284
	Prior Year(s) Expenditures								812,142
	Total Project Cost								2,041,426

**Proposal Review Details - CSI**

Date: 10/16/2017  
 Job Order #: (Add (.A) (B) (.C) etc. to Proj #): DPW-004-CY17A  
 Job Order Title:: Van Buren Parking Deck Joint & Sealant Repair and Replacement - Top Level  
 Contractor: F. H. Paschen, S. N. Nielson & Associates LLC  
 Job Order Value: \$0.00

Proposal Name: Van Buren Parking Deck Joint & Sealant Repair and Replacement - Top Level  
 Proposal Value: \$98,613.80  
 Proposal Submitted: 10/13/2017 11:54 AM

**01 - General Requirements**

CSI Number	Mod	UOM	Description	Line Total
1	01 74 19 00-0010	EA	6 CY Dumpster (1 Ton) "Construction Debris" Note: Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$299.91

Qty	Unit Price	Factor	Total
Installation	1 X \$260.36 X 1.1519		\$299.91

Contractor Notes: *Disposal of debris off site.*

2	01 74 19 00-0010	EA	6 CY Dumpster (1 Ton) "Construction Debris" Note: Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$299.91
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Qty	Unit Price	Factor	Total
Installation	1 X \$260.36 X 1.1519		\$299.91

Contractor Notes: *Disposal of debris off site.*

**Subtotal for 01 - General Requirements: \$599.82**

**07 - Thermal & Moisture Protection**

3	07 91 23 00-0009	LF	1-1/2" (38 mm) Polyethylene Or Polyurethane Backer Rod	\$16,811.39
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Qty	Unit Price	Factor	Total
Installation	5231 X \$2.20 X 1.1519		\$13,256.30
Demolition	5231 X 0.59 X 1.1519		\$3,555.10

Contractor Notes: *Remove and replace backer rod at all joints.*

4	07 91.23 00-0009	LF	1-1/2" (38 mm) Polyethylene Or Polyurethane Backer Rod	\$10,509.13
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Qty	Unit Price	Factor	Total
Installation	3270 X \$2.20 X 1.1519		\$8,286.77
Demolition	3270 X 0.59 X 1.1519		\$2,222.36

Contractor Notes: *Remove and replace backer rod at all joints.*

5	07 92 00 00-0029	CLF	3/4" x 3/4" Joint, Acrylic/Latex Sealant And Caulking	\$26,452.12
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Qty	Unit Price	Factor	Total
Installation	32.7 X \$517.94 X 1.1519		\$19,509.31
Demolition	32.7 X 184.32 X 1.1519		\$6,942.81

Contractor Notes: *Remove and replace sealant at all joints.*

CSI Number	Mod	UOM	Description	Line Total
<b>07 - Thermal &amp; Moisture Protection</b>				
6	07 92 00 00-0029	CLF	3/4" x 3/4" Joint, Acrylic/Latex Sealant And Caulking	\$42,315.30
			Qty      Unit Price      Factor      Total	
			Installation    52.31 X    \$517.94 X 1.1519    \$31,208.94	
			Demolition    52.31 X    184.32 X 1.1519    \$11,106.37	
			Contractor Notes: <i>Remove and replace sealant at all joints.</i>	
<b>Subtotal for 07 - Thermal &amp; Moisture Protection:</b>				<b>\$96,087.94</b>
<b>09 - Finishes</b>				
7	09 91 13 00-0195	SF	Paint Exterior Concrete Floors And Decks, One Coat Primer, Brush Work	\$339.00
			Qty      Unit Price      Factor      Total	
			Installation    545 X    \$0.54 X 1.1519    \$339.00	
			Contractor Notes: <i>Prime joints prior to new caulk installation.</i>	
8	09 91 13 00-0195	SF	Paint Exterior Concrete Floors And Decks, One Coat Primer, Brush Work	\$542.41
			Qty      Unit Price      Factor      Total	
			Installation    872 X    \$0.54 X 1.1519    \$542.41	
			Contractor Notes: <i>Prime joints prior to new caulk installation.</i>	
9	09 91 43 00-0005	SF	Hand Scrape Concrete Or Masonry	\$642.85
			Qty      Unit Price      Factor      Total	
			Installation    872 X    \$0.64 X 1.1519    \$642.85	
			Contractor Notes: <i>Scrape clean concrete surface and prep for prime coat.</i>	
10	09 91 43 00-0005	SF	Hand Scrape Concrete Or Masonry	\$401.78
			Qty      Unit Price      Factor      Total	
			Installation    545 X    \$0.64 X 1.1519    \$401.78	
			Contractor Notes: <i>Scrape clean concrete surface and prep for prime coat.</i>	
<b>Subtotal for 09 - Finishes:</b>				<b>\$1,926.04</b>
<b>Grand Total:</b>				<b>\$98,613.80</b>

This work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

**The Percent of NPP on this Proposal:    0.00 %**