



Naperville

CITY COUNCIL AGENDA ITEM

SUBJECT: Recommend the Award of Bid 16-218, Municipal Center – Entry Plaza Improvements Phase I

TYPE OF VOTE: Simple Majority

ACTION REQUESTED:
 Approve the Award of Bid 16-218, Municipal Center – Entry Plaza Improvements - Phase I, to RoMAAS, Inc. for an amount not to exceed \$379,900, plus a 5% contingency.

BOARD/COMMISSION REVIEW:
 N/A

COUNCIL ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

DEPARTMENT: Department of Public Works (DPW)
 Finance Department

SUBMITTED BY: Richard Dublinski, DPW Director
 Rachel Mayer, Finance Director

BACKGROUND:
 The front plaza and parking deck of the Municipal Center, originally installed in 1991, have seen significant deterioration in areas that have resulted in increased structural failures annually. In September 2008, the Department of Public Works requested the City Council approve funding for the repair of the parking deck and front plaza at the Municipal Center. DPW commissioned a consultant evaluation and the development of a comprehensive plan for repair and maintenance of the front plaza and parking deck.

Phase I of the Municipal Center entry plaza improvements will include the reconstruction of the main entry stairs and construction of a new accessibility ramp to the building and partial hardscape area located by the main entry stairs. Additional work includes replacement of the

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snow melting system for the main stairs and entrance, removal of existing waterproofing membrane as well as installation of additional insulation and a new waterproofing membrane.

Phases 2-5 will include repairs to the upper parking deck and drive between the parking deck and building, repairs to the driveway circle drop-off pavement around the fountain, replacing all of the lighting fixtures, poles and foundations located on the plaza and upper parking deck and finally removing and replacing the remaining hardscape sidewalk around the building.

DISCUSSION:

Advertisement Date:	04/14/2016	Notices Sent:	146
Opening Date:	04/29/2016	Planholders:	16
		Bids Received:	3

BID TABULATION

The following bids were received:

<i>Engineer's Estimate</i>	<i>\$326,725</i>
RoMAAS, Inc.	\$379,900
Copenhaver Construction	\$389,000
Troop Contracting Inc.	\$460,000

The low bid was \$53,175 higher than the engineer's estimate. DPW's design consultant reviewed a breakdown of the low bidder's construction costs to understand the difference. The consultant found that the concrete and metal railing costs were higher than anticipated. In addition, it was determined that the estimate was not updated when the area of the snow melt system was increased to include the newly designed accessible ramp area.

The City has not previously worked with RoMAAS, Inc. but staff has checked multiple references provided for work completed in neighboring municipalities and received favorable feedback. Further, staff is confident that RoMAAS, Inc. fully understands the scope of work and has the knowledge and manpower to complete the work on time and within budget.

FISCAL IMPACT:

CIP #: MB136 – Municipal Center Front Plaza and Parking Deck Repairs and Upgrades

The services for this contract are expensed to the Public Work's Capital Improvement Program within the account listed below. The funding for the project is provided from prior year G.O. Bond Funds. Since the project inception in 2008, a total of \$480,000 has been budgeted and borrowed for MB136. To date the project has expensed \$43,495 and transferred \$124,800 for emergency electric upgrades at the Police Department in 2013 (MB189). The remaining available funds for this project are \$311,625. Savings from other Public Work's CIP projects will be used to offset the overage of \$53,175.

Account Number	Fund Description	Total Budget Amount
332-4130-431.70-89	Capital Projects Fund	\$648,249

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Per Council directive, contingency on construction projects is set at 3% on projects over \$500,000 and 5% on projects under \$500,000.

RECOMMENDATION:

Approve the Award of Bid 16-218, Municipal Center – Entry Plaza Improvements - Phase I, to RoMAAS, Inc. for an amount not to exceed \$379,900, plus a 5% contingency.

ATTACHMENTS:

1. CIP Page

Project Number: MB136 **Project Title:** Municipal Center Front Plaza and Parking Deck Repairs and Upgrades
Department Name: Public Works **CIP Status:** Changed - Recurring **Category Code:** B
Project Purpose: This is a sustainable asset project that will repair the parking deck and front plaza at the Municipal Center. **Sector:** Northwest **WF Number:** (none)

Project Narrative:

The front plaza and parking deck of the Municipal Center, originally installed in 1991, have seen significant deterioration in areas that lead to expanded structural failures annually. To address these facility problems the City Council previously approved CIP# MB121 and MB136. DPW commissioned an A&E consultant to evaluate conditions focused on these two projects to develop a plan for the maintenance and repair of the parking deck and plaza. DPW has combined these two projects to provide a comprehensive plan based upon the projects described in the A&E report. The projects were prioritized by: 1) Safety implications, 2) Structural integrity and 3) Aesthetics. Projects over the next 4 years include: replacement of the main entry stairway and handicap ramp, repair of the parking deck driving surface, joint crack-filling, miscellaneous concrete repairs, upgrading light fixtures, and landscaping.

External Funding Sources Available

None

Projected Timetable

2015 - Phase I of the entrance plaza and parking deck renovations; 2016- Phase II of the entrance plaza and parking deck renovations; 2017 - Phase III of the entrance plaza, parking deck, and lighting renovations; 2018 - Phase IV of the entrance plaza, impact on operating budget
 Will reduce major maintenance costs for the plazas and stairways at the municipal center for the first several years based upon historical repairs. Sealants and minor repairs will still be necessary in high traffic area exposed to the elements and salt.

Project Budget Impact Summary

	2016	2017	2018	2019	2020	Total CIP
Impact Detail	(7,000)	(7,000)	(7,000)	(7,000)	0	(28,000)
Subtotal	(7,000)	(7,000)	(7,000)	(7,000)	0	(28,000)
					Prior Year(s) Impact	0
					Total Project Impact	(28,000)

Funding Source Summary

	2016	2017	2018	2019	2020	Total Source
unding Source	0	258,462	301,508	357,555	410,400	1,327,925
Infunded Capital	0	258,462	301,508	357,555	410,400	1,327,925
Subtotal					Prior Year(s) Expenditures	213,827
					Total All Sources	1,541,752

Project Cost Summary

Expense Category	Prior Year(s) Expenditures	2015 Budget	2015 Year-to-Date	2016	2017	2018	2019	2020	Total CIP
Construction	177,677	243,000	34,860	0	219,662	256,283	303,905	348,840	1,128,690
Engineering	0	27,000	0	0	38,800	45,225	53,650	61,560	199,235
Services	1,291	0	0	0	0	0	0	0	0
Subtotal	178,967	270,000	34,860	0	258,462	301,508	357,555	410,400	1,327,925
					Prior Year(s) Expenditures				213,827
					Total Project Cost				1,541,752

