



Legislation Text

File #: 21-0068, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Bid 21-088, Central Parking Facility Maintenance Improvements, to J. Gill and Company, for an amount not to exceed \$1,009,526.13, plus a 3% contingency

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Central Parking Facility, Van Buren, and Water Street parking decks were built in 1987, 2000, and 2015 respectively. An assessment completed in 2017 revealed that these decks require repair, renovations, and on-going maintenance. The Central Parking Facility, the oldest of the City's parking structures, is an approximately 151,000 square foot, three-level precast double tee structure. The 2017 assessment identified this structure as having the highest repair and maintenance priority due to age-related deterioration and corrosion.

In 2019, staff retained the services of Walker Consultants to assist with evaluating, prioritizing, programming, engineering, and managing parking facility projects starting with the Central Parking Facility. The findings listed in Walker Consultants' pre-engineering evaluation are consistent with those highlighted in the initial assessment.

In February 2021, DPW issued Bid 21-088, Central Parking Facility Maintenance Improvements, to contract with a company to perform a complete rehabilitation of the top and middle levels of the Central Parking Facility. The work in the base bid includes repairs to tee flanges, tee stems, beams, columns and walls. Additional work includes the replacement of floor sealants, expansion joints, and floor drains. Two alternate options were included as part of the bid for the application of a traffic coating on the top level and for painting the ceiling, beams, walls and columns on all levels.

DISCUSSION:

Advertisement Date:	02/02/21	Notices Sent:	141
	02/17/21	Planholders:	29
		Proposals Received:	07

Bids were received from the following vendors:

Vendor Name	Proposed Total Cost
J. Gill & Company	\$979,526.13
JLJ Contracting	\$1,252,935
National Restoration Systems, Inc.	\$1,494,545
Bulley & Andrews Concrete Restoration	\$1,812,287
Cruz Brothers Construction Company	\$1,823,682
Allied Waterproofing	\$2,139,289.20
Hard Surface Finishers	NON-RESPONSIVE

Bidders were required to provide pricing for the base bid and alternate 1 and 2 options for a total bid cost. Staff recommends awarding the contract, including base bid, plus alternates 1 and 2, to J. Gill & Company.

An Incentive Payment Plan is also included as part of this contract due to the negative impacts that limited parking can have on downtown business. The maximum payment under the Incentive Plan will be limited to \$30,000, paid in \$2,000 per day increments up to 15 calendar days. This amount is in addition to the prices submitted by the contractors; therefore, the amount of the award is \$30,000 greater than the submitted low bid price.

The work is scheduled to begin in early April with a Substantial Completion date of September 3, 2021.

Staff has been, and will continue, working closely with the Downtown Naperville Alliance regarding project scope and timeline.

FISCAL IMPACT:

CIP #: MB160

Central Parking Facility Maintenance Improvements are expensed to the building improvements account below. This work is related to MB160, Downtown Parking Deck Maintenance Program, for which \$1,985,000 has been budgeted in 2021. The requested award of \$1,009,526.13, which includes the maximum Incentive Payment Plan payment, is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31341800-551500	Downtown Parking Fund	\$1,310,100
31342300-551500	Bond	\$2,289,100

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

and 5% on projects under \$500,000.