



Legislation Text

File #: 21-0402, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Bid 21-149, Moser Tower and Eagle Street Pedestrian Walkway Rehabilitation, to StruxC-MC, LLC for an amount not to exceed \$2,092,152.00, plus a 3% contingency

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

Moser Tower and Carillon

The Millennium Carillon Foundation and the City of Naperville constructed the Moser Tower and Carillon in the late 1990s. It was designed to be a unique and striking piece to mark the beginning of the new millennium. After the structure was completed in 2006, control was transferred to the Naperville Riverwalk Commission (RWC) since it is located on the Riverwalk.

Following asset management best practices, the RWC had a structural assessment of the tower performed in 2015 to establish a baseline condition. With the tower being only 15 years old, the RWC was surprised when the assessment revealed a fair amount of corroded structural steel and many cracks in the precast concrete tower units.

After extensive public engagement, the RWC recommended that the tower be repaired without enclosing the bottom half as was initially envisioned by the architect. The City Council concurred and in the spring of 2020 directed staff to have construction plans prepared for public bid.

Municipal Center Handrail

During the summer of 2020, a loose handrail on the west pedestrian walkway of Eagle Street directly across from the Municipal Center was discovered. Upon closer investigation, it was determined that the outside (quarry side) beam was severely deteriorated and needed to be replaced. A separate CIP project was prepared and approved with the 2021 budget.

Staff recognized the synergy between these two Riverwalk CIP projects and recommended to bid them as one project.

DISCUSSION:

Advertisement Date: 04/28/21 Notices Sent: 133
Opening Date: 05/19/21 Planholders: 22
Proposals Received: 3

Bids were received from the following vendors:

Vendor Name	Proposed Cost
<i>Engineer's Estimate</i>	\$2,326,785.00
StruxC-MC LLC	\$2,092,152.00
Berglund Construction	\$2,290,000.00
Blinderman Construction	\$2,942,947.00

The low bid is 11% below the Engineer's Estimate for the combined projects; however, sufficient funds were not budgeted for the Moser Tower portion of the work when the CIP was prepared seven months ago. The project includes repairs not only to the tower's structural steel and concrete, but also significant repairs to the internal stairs, platforms, and waterproofing of the basement.

While staff had a good estimate on the concrete and steel repairs, the final design ultimately includes incomplete replacement of the stairs and platforms. Furthermore, the waterproofing was more extensive as the final plans were detailed and final quantities were calculated. Fortunately, the Julian Street improvements that were awarded last month came in much lower than estimated and budgeted. Staff recommends using the funds budgeted for Julian Street to make up the difference.

The completion date of this project is November 5, 2021.

FISCAL IMPACT:

CIP #: PA048 and PA050

Moser Tower and Eagle Street Pedestrian Walkway Rehabilitation are expensed to the Infrastructure and Building Improvements accounts listed below. This work is related to PA048, Moser Tower Rehabilitation, of which \$1.6 million was budgeted in 2021, as well as PA050, Eagle Street/Paddleboat Quarry Structural Walkway Repair, of which \$166,000 was budgeted in 2021. The requested award exceeds the budgeted amounts for this expense and will be accommodated by underspend within SC216, East Highland Area Improvements, and SW038, Julian Street Drainage Improvement.

Account Number	Fund Description	Total Budget Amount
30292200-551502	Capital Projects Fund	\$166,000
30292300-551500	Bond Fund	\$1,600,000

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