



## Legislation Text

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File #: 23-0725, Version: 1

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### **CITY COUNCIL AGENDA ITEM**

#### **ACTION REQUESTED:**

Approve the award of Bid 23-131, Naper Settlement Perimeter Fence and Entry Gates Improvements, to Peerless Fence, for an amount not to exceed \$459,922.04, plus a 5% contingency and for a six-month term

**DEPARTMENT:** Naper Settlement

**SUBMITTED BY:** Harriet M. Pistorio, Chief Operating Officer

#### **BOARD/COMMISSION REVIEW:**

N/A

#### **BACKGROUND:**

It is the Naper Settlement's operations directive to improve the safety and security at the museum campus through this planned perimeter fence and gate improvement project. Naper Settlement submitted capital improvement project (CIP) NS060 which was approved for implementation during the 2023 capital budget cycle to support this capital improvement directive. The purpose of this project is the replacement of the existing, multi-material, aged, and varied height fence and pedestrian and vehicle entry gates located along the perimeter at Webster St., Porter Avenue, and adjacent to Naperville Central High School and the south border of Naper Settlement campus.

The base project scope specifications and improvements include installing new six-foot tall metal fence to match the NS fence standard and installation of manual and electronic gates with card reader access which will improve the safety and security oversight for the museum. Other scopes will include but are not limited to the demolition of existing fences, removal of obstructive trees and vegetation, minimal grading, river rock installation under new fence lengths and general landscape restoration. Gate improvements at the Webster Street vehicle and pedestrian gates will include a new cantilevered electrified vehicle gate with access control programming. The Chapel parking lot's pedestrian gate will be improved with electronics and capability for programming access control that will ensure improved operations and security access at this gate for weddings, rehearsals, and various other rentals.

The Mansion's existing gate which receives heavy daily access use from repair vendors, service vehicles, waste collection, and event/rental truck deliveries, requires improvements that position this service entry gate to withstand the actual and future anticipated heavy usage. This Alternate 1 project is intended to replace the existing cantilevered vehicle gate operations at the Mansion parking lot entrance, and existing metal gates, controllers, and chains, will be improved with new gates, chains, and controllers. This project will improve the Mansion service gate operations with an efficient electrified gate system connected to the Settlement's access control software. The anticipated safety improvements will ensure this heavily used gate operation remains strong as it supports daily

operations.

Work will proceed in the summer of 2023 and the end of this project's scope will conclude the installation of a final gate to coincide with the end of construction for the new Innovation Gateway building slated for completion in early Q4 2023.

In May 2023, the Buildings & Grounds Department at Naper Settlement issued Bid 23-131, Naper Settlement Perimeter Fence and Entry Gates Improvements, to retain the services of a qualified and experienced contractor(s) to coordinate all activities pertinent to the successful completion of the perimeter fence and entry gates improvements project.

**DISCUSSION:**

Advertisement Date: May 15, 2023 Notices Sent: 469  
Bid Opening Date: June 6, 2023 Planholders: 26  
Completed Bids Received: 1

Bids were received from the following vendors:

<b>Vendor Name</b>	<b>Proposed Cost</b>
<i>Engineer's Estimate</i>	\$574,072.51
<b>Peerless Fence Group</b>	<b>\$459,922.04</b>

With only one bidder, procurement staff reached out to six potential vendors for their no-bid feedback. The responses suggested that many were simply not interested, already had full schedules, or are not able to do the full scope of work as requested.

The bid amount is lower than the approved 2023 CIP. Naper Settlement checked Peerless Fence's bid costs against 2022 preliminary project quotes and a forecasted percent increase that anticipated the continuation of global supply chain delays, industry material cost increases, or availability constraints which became prevalent in 2022. After reviewing Peerless Fence's bid pricing, the lower than the forecasted project budget is welcome and ultimately saves dollars while continuing to ensure this successful project installation. Peerless is a well-known fence contractor operating in the Chicagoland area for more than 50 years.

The completion date of this project is December 31, 2023. The term of this contract is six months and ends on December 31, 2023, with no options to extend.

Based on this bid response, Naper Settlement's Buildings & Grounds Department is recommending the award to Peerless Fence for the base bid amount of \$364,459.04, and award for Alternate 1 amount of \$95,463.00, a total of \$459,922.04, and a 5% contingency of \$22,996.10.

**FISCAL IMPACT:**

CIP #: NS060

The recommended award is expensed to the Building Improvements account listed below and is funded through the City's Capital Projects Fund. The 2023 budget includes \$575,000 for capital improvement project NS060 - Perimeter Fence and Entry Gate Improvements. The recommended

award is within the amount budgeted for the project.

<b>Account Number</b>	<b>Fund Description</b>	<b>Total Budget Amount</b>
51342200-551500	Capital Projects Fund	\$575,000

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