



Legislation Text

File #: 22-0761, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Bid 22-168, 2022 Parking Lot Maintenance Program, to Denler, Inc., for an amount not to exceed \$714,086.10, plus a 3% contingency

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

In May 2022, the Transportation, Engineering and Development Business Group (TED) issued Bid 22-168 seeking contractors to perform maintenance and repairs on City-maintained lots and bike paths.

The 2022 project involves the maintenance of 31 City-owned parking lots, including:

1. four downtown business district lots,
2. six commuter lots,
3. six fire stations,
4. one Park District lot,
5. one Library parking lot,
6. two sites maintained by the Electric Utility,
7. 11 sites maintained by the Water-Wastewater Utility, and
8. four sections of off-street bike paths throughout the City.

The maintenance work will range from low impact maintenance (crack sealing and parking stall painting) to high impact maintenance (seal coating, patching, and resurfacing).

Restrictions were incorporated into the contract to minimize impact to residents, businesses, and visitors by maintaining appropriate access, decreasing the reductions in the number of parking spaces available, and limiting construction hours to off-peak periods. As part of the project, TED will communicate with municipal departments, as well as outside partners, including but not limited to the Downtown Naperville Alliance, adjacent business owners, and commuters.

DISCUSSION:

Advertisement Date:	05/13/2022	Notices Sent:	142
Opening Date:	06/03/2022	Planholders:	16
		Proposals Received:	1

A bid was received from the following vendor:

Vendor Name	Proposed Cost
<i>Engineer's Estimate</i>	\$487,473.41
Denler, Inc.	\$807,103.60

One bid was received for this project. The contractor has performed work on previous parking lot maintenance programs for the City of Naperville. In 2020, Denler was the sole bidder on the City's Parking Lot Maintenance Program. Staff reached out to vendors that downloaded the plans and started the bid process, but did not complete the bid. One vendor stated that Naperville was too far for them to serve efficiently. Another vendor does not provide seal coating and attempted to work with a subcontractor, but the subcontractor was not responsive.

The cost proposal received for this contract was 66% higher than the engineer's cost estimate. In order to reduce cost, one location that was originally included in the scope of work, the Modaff Substation, was eliminated from the contract.

One addition to the proposed contract quantities includes additional renumbering in two commuter lots. The numbering in these lots, Water Tower West and Boecker, has faded and the spaces need to be renumbered as soon as possible so the lots can continue to function as intended. These revisions modify the estimated quantities within the bid proposal but do not significantly change the character of the work to be performed under the contract.

Based on the project revisions detailed above, the proposed contract total is \$714,086.10.

The completion date is October 20, 2022.

FISCAL IMPACT:

CIP #: MB035, MP016, WW034, WW038

The parking lot and bike system maintenance program is expensed to the Infrastructure accounts and Building and Grounds Maintenance accounts listed below, as part of the capital improvement program. A total of \$530,200 is budgeted across all accounts for the work proposed. The requested award of \$714,086.10 is \$183,886.10 over budget. While the requested award exceeds the budgeted amounts for this project, each account has adequate funds for the proposed improvements. Staff recommends performing this work now as cost may increase in the future.

Account Number	Fund Description	Total Budget Amount
30281200-551502	Commuter Parking Fund	\$90,700
30284300-551502	Downtown Maint. Fund	\$136,500
30282200-551502	Capital Projects Fund	\$18,083,000
40271300-531302	Electric Utility Fund	\$200,223
41101500-531302	Water/Wastewater Fund	\$190,000
41252000-551502	Water Capital Fund	\$27,438,275

41251530-531302	Water/Wastewater Fund	\$87,500
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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.