



## Legislation Text

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File #: 24-0649, Version: 1

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### **CITY COUNCIL AGENDA ITEM**

#### **ACTION REQUESTED:**

Approve the award of Bid 24-007, 2024 Parking Lot and Multi-Use Path Maintenance, to Denler, Inc., for an amount not to exceed \$1,142,370.43, plus a 3% contingency

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** William J. Novack, P.E., Director of Transportation, Engineering and Development/City Engineer

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

N/A

#### **BACKGROUND:**

In May 2024, the Transportation, Engineering and Development Business Group (TED) issued Bid 24-007 seeking contractors to perform maintenance and repairs on City-maintained parking lots and bike paths. This is a joint project involving TED, the Water Utilities and the Electric Utility. Maintenance required by these departments are combined into one project that will be managed by TED.

The 2024 project involves the maintenance of 38 City-owned parking lots, including:

- 3 downtown business district lots,
- 9 commuter lots,
- 1 police department lot,
- 4 fire stations,
- 1 public works lot,
- 2 park district lots,
- 1 library parking lot,
- 1 electric department site, and
- 16 sites maintained by the Water-Wastewater Utility.

In addition to the locations listed above, six sections of multi-use paths will also be maintained. 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 City departments, as well as outside partners, including but not limited to the

Downtown Naperville Alliance, adjacent business owners and commuters.

**DISCUSSION:**

Advertisement Date: 05/03/2024 Notices Sent: 229  
Opening Date: 05/22/2024 Planholders: 21  
Proposals Received: 1

A bid was received from the following vendor:

Vendor Name	Proposed Cost
Engineer's Estimate	\$1,484,154.62
<b>Denler, Inc.</b>	<b>\$1,142,370.43</b>

One bid was received for this project. The contractor has performed work on previous parking lot maintenance programs for the City and is currently working for the City as the contractor for the crackfill program. In 2020 and 2022, Denler was the sole bidder on the City's Parking Lot Maintenance Program. This year we received one No Bid form that stated the contractor did not have enough references to meet the City's requirements.

Staff recommends moving forward with the award to Denler as the lone bid is lower than the Engineer's Estimate and approved budget for this project.

The completion date is October 18, 2024.

**FISCAL IMPACT:**

CIP #: MB035, MP016

The 2024 Parking Lot and Multi-use Path Maintenance project is expensed to the account numbers listed below. A combined total of \$1,741,500 is included in the Capital Improvement Program for these projects in the 2024 Budget. Additionally, the Water Utilities included \$27,000 for paving and stripping of the South Operations Center parking lot. The requested award, including the contingency, is within the budget.

Account Number	Fund Description	Total Budget
30281200-551502	Commuter Parking Fund	\$499,500
30282200-551502	Capital Projects Fund	\$29,448,000
30284300-551502	Downtown Maintenance Fund	\$499,000
40251300-551502	Electric Utility Fund	\$15,179,200
41252000-551502	Water Capital Fund	\$40,264,902
41101500-531302	Water Utility Fund	160,000

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

