

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**7/6/2021**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Contract for Katrine Cold Storage (Former Well House) Rehabilitation (WP-010)	Andy Sikich Public Works Director

**SYNOPSIS**

A motion is requested to authorize a contract with F.H. Paschen, S.N. Nielsen & Associates, LLC to repair the cold storage building (former well house) at 5235 Katrine Avenue in an amount not-to-exceed \$111,930.12, which includes a 20% contingency.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2019-2021 include *Top Quality Infrastructure*.

**FISCAL IMPACT**

The FY21 budget has \$225,000 budgeted for the rehabilitation of the well house in capital project WP-010.

**RECOMMENDATION**

Approval on the July 6, 2021 Consent Agenda.

**BACKGROUND**

The well at 5235 Katrine Avenue was constructed in the 1960s and was one of several wells used to supply the Village of Downers Grove with drinking water prior to switching to Lake Michigan water in 1992. The well was kept as an emergency backup source until 2005 when it was sealed. Since 2005 the building has been used for cold storage, due to its close proximity to the Public Works Facility. The brick building is in overall good condition, but is in need of significant repairs to the roof, entry doorway, garage door, and electrical system.

Staff has determined that it is in the Village's best interest to enter into a contract for design-build services with a pre-qualified contractor that has experience in constructing similar facilities. For this reason, staff is recommending a contract with F.H. Paschen, S.N. Nielsen & Associates LLC (Paschen). This firm has performed satisfactorily on similar projects for the Village, including the downtown trash enclosure, the Police Station generator, repairs to the Finley Well House, repairs to the Fairview Train Station and installation of the Main Street Train Station floor. The work was awarded through Job Order Contracting (JOC), which is an indefinite quantity, performance based construction contract that includes fixed prices and performance standards for defined units of work. All of the JOC pricing is pre-bid and based on the

catalog unit price. Paschen has extensive experience with this type of repair work. A larger than normal contingency is being requested on this contract due to the rapidly rising costs of construction materials at this time.

**ATTACHMENTS**

Project Pricing Summary

# VILLAGE OF DOWNERS GROVE

## COUNCIL ACTION SUMMARY

**INITIATED:** Public Works **DATE:** July 6, 2021  
(Name)

**RECOMMENDATION FROM:** \_\_\_\_\_ **FILE REF:** \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to authorize execution of a contract for the Katrina cold storage/former well house rehabilitation project with F.H. Paschen, S.N. Nielsen Associates, LLC in the amount of \$93,275.04 plus 20% contingency in the amount of \$18,655.08 for a total not-to-exceed \$111,930.12.

*Enga*

**SUMMARY OF ITEM:**

Adoption of this motion shall authorize execution of a contract for the Katrina cold storage/former well house rehabilitation project with F.H. Paschen, S.N. Nielsen Associates, LLC in the amount of \$93,275.04 plus 20% contingency in the amount of \$18,655.08 for a total not-to-exceed \$111,930.12.

**RECORD OF ACTION TAKEN:**

---



---



---



June 8, 2021

Village of Downers Grove  
Attn: Dave Moody  
801 Burlington  
Downers Grove, IL 60515

**RE: Downers Grove Storage Building / Well House Rev 01**

Dear Mr. Moody:

FH Paschen has visited the project site with the Village of Downers Grove and agreed to the following scope of work, and the current existing conditions.

**Scope of Work**

- Architectural services as required for Village of Downers Grove permit review which includes as-builts of existing building conditions and construction documents for permit review.
- Remove and dispose of existing removable roof and drywall.
- Remove and dispose existing shingle roof system in its entirety down to structural wood deck.
- Demo interior 4" CMU wall and patch corners where existing wall ties into the exterior wall.
- Remove and dispose of all existing electrical components.
- Sawcut / grind flush the existing well with the existing slab.
- Furnish and install new wood header, rafters and collar ties/joists to match existing.
- Furnish and install roof sheathing at removable roof location.
- Furnish and install new Azek header wraps
- Furnish and install 2x6 garage door framing, soffits and fascia to match existing.
- Infill one (1) existing door opening with brick to match and CMU infill.
- Furnish and install (1) new exterior hollow metal door, frame and hardware.
- Infill misc. existing vent openings on the exterior of the building.
- Spot grind and tuckpoint major cracks.
- Replace damaged brick on exterior veneer (maximum of 30 brick)
- Furnish and install one (1) 10'4" W x 8'0" T sectional door
  - Model 3285
  - Exterior color brown, interior color, white
  - No windows
  - Slid-lock, standard cycle springs, heavy duty hinges, 2" rollers, 2" track, track spring bumpers and weather seal around
- Furnish and install new LiftMaster Logic 5 commercial trolley operator.
- Furnish and install ice and water shield underlayment at eave edge of roof with #30 felt underlayment over remaining roof surface.
- Furnish and install GAF Timberline HDZ shingles over underlayment with ridge and started shingles as required.



- Furnish and install (1) lead stack flashing and flash into shingle roof system.
- Fabricate and install 24-gauge prefinished metal gutters, apron flashing, rake flashing, downspouts, fascia and soffit panels and tie into the roof system.
- New roof carries a two (2) year workmanship warranty and a forty (40) year shingle material warranty.
- Furnish and install new 240/120v 200amp service
  - New service drop required by ComEd. Downers Grove will need to apply for new service
- Furnish and install conduit and wiring for new LED lighting.
- Furnish and install conduit and wiring for new general-purpose receptacles.
- Furnish and install conduit and wiring to provide power to garage door opener.
- Furnish and install conduit and wiring for (1) new exterior LED fixture to replace existing.
- Furnish and install two (2) new 208V electric heaters.

#### **Clarifications**

- This proposal ***excludes*** project bonds and any permit fees that may apply unless indicated above.
- This proposal ***excludes*** the removal and disposal of any hazardous material.
- This proposal ***excludes*** any unforeseen conditions that may arise.
- This proposal ***excludes*** any overtime or premium time, proposal is based on normal work hours.
- This proposal ***excludes*** any new concrete or flooring.
- This proposal ***excludes*** painting.
- This proposal ***excludes*** any mechanical or plumbing work.
- This proposal ***excludes*** any temporary site fencing.
- This proposal includes only the following items described in the above scope.

**Final Estimate**

Leo Wright

F.H. Paschen

0000 - NCPA - Base Term - 4/02/2018 to 4/30/2019

Downers Grove Well House Renovation - NCPA 2021-0294120957

Leo Wright

**Estimator: Leo Wright****Downers Grove Well House Renovation****Division Summary (MF04)**

01 - General Requirements	\$2,802.80
02 - Existing Conditions	\$3,005.00
03 - Concrete	\$1,250.00
04 - Masonry	\$6,721.55
05 - Metals	
06 - Wood, Plastics, and Composites	\$6,431.52
07 - Thermal and Moisture Protection	\$6,775.85
08 - Openings	\$6,645.00
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$4,290.20
25 - Integrated Automation	

**Totalling Components**

Priced Line Items	\$76,080.78
RSMeans NORTH SUBURBAN, IL CCI 2021Q2, 116.60%	\$12,629.41

26 - Electrical	\$21,478.94
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	\$13,727.12
Trades	\$2,952.80
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$76,080.78</b>

NCPA - Regular Hours (6.0000%)	\$4,564.85
--------------------------------	------------

**Grand Total****\$93,275.04**

## Final Estimate

Estimator: Leo Wright			Downers Grove Well House Renovation			
-----------------------	--	--	-------------------------------------	--	--	--

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-30-0250 Insurance, all-risk, maximum	Job	94,000.0000	0.6200%	\$582.80	RSM21FAC O&P
2	01-54-36-50-1200 Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck Mobilization and demobilization of trade partners tools, equipment and materials. (carpenter, mason, OH door, roof, electrician)	Ea.	10.0000	\$222.00	\$2,220.00	RSM21FAC L, E, O&P
01 - General Requirements Total					\$2,802.80	
02 - Existing Conditions						
3	02-41-19-19-0725 Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	3.0000	\$625.00	\$1,875.00	RSM21FAC M, O&P
4	02-42-10-20-3010 Deconstruction of exterior brick walls, first floor, up to 2 stories, excludes handling, packaging or disposal costs Line item used to remove and dispoef of existing interior 4" CMU wall	S.F.	200.0000	\$5.65	\$1,130.00	RSM21FAC Grn, L, O&P
02 - Existing Conditions Total					\$3,005.00	
03 - Concrete						
5	03-81-13-50-0590 Selective demolition, concrete slab cutting/sawing, minimum labor/equipment charge Minimum labor charge to sawcut existing well flush with the existing slab	Job	1.0000	\$1,250.00	\$1,250.00	RSM21FAC L, E, O&P
03 - Concrete Total					\$1,250.00	
04 - Masonry						
6	04-01-20-20-0300 Pointing masonry, tuck, cut and re-point, hard mortar, running bond spot tuckpoint major cracks	S.F.	250.0000	\$9.30	\$2,325.00	RSM21FAC M, L, O&P
7	04-21-13-13-0020 Brick veneer masonry, standard brick, select common, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing Infill door with brick to match existing, repalce damaged brick on exterior veneer and infill misc vent openings	M	1.5000	\$2,900.00	\$4,350.00	RSM21FAC M, L, O&P
8	04-22-10-10-0020 Concrete block, solid, normal weight, 2000 psi, 2" x 8" x 16", includes material only Furnish and install new CMU infill @ exterior door location	Ea.	35.0000	\$1.33	\$46.55	RSM21FAC M, O&P
04 - Masonry Total					\$6,721.55	
06 - Wood, Plastics, and Composites						
9	06-05-23-60-3500 Timber connectors, rafter anchors, galvanized, 18 gauge, 1-1/2" wide, 5-1/4" long	Ea.	20.0000	\$5.30	\$106.00	RSM21FAC M, L, O&P

## Final Estimate

Estimator: Leo Wright

Downers Grove Well House Renovation

## 06 - Wood, Plastics, and Composites

Item	Description	UM	Quantity	Unit Cost	Total	Book
10 06-11-10-40-2002	Wall framing, headers over openings, 2" x 6" New header for OH door	L.F.	12.0000	\$5.05	\$60.60	RSM21FAC M, L, O&P
11 06-11-10-40-5162	Wall framing, studs, 2" x 6", 8' high wall garage door liner framing	L.F.	32.0000	\$2.56	\$81.92	RSM21FAC M, L, O&P
12 06-13-23-10-0020	Single 6" x 10" wood beam, heavy mill timber framing line item used to furnish and install new wood header and rafters in removable roof section	M.B.F.	1.5000	\$3,650.00	\$5,475.00	RSM21FAC M, L, O&P
13 06-16-36-10-0052	Sheathing, plywood on roof, CDX, 3/8" thick remove and replace old removable roof sheathing included 5 extra 8'x4' sheets for patching	S.F.	400.0000	\$1.77	\$708.00	RSM21FAC M, L, O&P

## 06 - Wood, Plastics, and Composites Total

\$6,431.52

## 07 - Thermal and Moisture Protection

14 07-13-53-10-1200	Elastomeric sheet waterproofing, neoprene sheets, plain, 45 mils thick Furnish and install new ice and water shield underlayment at each edge of roof	S.F.	450.0000	\$4.77	\$2,146.50	RSM21FAC M, L, O&P
15 07-31-13-10-0300	Asphalt shingles, standard, laminated multi-layered shingles, class A, 240-260 lb/sq Remove and replace existing asphalt singles down to wood deck substrate	Sq.	13.0000	\$272.00	\$3,536.00	RSM21FAC M, L, O&P
16 07-31-13-10-0825	Asphalt shingles, #30 felt underlayment Furnish and install new #30 underlayment	Sq.	13.0000	\$22.00	\$286.00	RSM21FAC M, L, O&P
17 07-71-23-10-0300	Aluminum downspouts, enameled, 2" x 3", .024" thick Furnish and install new downspouts	L.F.	15.0000	\$7.00	\$105.00	RSM21FAC M, L, O&P
18 07-71-23-30-0300	Aluminum gutters, stock units, plain, 5" box, .032" thick Furnish and install new gutters	L.F.	50.0000	\$10.35	\$517.50	RSM21FAC M, L, O&P
19 07-71-23-30-5080	Gutter end caps, K type galvanized steel, 5" New gutter end caps	Ea.	2.0000	\$3.05	\$6.10	RSM21FAC M, L, O&P
20 07-72-26-10-0100	Ridge vents, aluminum strips, mill finish Furnish and install new ridge vent	L.F.	25.0000	\$7.15	\$178.75	RSM21FAC M, L, O&P

## 07 - Thermal and Moisture Protection Total

\$6,775.85

## 08 - Openings

21 08-12-13-13-0100	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0" Furnish and install new HM door frame	Ea.	1.0000	\$325.00	\$325.00	RSM21FAC M, L, O&P
22 08-13-13-13-0100	Doors, hollow metal, commercial, steel, flush, full panel, hollow core, 1-3/8" thick, 20 ga., 3'-0" x 7'-0"	Ea.	1.0000	\$525.00	\$525.00	RSM21FAC M, L, O&P



## Final Estimate

Estimator: Leo Wright

Downers Grove Well House Renovation

## 08 - Openings

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install new HM door					
23 08-36-13-10-1100	Doors, overhead, commercial, stock, sectional, heavy duty, wood, 1-3/4" thick x 10' x 10' high, excl. frames Furnish and install new 10'4" x 8'0" sectional door	Ea.	1.0000	\$2,675.00	\$2,675.00	RSM21FAC M, L, O&P
24 08-36-13-10-1100-2900	Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add (Modified using 08-36-13-10-2900) Furnish and install new 10'4" x 8'0" sectional door including liftmaster trolley operator	Ea.	1.0000	\$1,600.00	\$1,600.00	RSM21FAC M, L, O&P
25 08-71-20-30-0020	Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm New door closer	Ea.	1.0000	\$257.00	\$257.00	RSM21FAC M, L, O&P
26 08-71-20-40-0400	Door hardware, lockset, standard duty, cylindrical, with sectional trim, keyed, single cylinder function New lockset	Ea.	1.0000	\$285.00	\$285.00	RSM21FAC M, L, O&P
27 08-71-20-65-0011	Thresholds, aluminum, 3' long door saddles New door threshold	L.F.	3.0000	\$36.00	\$108.00	RSM21FAC M, L, O&P
28 08-71-20-90-0040	Door hardware, hinges, full mortise, average frequency, steel base, US26D, 4-1/2" x 4-1/2" New door hinges	Pr.	1.5000	\$90.00	\$135.00	RSM21FAC M, O&P
29 08-71-20-95-0040	Door hardware, kick plate, stainless steel, .05", 16 ga, 8" x 34" New door kickplate	Ea.	1.0000	\$110.00	\$110.00	RSM21FAC M, L, O&P
30 08-71-25-10-3200	Weatherstripping, doors, metal frame, extruded sections, bronze, for 6' x 7' door Line item used to furnish and install new weather seal on new OH Door	Opng.	1.0000	\$625.00	\$625.00	RSM21FAC M, L, O&P
<b>08 - Openings Total</b>					<b>\$6,645.00</b>	

## 23 - Heating, Ventilating, and Air-Conditioning (HVAC)

31 23-83-33-10-5950	Electric heating, unit heater, heavy duty, single phase, 208-240-277 volt, 15 kW, includes fan & mounting bracket Furnish and install (2) new heaters	Ea.	2.0000	\$2,125.00	\$4,250.00	RSM21FAC M, L, O&P
32 23-83-33-10-5950-4220	Labor adjustment factor (mechanical), general, add to labor for working in existing occupied factory or warehouse, for Division 21, 22 and 23 only (Modified using 22-01-02-20-4220) Furnish and install (2) new heaters	Ea.	2.0000	\$20.10	\$40.20	RSM21FAC L, O&P
<b>23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total</b>					<b>\$4,290.20</b>	

## 26 - Electrical

33 26-05-19-90-0940	Wire, copper, solid, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray Furnish and install new wire	C.L.F.	3.2000	\$81.50	\$260.80	RSM21FAC M, L, O&P
---------------------	--	--------	--------	---------	----------	-----------------------

## Final Estimate

Estimator: Leo Wright

Downers Grove Well House Renovation

## 26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
34	26-05-19-90-0940-4040 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, factory or warehouse (Modified using 26-01-02-20-4040) Furnish and install new wire	C.L.F.	3.2000	\$6.98	\$22.34	RSM21FAC L, O&P
35	26-05-33-13-5020 Electric metallic tubing (EMT), 3/4" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install new conduit for LED lighting, new general purpose receptacles, garage door and exterior light fixture. Includes new conduit to heaters	L.F.	320.0000	\$7.10	\$2,272.00	RSM21FAC M, L, O&P
36	26-05-33-13-5020-4040 Labor adjustment factor (electrical), add to labor for working in existing occupied buildings, factory or warehouse (Modified using 26-01-02-20-4040) Furnish and install new conduit for LED lighting, new general purpose receptacles, garage door and exterior light fixture	L.F.	320.0000	\$0.59	\$188.80	RSM21FAC L, O&P
37	26-27-33-20-0110 Power distribution, 3PH, 480V-208V/120V, 60 kVA PDU install new 240/120v 200amp service	Ea.	1.0000	\$16,600.00	\$16,600.00	RSM21FAC M, L, O&P
38	26-51-13-55-3000 Interior LED fixtures, linear, suspended mounted, 37 watt, one light bar 4' long, incl lamps, mounting hardware and connections furnish and install new strip lighting interior	Ea.	6.0000	\$305.00	\$1,830.00	RSM21FAC Grn, M, L, O&P
39	26-56-23-55-0100 Exterior LED fixture, wall mounted, indoor/outdoor, 12 watt, incl lamps furnish and install 1 new exterior wall fixture	Ea.	1.0000	\$305.00	\$305.00	RSM21FAC M, L, O&P
<b>26 - Electrical Total</b>						<b>\$21,478.94</b>

## Alternate

40	01-11-31-10-0100 Architectural fees, for alteration work, to \$500,000, minimum architectural fees required to develop as-builts and construction documents for Village permit review / approval	LSum	9,000.0000	100.0000%	\$9,000.00	CUSTOM L, O&P
41	06-16-36-10-0052 Demo - Sheathing, plywood on roof, CDX, 3/8" thick remove and replace old removable roof sheathing included 5 extra 8'x4' sheets for patching	S.F.	400.0000	\$0.91	\$364.00	CUSTOM L, O&P
42	07-13-53-10-1200 Demo - Elastomeric sheet waterproofing, neoprene sheets, plain, 45 mils thick Furnish and install new ice and water shield underlayment at each edge of roof	S.F.	450.0000	\$2.29	\$1,030.50	CUSTOM L, O&P
43	07-31-13-10-0300 Demo - Asphalt shingles, standard, laminated multi-layered shingles, class A, 240-260 lb/sq Remove and replace existing asphalt singles down to wood deck substrate	Sq.	13.0000	\$147.70	\$1,920.10	CUSTOM L, O&P
44	07-31-13-10-0825 Demo - Asphalt shingles, #30 felt underlayment Furnish and install new #30 underlayment	Sq.	13.0000	\$11.44	\$148.72	CUSTOM L, O&P
45	08-12-13-13-0100 Demo - Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0" Furnish and install new HM door frame	Ea.	1.0000	\$86.30	\$86.30	CUSTOM L, O&P
46	08-36-13-10-1100 Demo - Doors, overhead, commercial, stock, sectional, heavy duty, wood, 1-3/4" thick x 10' x 10' high, excl. frames Furnish and install new 10'4" x 8'x0" sectional door	Ea.	1.0000	\$777.50	\$777.50	CUSTOM L, O&P

## Final Estimate

Estimator: Leo Wright

Downers Grove Well House Renovation

## Alternate

Item	Description	UM	Quantity	Unit Cost	Total	Book
47 23-83-33-10-5950	Demo - Electric heating, unit heater, heavy duty, single phase, 208-240-277 volt, 15 kW, includes fan & mounting bracket Furnish and install (2) new heaters	Ea.	2.0000	\$200.00	\$400.00	CUSTOM L, O&P
<b>Alternate Total</b>					<b>\$13,727.12</b>	

## Trades

48 BRIC	Bricklayers - 2021 RSMeans Facilities O&P Rate CMU line item 04-22-10-10-0020 is for material only. This line item is labor only to install new CMU	Hour	8.0000	\$86.30	\$690.40	Trades L, O&P
49 CARP	Carpenters - 2021 RSMeans Facilities O&P Rate labor hours for carpenter included to address any unforeseen / misc. repairs	Hour	8.0000	\$87.10	\$696.80	Trades L, O&P
50 ELEC	Electricians - 2021 RSMeans Facilities O&P Rate Labor hours to remove and dispose of existing electrical components. Figured 2 guys x 1 day	Hour	16.0000	\$97.85	\$1,565.60	Trades L, O&P
<b>Trades Total</b>					<b>\$2,952.80</b>	

**Estimate Grand Total****93,275.04**