

VILLAGE OF DOWNERS GROVE
Report for the Village
8/3/2021

SUBJECT:	SUBMITTED BY:
Award of Contract - Parking Deck Fencing	Andy Sikich Public Works Director

SYNOPSIS

A motion is requested to authorize a contract with F.H. Paschen, S.N. Nielsen & Associates, LLC to install ornamental fencing around the top floor of the parking deck in an amount not-to-exceed \$224,538.67, which includes a 10% contingency.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

This project was not included in the FY21 budget. The Capital Projects Fund and Major Buildings Fund include sufficient funding to complete this project.

RECOMMENDATION

Approval on the August 3, 2021 Consent Agenda.

BACKGROUND

The top floor of the Village's parking deck is open to the elements. This fencing will provide additional fall protection in the unlikely event that an individual sits or stands on the parapet walls. The proposed fencing will be black ornamental iron, 5 feet tall, with the top curved inward to discourage climbing of the fence.

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 work. A 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: August 3, 2021
(Name)

RECOMMENDATION FROM: _____ FILE REF: _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to authorize execution of a contract for the installation of ornamental fencing on the top floor of the parking deck with F.H. Paschen, S.N. Nielsen Associates, LLC in the amount of \$204,126.07 plus 10% contingency in the amount of \$20,412.60 for a total not-to-exceed \$224,538.67.



SUMMARY OF ITEM:

Adoption of this motion shall authorize execution of a contract for the installation of ornamental fencing on the top floor of the parking deck with F.H. Paschen, S.N. Nielsen Associates, LLC in the amount of \$204,126.07 plus 10% contingency in the amount of \$20,412.60 for a total not-to-exceed \$224,538.67.

RECORD OF ACTION TAKEN:



July 20, 2021

Village of Downers Grove
Attn: Andrew Sikich
5101 Walnut Ave.
Downers Grove, IL 60515

RE: Downers Grove Parking Garage Top Floor Fencing

Dear Mr. Sikich:

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.
- Furnish and install 5-foot high custom curved ornamental iron fence on the top floor of the parking garage.
- Powder coating of new fencing black.
- Drilling of bolt holes for anchor plates.

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 temporary site fencing.
- This proposal *excludes* any masonry repair.
- This proposal *excludes* any concrete repair
- This proposal *excludes* any landscaping work.
- This proposal *excludes* any electrical work.
- This proposal includes only the following items described in the above scope.

Final Estimate

Estimator: Leo Wright

Downers Grove Parking Garage Fence - Top Floor Only

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-0850-L Cost adjustment factors, dust protection, add to construction costs for particular job requirements, maximum Provide dust protection during installation of new fencing to maintain OSHA standards for silica protection while drilling into existing concrete to anchor bolts.	Costs	70,000.0000	11.0000%	\$7,700.00	RSM21FAC L, O&P
2	01-21-53-50-1750-L Cost adjustment factors, protection of existing work, add to construction costs for particular job requirements, maximum Install, maintain, and remove protections to existing finished surfaces for the duration of the project.	Costs	25,000.0000	7.0000%	\$1,750.00	RSM21FAC L, O&P
3	01-31-13-20-0260 Field personnel, superintendent, average Superintendent on site for duration of the project.	Week	3.0000	\$3,725.00	\$11,175.00	RSM21FAC L, O&P
4	01-31-13-30-0050 Insurance, standard builders risk, maximum Project insurance cost.	Job	205,000.0000	0.8000%	\$1,640.00	RSM21FAC O&P
5	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 fencing, concrete drilling, truck for delivery and haul off (3 weeks)	Ea.	10.0000	\$222.00	\$2,220.00	RSM21FAC L, E, O&P
01 - General Requirements Total					\$24,485.00	
02 - Existing Conditions						
6	02-41-19-19-3040 Selective demolition, rubbish handling, 50' haul, loading & trucking, hand loading truck, cost to be added to demolition cost Loading of debris on truck and hauling off site for disposal. Truck will be on site on a daily basis for hauling.	C.Y.	20.0000	\$63.00	\$1,260.00	RSM21FAC L, E, O&P
02 - Existing Conditions Total					\$1,260.00	
03 - Concrete						
7	03-82-16-10-0300-0350 Concrete impact drilling, for anchors, 1/2" dia, in concrete or brick walls and floors, includes bit cost, layout and set up time, excl anchor, for each additional inch of depth in same hole, add (Modified using 03-82-16-10-0350) Drilling of anchor holes in base plates for posts. 4 holes per plate. Assumed to be one plate per every 6-feet in length and 6-inch hole depth required. This line item is for the extra 2-inches to meet the 6-inch depth.	Ea.	1,120.0000	\$2.80	\$3,136.00	RSM21FAC M, L, O&P
03 - Concrete Total					\$3,136.00	
09 - Finishes						
8	09-91-23-62-0700 Electrostatic painting, irregular surfaces (furniture, door frames, etc.), two coats, in shop Powder coating for custom curved ornamental iron fence on top floor of parking garage. Includes the powder coating of posts, plates, and cross bars.	S.F.	5,750.0000	\$6.25	\$35,937.50	RSM21FAC M, L, O&P

Final Estimate

Estimator: Leo Wright

Downers Grove Parking Garage Fence - Top Floor Only

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
09 - Finishes Total						\$35,937.50

Alternate

9	01-11-31-30-1200	Engineering fees, structural, minimum Allowance for structural drawings stamped by a licensed engineer. FHP to return any unused funds for this service.	Project	10,000.0000	100.0000%	\$10,000.00	CUSTOM O&P
10	03-82-16-10-0300	Concrete impact drilling, for anchors, up to 4" D, 1/2" dia, in concrete or brick walls and floors, includes bit cost, layout and set up time, excl anchor Drilling of anchor holes in base plates for posts. 4 holes per plate. Assumed to be one plate per every 6-feet in length and 6-inch hole depth required. This line item is for the initial 4-inches of depth.	Ea.	560.0000	\$14.00	\$7,840.00	CUSTOM M, L, O&P
11	05-05-23-10-1400	Bolt, hex head, plain steel, 1/2" dia x 6" L, A307, incl nut & washer Material Only: Furnish bolts for anchoring of posts to existing concrete wall. 4 bolts per plate.	Ea.	560.0000	\$1.14	\$638.40	CUSTOM Grn, M, O&P
12	05-12-23-65-0100	Steel plate, structural, for connections & stiffeners, 1/4" T, shop fabricated, incl shop primer Material Only: Furnish base plates for all connections of posts to existing concrete wall.	S.F.	140.0000	\$14.80	\$2,072.00	CUSTOM Grn, M, O&P
13	32-31-19-10-5400	Decorative metal fences and gates, tubular picket, steel, 6' sections, 2" posts, 5' high, includes excavation Labor Only. Field measurements, fabrication, and installation for custom curved ornamental iron fence on top floor of parking garage. Fabrication and installation is for the labor to install 820LF of new decorative metal fencing.	LSum	1.0000	\$61,530.00	\$61,530.00	CUSTOM L, O&P
14	32-31-19-10-5400	Decorative metal fences and gates, tubular picket, steel, 6' sections, 2" posts, 5' high, includes excavation Material Only: Fabricate and furnish custom curved ornamental iron fence on top floor of parking garage. Does not include powder coating or concrete drilling for plates/bolts.	L.F.	820.0000	\$48.40	\$39,688.00	CUSTOM M, O&P

Alternate Total

\$121,768.40

Estimate Grand Total

204,126.07