

MEMORANDUM

TO: The Honorable Mayor and City Council

FROM: Al Schefske, Facilities Manager

DATE: March 21, 2022

SUBJECT: **Recommendation for Repairs and Painting to Wheaton Place and Willow Avenue Parking Garages**

Request

Approve the resolution for the award of Repairs and Painting to Wheaton Place and Willow Avenue Parking Garages.

Background

Every five years, a consultant with structural expertise evaluates all structural components and floors for corrosion and exposed reinforcement bars on all City owned parking structures. A structural report is prepared following inspection of both facilities which identifies locations of all defects followed by a recommendation on appropriate repairs to keep the facilities structurally sound and safe for public use. Recommendation for repairs include patching concrete surfaces with exposed reinforcement bars, and bead blasting floors and wall surfaces in preparation of applying a protective sealer.

The garages have not been painted since their construction (Wheaton Place: 23 yrs, Willow Avenue: 15 yrs). The paint has chipped off in places, and some walls have been spot painted to cover graffiti. The “anti-graffiti” and high reflection paint to be used will allow for graffiti to be power washed off easier and make the garage brighter.

For the past few months, Staff has engaged in discussions with Wheaton Place HOA representatives for the HOA to share appropriate costs for maintenance and repair work necessary at the Wheaton Place Garage. The Agreement is not yet complete. However, Staff expects the HOA to pay for approximately 15% of work required on the Wheaton Place Garage. Once the Agreement is approved, the HOA will reimburse the City for their appropriate share of maintenance/repair costs for these 2022 repairs (approximately \$25K) and those in the future.

Scope of Work

The project scope includes inspection and repairs to City owned parking garages at 220 S. Cross Street (Willow Avenue) and at 232 W. Wesley Street (Wheaton Place). Services shall include, but not be limited to:

- Concrete repairs due to cracking or loose concrete, beams, columns, or ceilings.
- Joints or sealant loose and/or torn.
- Traffic Topping/Waterproofing Systems that may have been damaged by plows or erosion.
- Vehicular Impacts to walls, columns, or barrier cables.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | SUZANNE FITCH | LYNN ROBBINS | SCOTT WELLER

- Expansion joints with tears, damages, and/or sand built up during winter months.
- Painting: Stall striping, stair nosing's and handrails, doors, columns, and ceiling.

Bid Results

Bids were received from the following vendors:

Vendor	Price
Western Specialty Contractors	\$450,296.00
Golf Acquisition Group, LLC.	\$460,899.65
LS Contracting Group, Inc.	\$579,853.00
National Restoration Systems	\$610,325.00
Red Feather Group	\$652,745.00
Blinderman Construction Co., Inc.	\$715,504.00
Bulley & Andrews Concrete Restoration	\$812,932.00

Procurement Review

Procurement staff reviewed the bid from Western Specialty Contractors for conformity with the City's terms and conditions, bid bond and insurance requirements. Western Specialty Contractors is compliant with the bid requirements.

Budget Impact

A total of \$435,000 is budgeted in the Parking Fund for repairs to Wheaton Place and Willow Avenue Parking Garages. An additional \$150,000 is budgeted in the Parking Fund for painting both garages. The projects were bid at the same time to be more efficient. Therefore, a total of \$585,000 is budgeted in the Parking Fund for painting/repair work to the garages. Western Specialty Contractors' bid is \$134,704 under budget.

Recommendation

Staff recommends the City Council adopt the resolution authorizing the execution of Agreement No. 284 with Western Specialty Contractors for a total amount not to exceed \$450,296 for Repairs and Painting to Wheaton Place and Willow Avenue Parking Garages.

The Agreement, exhibits, bid package and responses are on file in the City Clerk's office and available for review.

RESOLUTION R-2022

A RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENT NO. 284 WITH WESTERN SPECIALTY CONTRACTORS FOR REPAIRS AND PAINTING TO WHEATON PLACE AND WILLOW AVENUE PARKING GARAGES FOR A TOTAL AMOUNT NOT TO EXCEED \$450,296

WHEREAS, the City prepared a bid package (Bid Number 22-35) that included Repairs and Painting to Wheaton Place and Willow Avenue Parking Garages; and

WHEREAS, the City solicited bids in a public bidding process and bids were publicly opened and read on February 23, 2022, at 11:00 AM. Western Specialty Contractors was determined to be the lowest, responsive, responsible bidder with a bid amount of \$450,296; and

WHEREAS, the City budgeted funds in the CY2022 Parking Fund in an amount of \$585,000 for Repairs and Painting to the Wheaton Place and Willow Avenue Parking Garages; and

WHEREAS, both parties agree to the terms and conditions set forth in the bid proposal and the agreement contained in the City's bid package for Repairs and Painting to Wheaton Place and Willow Avenue Parking Garages; and

WHEREAS, the corporate authorities of the City of Wheaton, DuPage County, Illinois find it reasonable and appropriate to enter into an agreement with Western Specialty Contractors, 676 E. Fullerton Avenue, Glendale Heights, Illinois 60139, for Repairs and Painting to Wheaton Place and Willow Avenue Parking Garages.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois, that:

The Mayor is hereby authorized to execute, and the City Clerk is hereby directed to attest to City of Wheaton Agreement No. 284 with Western Specialty Contractors, 676 E. Fullerton Avenue, Glendale Heights, Illinois 60139, for Repairs and Painting to Wheaton Place and Willow Avenue Parking Garages for a total amount not to exceed \$450,296; and that a copy of that certain City of Wheaton Agreement No. 284 is on file with the City Clerk's office as Exhibit A to this Resolution R-2022 _____ and is hereby incorporated into this Resolution as if fully set forth herein.

ADOPTED this 21st day of March, 2022.

Mayor

ATTEST:

City Clerk

Roll Call Vote:

Ayes:
Nays:
Absent: