



Agenda Item Summary

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Submitted By

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Reviewed By

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Agenda Item Title

A Resolution Approving an Independent Contractor Agreement with J. Gill & Co. for Repairs to the Holley Court Parking Structure in an Amount Not to Exceed \$335,000, Authorizing its Execution and Waiving the Village's Bid Process

Overview

This recommendation is for the final year of a three (3) year improvement project of the Holley Court Parking Garage. Staff is recommending waiving the bid process since J. Gill & Company was the low bidder for the prior garage repairs having been completed during phase 1 improvements (floors 5 and 6) in 2018 and phase 2 improvements (floors 3 and 4) in 2019. This contract is for phase 3 (floors 1 and 2).

Recommendation

Approve the Resolution.

Fiscal Impact

The FY2020 budget GL Item 5060-43770-788-570705 provides \$400,000 for parking structure maintenance in the Holley Court Garage, to include repairs and consultant work.

If the Village Board approves another item on the agenda, Resolution 20-080 for Walker Parking Consultants/Engineers, in the amount of \$37,200 there will remain \$362,800. The proposed contract with J. Gill & Company is for a total of \$335,000 (\$314,072 proposal amount and \$20,928 contingency amount) which would be \$27,800 under budget.

The entire Holley Court Garage Parking Structure project was estimated to cost \$1,200,000 over 3 years.

Background

In 2018 and 2019, J. Gill & Co. was the lowest bid and best fits the needs of the Village for this project. Due to J. Gill & Co.'s previous experience with the facility, the ability to assist Oak Park stakeholders, and proper completion of previous phases, staff is recommending to continue working with J. Gill for the final phase of this project.

Holley Court Parking Structure repairs will include the 1st and 2nd levels, the ramps between the levels, the

ramp from level 1, and the northeast stair area on all floors. Work items include floor repair, traffic topping, beam and column repair, expansion joint repair, sealing, traffic markings and painting. Additional work items, added to the 2019 proposal, include planter restoration and expanded traffic coating work.

Work will be coordinated with the Village's Lake Street Streetscape project and will be timed to avoid any conflicts with that project and if completed this year will prevent future disruptions to the downtown area.

There is a separate agenda item Res 20-080 for a resolution approving a professional services agreement with Walker Parking Consultants/Engineers, Inc. to provide repair documents, construction administration and observation of the Holley Court Parking Structure repairs in an amount not to exceed \$37,200.

Alternatives

The Village Board could choose seek additional information or not move forward with the preparation of the construction documents and the repair projects. However, staff recommends continuing with repairs in order to prevent further deterioration of the garage structure.

Previous Board Action

On June 18, 2018, the Village Board awarded a contract to J. Gill & Co in the amount of \$665,588; Holley Court floors 5 and 6 and for the Avenue garage.

On July 8, 2019, the Village Board awarded a contract to J. Gill & Co in the amount of \$190,000; Holley Court floors 3 and 4.

Citizen Advisory Commission Action

N/A

Anticipated Future Actions/Commitments

Staff will assess the garages for additional needs in subsequent years.

Intergovernmental Cooperation Opportunities

N/A