



Agenda Item Summary

File #: RES 23-259, **Version:** 1

Submitted By

Robert Sproule, Public Works Director

Reviewed By

A.M. Zayyad, Deputy Village Manager

Agenda Item Title

A Resolution Approving an Independent Contractor Agreement with Midwest Services and Development Corp. for the North Fire Station Emergency Egress Construction Project in an Amount Not to Exceed \$76,650.00 and Authorizing its Execution

Overview

The North Fire Station currently does not have a point of egress on the second floor where the living quarters are located and there is only one stairway leading down to the main floor where exits are located. This is a life safety issue as the bunk room and kitchen are directly above the fire apparatus floor. In case of a fire on the apparatus floor, there would be no emergency exit available for staff.

Recommendation

Adopt the Resolution.

Background

Currently, there is no point of egress on the second floor of the north fire station, and only one stairway leading down to the main floor and exit. The existing windows are too small to serve as emergency exits. This is a significant life safety concern as the bunk room and kitchen are directly above the fire apparatus floor. In the case of a fire on the apparatus floor, there would be no emergency exit available for staff. Construction of a new emergency egress doorway on the second floor and an exterior balcony with a fire escape ladder is being proposed to address this condition.

On June 28, 2023, staff issued an RFP for the North Fire Station Emergency Egress Construction Project. The RFP was advertised in the Wednesday Journal and also posted on the Village web page. Three (3) companies attended the pre-bid meeting on July 13, 2023. Proposals were due on August 4, 2023, and two (2) proposals were received. Midwest Services and Development Corp. submitted the most favorable proposal and staff recommends that the Village Board approve the Independent Contractor Agreement with this contractor, for this project. Midwest Services and Development Corp. completed the south fire station bunk room, restroom, and locker room renovation project in 2022 and their performance, professionalism, and quality of work was excellent. If approved, the total cost with Midwest Services and Development Corp. for this project would not exceed \$76,650.00, which includes the base bid cost of \$73,000, plus \$3,650 as a 5% contingency for unforeseen conditions.

Fiscal Impact

The Fiscal Year 2023 Building Improvement Fund Budget allocated \$50,000.00 for the North Fire Station Emergency Egress Construction Project and \$35,000.00 for the Village Hall Employee Lounge Restroom Ventilation Improvements

Project in account # 3012-43790-101-540673 (Building Improvement Fund, Building Maintenance). The total contract cost for the North Fire Station Emergency Egress Construction Project would be \$76,650.00. The difference of \$26,650.00 will be covered by using a portion of the funds allocated for the Village Hall Employee Lounge Restroom Ventilation Improvements Project. The existing ventilation system for this area has been repaired and is now working properly and this project is no longer necessary.

DEI Impact

N/A.

Alternatives

The Board can delay action to gain additional information.

Previous Board Action

The Board approved the estimated budget for this project as part of the Fiscal Year 2023 Capital Improvement Plan

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

N/A.