



Agenda Item Summary

File #: RES 23-267, **Version:** 1

Submitted By

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Reviewed By

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Agenda Item Title

A Resolution Approving an Independent Contractor Agreement with Midwest Services and Development Corp. for the Main Fire Station Bunk Room Renovations Project in an Amount Not to Exceed \$319,200.00, Authorizing its Execution and Directing Staff to Prepare the Necessary Budget Amendment

Overview

The Main Fire Station currently has a bunk room that is original to the building construction and does not have accommodations for female staff. Staff recommends an Independent Contractor Agreement with Midwest Services and Development Corp. for renovation of the Main Fire Station Bunk Room.

Recommendation

Adopt the Resolution.

Background

The existing bunk room area on the second floor of the main fire station at 100 N. Euclid is original to the building when it was constructed in 1981. The bunk room does not offer adequate and private accommodations for female staff in its current layout and the existing carpeting is over 25 years old and needs replacement. Modifications to the bunk room floor plan, which would include installation of partitions, additional beds and additional lighting, would satisfy that immediate need and be beneficial to the Village through increased productivity and morale. Project design and engineering prioritized reductions in building emissions and energy usage in alignment with the Village Climate Ready Oak Park Plan Goal: EE02 - Adopt Enhanced Building Performance Standards.

On June 28, 2023 staff issued a Request for Proposals (RFP) for the Main Fire Station Bunk Room Renovations 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 Friday, August 4, 2023 and a total of three (3) proposals were received. Midwest Services and Development Corp. submitted the most favorable proposal and staff recommends that the Village Board approves the Independent Contractor Agreement with Midwest Services and Development Corp. 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 \$319,200.00, which includes the base bid cost of \$300,000.00 plus \$4,000.00 for Alternate #4, and \$15,200.00 as 5% contingency for unforeseen conditions. Alternate #4 includes the installation of spray foam insulation on the underside of the roof deck. A similar application was done at the south fire station in 2022 when the bunk room and locker room was renovated, resulting in significant energy savings and a positive environmental impact.

Fiscal Impact

The Fiscal Year 2023 Building Improvement Fund contains \$240,000.00 (\$200,000 for construction and \$40,000 for design) for the Main Fire Station Bunk Room Renovations Project and \$25,000.00 for Main Fire Station AC unit replacement in account #3012-43790-101-540673. The design fee for the main fire station bunk room renovations was \$25,000, leaving an additional \$15,000 for construction (\$215,000 total). Replacement of the AC units at the main fire station will be deferred to 2024 as the proposed replacement cost exceeds the available budget and the \$25,000 allocated for the AC replacement will be used to cover a portion of the construction cost for the main fire station bunk room renovations. The total available funds for construction would be \$240,000.00.

The total contract cost with Midwest Services and Development Corp. for the main fire station renovation project would be \$319,200.00. Staff will submit a third quarter budget amendment to request new funds in an amount of \$79,200.00 (construction cost of \$319,200 less \$240,000 of available funds) from fund balance.

DEI Impact

This project provides private sleeping quarters for Fire Department personnel ensuring that all staff, regardless of gender, have a comfortable place to rest and relax.

Accepting Alternate #4 (installation of spray foam insulation under the roof) would have a positive environmental impact by reducing heat loss and using less energy to heat and cool the building.

Alternatives

The Village 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.