



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve 107 - 109 East Main Street Building Exterior Improvements Project to Larson Darby and Schramm
Presenter:	Peter Suhr

Please check appropriate box:

<input checked="" type="checkbox"/>	Government Operations 08.19.13		Government Services
	Planning & Development		City Council

Estimated Cost:	\$125,000	Budgeted:	YES	<input checked="" type="checkbox"/> X	NO	
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If NO, please explain how item will be funded:

Executive Summary:

In the Fall of 2012, the City of St. Charles purchased the building located at 107-109 East Main Street in the City's Historic District. This building is adjacent the Arcada Theatre and has formally been operated as George's Sports Center.

Since the time of purchase, City staff has prepared a Preliminary Conditions Report to determine the condition of the building and prioritize maintenance/ construction work to be performed. City staff also solicited a Request for Proposal (RFP) from qualified architects and constructors. The RFP was issued to five (5) firms and identified a scope of work for phase 1 of the building remodel project. Phase 1 of construction includes providing a weather tight building envelope, clearing of debris on the inside of the building, securing life/ safety issues throughout the structure and design services related to future phases of the project. More specifically, the work will include replacement of the existing roof, parapet and masonry repairs, exterior stair removal, general interior clean-up, hazardous material abatement and installation of life safety equipment as required by code.

The architectural firm, Larson Darby Group teamed up with the construction firm, Schramm Construction Corporation to submit a Design-Build solution in their Request for Proposal. Of the four (4) proposals we received, Larson Darby and Schramm were the most qualified team based on the requirements of the project and RFP, therefore awarded the work.

The scheduled work for phase 1 construction has been prioritized by staff. The architectural/ construction team will perform work in order of the prioritized list until the project budget of \$125,000 has been met. Construction costs for phase 1 will not exceed the budgeted amount of \$125,000.

Attachments: *(please list)*

AIA Document A141 -2004 including Project Scope

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve 107 - 109 East Main Street Building Exterior Improvements Project to Larson Darby and Schramm.

<i>For office use only:</i>	<i>Agenda Item Number:</i> 5a
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Standard Form of Agreement Between Owner and Design-Builder

AGREEMENT made as of the First day of July in the year Two Thousand Thirteen
(*In words, indicate day, month and year.*)

BETWEEN the Owner:
(*Name, legal status, address and other information*)

City Of St. Charles
2 East Main Street
St. Charles IL 60174-1984

and the Design-Builder:
(*Name, legal status, address and other information*)

Schramm Construction Corp.
3520 Swenson Ave
St. Charles IL 60174
630-584-1200

for the following Project:
(*Name, location and detailed description*)

107/109 East Main Street Building Improvements

Building Improvements to the City of St Charles

The Owner and Design-Builder agree as follows.

Architect/Engineering Phase I

1. Field measure the existing building
2. Produce background plan drawings for the basement, first level, second level, and roof. Plans will identify the existing conditions with dimensions and notes.
3. Narrative description of Phase I scope of work
4. Roof Demolition plan
5. Demolition plan basement, first level, 2nd level
6. Temporary scaffold access plan
7. Performance specifications for the new roofing, flashings, gutter, downspouts, copings, counter flashings, scuppers, roof insulation, terminations.
8. Specifications and scope for tuck-pointing in Phase –I
9. All work includes inspections and detailed reports by the Design Builder and Architect/Engineer of existing conditions and of the new work at intervals deemed necessary.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.

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User Notes:

(913920634)

10. Structural Inspection of exposed areas to determine the structural integrity of the existing building. The Architect/Engineer will provide direction to the Design Builder as to which areas would need to be exposed for inspection.
11. Prepare and provide Stamped and Sealed by an Illinois registered licensed Engineer and Architect plans for the owner approval prior to the Design Builder soliciting final pricing.
12. Recommendation on Life Safety and Fire Alarm scope and diagram drawing drawings for approval will be completed by the appropriate sub contractor.

Design Builder

1. Interior environmental testing
2. Abatement
3. Roof removal and replacement
4. Parapet masonry repairs
5. Exterior Stair removal Haul Off
6. New scaffold access to first and second level
7. Plywood enclosure at the base of the scaffold
8. General clean up and ceiling demo
9. Design Builder General Conditions & OH&P

Clarifications & Exclusions:

- Permits and Permit Fees
- Impact Fees
- Sales Tax
- Utility Fees
- New water services
- Structural modifications to the roof deck
- Removal of the existing skylights
- Roof curbs or openings in the roof for new mechanical equipment
- Builders Risk Insurance
- Front and rear masonry repair
- Painting
- Any new mechanical equipment
- Minimal lighting for construction only.
- State highway road permits
- Owner will provide a staging area in an adjacent lot for dumpsters
- Structural modifications to the building foundations
- Basement waterproofing
- Dewatering
- Utility fees for temp power,water,gas

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