



Legislation Text

File #: 23-0870, **Version:** 1

TO: Mayor Richard C. Irvin

FROM: Jim Birchall, Chief Public Facilities Officer

DATE: May 14, 2024

SUBJECT:

Emergency Court Ordered Structural Building Repairs at 35 N Broadway, Aurora, IL 60505

PURPOSE:

To ensure the immediate health and safety of the general public and to preserve the overall aesthetics of Downtown Aurora.

BACKGROUND:

Located at the southeast corner of North Broadway and New York Street, the two-story, commercial structure at 35 North Broadway, Aurora, Illinois, 60506-5816 (Parcel #15-22-332-001), was erected in the Central Business District of Downtown Aurora, circa 1900. The structure's foundation rests on the property lot line which is directly adjacent to public sidewalks (Ex. 1 & 2).

On March 27, 2023, due to observed exterior masonry failure and to protect the public from falling debris, the City retained F.H. Paschen, S.N. Nielson & Associates LLC, the City's Job Order Contracting (JOC) program contractor, to affix emergency scaffolding on the building's north wall, to perform emergency repairs on the exterior walls for the deteriorating masonry, and to begin removal of the failing components.

Following removal of most of the wall exterior layer and exposure of the underlying walls, the City directed F.H. Paschen to commission a field structural site analysis which was performed by A. Rowe Construction Consulting, LLC, of Chicago, IL. On July 26, 2023, the City was provided a final field structural site analysis evaluation report which describes the building deficiencies (Ex. 3). All of the emergency Court ordered work was completed in the fall of 2023.

DISCUSSION:

The cost of the initial emergency scaffolding totalled \$38,644.85 (Ex. 4). Based on the findings and recommendations in the structural site analysis report, F.H. Paschen proposed to perform the necessary building repairs for \$720,800.93 (Ex. 5), which results in an overall total of \$759,445.78.

Funding for this project will be drawn from account: 601-0000-410.40-78.

F.H. Paschen is our Job Order Contracting vendor for the City per resolution R20-221.

F.H. Paschen is not indebted to the City.
The City intends to place a lien on the the two-story, commercial structure (Parcel #15-22-332-001) for 100% of the City expenditures.

IMPACT STATEMENT:

During repairs, access to sidewalks and streets adjacent to the building was temporarily restricted. However, all work has been completed and full access to streets and sidewalks has been restored.

RECOMMENDATIONS:

Staff recommends the City Council approves a resolution authorizing payment to F.H. Paschen, S.N. Nielson & Associates LLC for repairs to the structure at 35 N Broadway, Aurora, IL 60505, in the amount of 759,445.78.

cc: Finance Committee



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution authorizing payment to F.H. Paschen, S.N. Nielson & Associates LLC for repairs to the structure at 35 N Broadway, Aurora, IL 60505, in the amount of \$759,445.78.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the two-story, commercial structure at 35 North Broadway, Aurora, Illinois, 60506-5816 (Parcel #15-22-332-001), was erected in the Central Business District of Downtown Aurora, circa 1900. The structure's foundation rests on the property lot line which is directly adjacent to public sidewalks; and

WHEREAS, due to observed exterior masonry failure and to protect the public from falling debris, the City retained F.H. Paschen, S.N. Nielson & Associates LLC, the City's Job Order Contracting (JOC) program contractor (R02-221), to affix emergency scaffolding on the north and front exterior walls to provide support for the deteriorating exterior masonry and also begin removal of the failing components; and

WHEREAS, the City directed F.H. Paschen to commission a field structural site analysis which was

performed by A. Rowe Construction Consulting, LLC, of Chicago, IL. On July 26, 2023, the City was provided a final field structural site analysis evaluation report which describes the building deficiencies; and

WHEREAS, the cost of the initial emergency scaffolding totalled \$38,644.85. Based on the findings and recommendations in the structural site analysis report, F.H. Paschen proposed to perform the necessary building repairs for \$720,800.93, which results in an overall total of \$759,445.78; and

WHEREAS, funding for this project will be drawn from account: 601-0000-410.40-78

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois, as follows: the Director of Purchasing is hereby authorized to make payment to F.H. Paschen, S.N. Nielsen & Associates LLC for repairs to the structure at 35 N Broadway, Aurora, IL 60505, in the amount of \$759,445.78.