

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Cosley Shelter & Duck Enclosure Project

DATE: March 5, 2025



SUMMARY:

Staff worked with Nevin Hedlund Architects and Webster, McGrath, & Ahlberg to develop plans and specifications to replace the Taylor Barn with a shelter and duck enclosure that would better meet the programming uses of the zoo and its patrons.

Bid specifications were sent to 14 contractors on November 22, 2024, and five bids were received. They were opened on January 23, 2025, and the results are as follows:

Contractor	Base Bid	Alt Bid 1: Kiebler barn water connection	Alt Bid 2: transformer electric connection	Alt Bid 3: directional bore sewer line	Base + Alternate 1
E. P. Doyle & Son, LLC	\$773,703	(\$16,200)	\$22,000	\$69,800	\$757,503
Laub Construction, Inc	\$794,300	(\$21,000)	\$2,500	(\$16,000)	\$773,300
Blue Reef, LLC	\$773,100	\$23,750	\$7,600	\$24,700	\$796,850
Construction, Inc.	\$878,000	\$24,000	\$5,000	\$36,000	\$902,000
Red Feather Group, Inc.	\$930,487	(\$25,000)	(\$13,000)	(\$30,000)	\$905,487

Alternate one is being recommended to reduce costs. Staff have worked with EP Doyle & Son in the past and has been pleased with the results.

PREVIOUS COMMITTEE/BOARD ACTION:

The Taylor Barn conditions were discussed at the August 15, 2024, Buildings and Grounds meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account	Description	Budget
40-800-813-57-5701-0000	Cosley Taylor Barn Pavillion	\$369,000
40-000-000-12-1224-0000	18% ADA Improvements	\$81,000
40-800-813-57-5701-0000	Cosley Priority Projects	\$176,623
40-800-813-46-4650-0000	Cosley Foundation Grant	\$206,630
	Total including contingency	<u>\$833,253</u>

STAKEHOLDER PROCESS:

The scope of work was developed with input from the Cosley Zoo staff.

LEGAL REVIEW:

Our legal counsel provided front-end specifications and agreements for bidding.

ATTACHMENTS:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with EP Doyle & Son, LLC for the Cosley Shelter & Duck Enclosure Project base bid and alternate 1 in the amount of \$757,503 plus a 10% contingency in the amount of \$75,750.