

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Community Center Filter Room Roof Water Slide Areas

DATE: February 11, 2021



**SUMMARY:**

Staff has been working with Klein & Hoffman Engineering to solve the water infiltration within the filter building. Plans were made available to seven contractors on January 5, 2021. Three bids were submitted on January 27, 2021. Bid results were as follows:

| <u>Contractor</u>        | <u>Base Bid</u>   | <u>Alt 1<br/>New 6"<br/>concrete<br/>slab</u> | <u>Alt 2<br/>Hollow<br/>core<br/>plank</u> | <u>Alt 3<br/>Rock<br/>attic<br/>drain</u> | <u>Alt 4<br/>Seal<br/>rock<br/>work</u> | <u>Alt 5<br/>Insulated<br/>attic<br/>door</u> | <u>Alt 6<br/>Replace<br/>existing<br/>drains</u> | <u>Alt 8<br/>New<br/>CMU<br/>wall</u> |
|--------------------------|-------------------|---|--|---|---|---|--|---------------------------------------|
| Schafges Brothers, Inc.  | <b>\$141,680*</b> | <b>\$18,600</b>                               | No Bid                                     | <b>\$2,650</b>                            | <b>\$10,250</b>                         | \$2,600                                       | <b>\$6,450</b>                                   | \$21,400                              |
| Continental Construction | \$176,231.25*     | \$36,000                                      | \$41,000                                   | \$5,500                                   | \$2,500                                 | \$7,000*                                      | \$7,000  | \$8,000                               |
| WB Olson                 | \$336,196         | \$14,900                                      | \$35,900                                   | -\$500                                    | \$16,000                                | \$1,200                                       | \$5,040  | \$22,700                              |

\*Revised figures following clarification on bids from contractors through Klein & Hoffman  
Bold items are being recommended.

Alternates were included to provide flexibility in pricing and to respond to conditions uncovered during construction:

- Alternates 1 and 2 are for different options for additional support to deteriorating precast; we are unable to recommend which option until existing conditions are better understood through construction.
- Alternate 3 calls for an additional drain.
- Alternate 4 and 5 are additional work that could be contracted or completed separately.
- Alternate 6 may be necessary depending on the condition of the existing drains during removal.
- Alternate 7 was eliminated during bidding.
- Alternate 8 provides a different means of construction in the stair attic.

The low bidder has successfully completed several projects with the park district in the past. Klein & Hoffman have reviewed the bids and provided a recommendation.

**PREVIOUS COMMITTEE/BOARD ACTION:**

A contract in the amount of \$17,000 for Repair Documents with Klein & Hoffman was approved at the October 21, 2020 Board meeting. At that time, bidding services were not anticipated and

the proposal identified that the Construction Phase Services would be hourly and are typically between 6-8% of the total construction cost. Now that bidding is complete and the construction cost is known, we have asked for a revised proposal.

**REVENUE OR FUNDING IMPLICATIONS:**

\$180,000 is budgeted for this work in 2021 account (40-800-846-57-5701-0000). Between the recommended work and professional services, we will exceed this amount. The same account also contains \$150,000 for “to be determined” projects at the Community Center that can be used for any overages.

**STAKEHOLDER PROCESS:**

Work will be scheduled with Community Center staff. We would seek to complete this work prior to the 2021 pool season.

**LEGAL REVIEW:**

We have received a legal opinion that the revisions to the bids noted in the results table above are acceptable.

**ATTACHMENTS:**

Recommendation letter from Klein & Hoffman dated February 3, 2021

Revised Construction Phase Services from Klein & Hoffman dated February 5, 2021

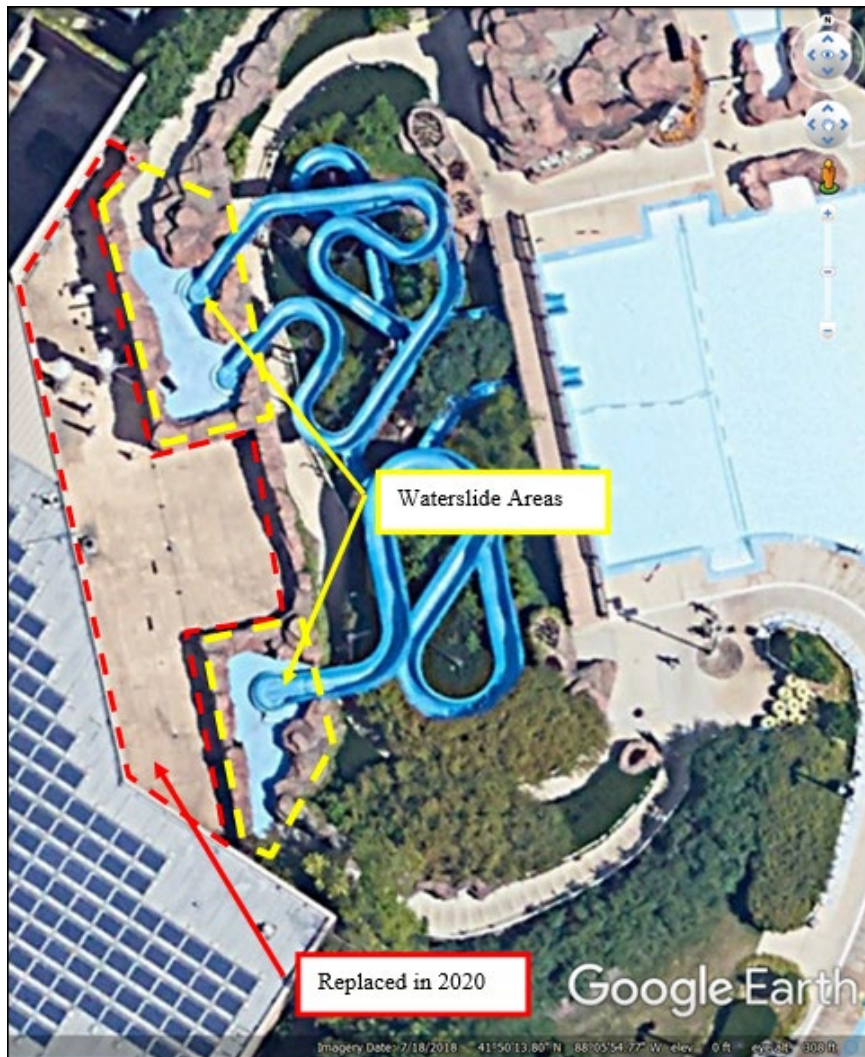
**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners approve a contract with Schaeffges Brothers for the base bid in the amount of \$141,680 and approve \$37,950 for Alternates A1, A6, A3 and A4 if determined necessary during construction by staff, building and grounds subcommittee chairman and our consultant as well as a with a contingency of 25% for any unforeseen conditions.

It is also recommended that the Wheaton Park District Board of Commissioners approve a contract with Klein and Hoffman in the amount of not to exceed \$17,000 for Bidding Assistance and Construction Phase Services with an additional \$5,000 contingency to increase services as needed.



Waterslide Areas

Replaced in 2020

Google Earth

Imagery Date: 7/18/2018 41°50'13.80"N 88°05'54.77"W elev. 0 ft zoom: 308 ft