

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Community Center Filter Room Roof Bid

DATE: June 30, 2020



SUMMARY:

A leak in the Community Center Pool filter room roof caused damage to a column and beam which was replaced in the fall of 2019. The roof needs to be replaced in order to prevent further damage to the building.

Staff worked with Illinois Roof Consulting Associates (IRCA) to prepare bid plans and specifications, which were sent out to the bidders on June 10, 2020. Forty-two contractors received bid documents.

Bids were opened on June 24, 2020. The results were as follows:

CONTRACTOR	BID AMOUNT
Red Feather Group	\$39,800 <i>(recommended to reject)</i>
Combined Roofing	\$80,668 <i>(recommended to accept)</i>
Premier Contractors	\$83,000
DCG Roofing Solutions	\$94,000
Seal Tight Exteriors	\$97,900
Knickerbocker Roofing	\$103,900
A-1 Roofing	\$104,900
L. Marshall	\$110,200
J&F Chattello Construction	\$115,438

Bid results were reviewed and references were checked. IRCA has recommended rejecting the low bid from Red Feather as it does not line up with the scope of work and the company is primarily a painting company. Combined Roofing has satisfactorily completed work for the district in past and is recommended.

PREVIOUS COMMITTEE/BOARD ACTION:

Hiring IRCA as a roofing consultant was discussed at the June 5, 2019 Buildings and Grounds subcommittee meeting and approved at the following Board meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account #: 40-800-846-57-5701-0000	Budget: \$70,000
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While this work is slightly above budget, our estimate was made using unit costs from other projects that were larger and may have been less complicated than this project.

Additional work that is outside of the scope of a roofing contractor is anticipated for the concrete decks that provide access the top of the water slides. It is possible we are seeing moisture infiltration from cracks below the surface and the drainage plumbing. Staff is currently working with Williams Architects to assess the condition and develop plans and specifications for those repairs.

STAKEHOLDER PROCESS:

Work will be scheduled with Community Center staff. With the pool being closed this season, there should be minimal disruption.

LEGAL REVIEW:

N/A

ATTACHMENTS:

IRCA recommendation dated 6/25/2020.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Combined Roofing in the amount of \$80,668 with a 10% contingency for the Community Center Filter Room Roof Project.



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Illinois Roof Consulting Assoc., Inc.
4302-G Crystal Lake Road
McHenry, Illinois 60050
(815) 385-6560
FAX (815) 385-3581
www.irca.com

July 9, 2020

Mr. Brian Morrow
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

**RE: Roof Rehabilitation Bids for the
Community Center Filter Room Roof**

Dear Mr. Morrow:

Illinois Roof Consulting Associates, Inc. (IRCA) was authorized to prepare project documents and specifications for the roof rehabilitation at the referenced facility. The following is a summary of our work in this regard and our recommendations for award of the roofing contract.

We collected data at the site and formulated a specification. Once the documents were reviewed and finalized, we provided the Park District with an Advertisement to Bid.

The contractors who responded to the Advertisement were A-1 Roofing, Combined Roofing, DCG Roofing Solutions, J & F Chiattello Construction, Knickerbocker Roofing, L. Marshall Roofing, Premire Contractors, Red Feather Group, and Seal Tight Exteriors. A pre-bid meeting was held at the site on June 17, 2020, at 8:00 A.M. The project's requirements, specifications, and details were reviewed and the roof was examined by the participants. Subsequent to this site meeting, addenda were transmitted to all Bidders of Record.

As originally announced, the Bids were opened at a public meeting on June 24, 2020. Attached is a spread sheet listing the Bid prices received.

After carefully reviewing the bids and verbally confirming both price and scope of work with the second lowest bidder, we are pleased to recommend that the project proceed as specified using Combined Roofing. The low Bidder of Record is recommended for disqualification by IRCA due to the following factors:

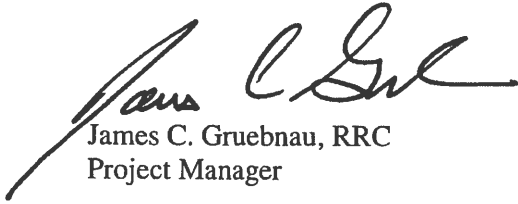
- The Contractor is a painting firm and this project is strictly roofing.
- The price submitted is not adequate to buy the required materials for the project and certainly will not cover their labor or overhead and profit.
- The low bidder has indicated that they had the wrong dimensions for the project and submitted a price based on that incorrect data.

Please let me know what is decided and how you wish to proceed.

We have been pleased to assist you with these phases of this project and are looking forward to continuing to work with you.

Sincerely,

ILLINOIS ROOF CONSULTING ASSOCIATES, INC.



James C. Gruebnaue, RRC
Project Manager

JCG/jr
19194.tr

Enclosure

cc: Mr. Steve Hinchee

C.C. FILTER ROOM ROOF PROJECT

CONTRACTOR	BASE BID	ADDENDUM 1	ADDENDUM 2	BID BOND	REFERENCES	
DCG ROOFING SOLUTIONS	\$94,000	X	X	X	X	
A-1 ROOFING	\$104,900			X	X	
RED FEATHER GROUP	\$39,800	X	X	X	X	
L MARSHALL	\$110,200	X	X	X	X	
J+F CHIATELLO CONST.	\$115,438	X	X	X	X	
SEAL TIGHT EXTERIORS	\$97,900	X	X	X	X	
COMBINED ROOFING	\$80,668	X	X	X	X	
KNICKER BEKER ROOFING	\$103,900	X	X	X	X	
PREMIRE CONTRACTORS	\$83,000	X	X	X	X	

WITNESS: STEVE ARMSTRONG
 DATE: 6/24/2020