

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 Interior Renovation – Bid Results

DATE: July 15, 2022



SUMMARY:

Williams Architects was contracted to prepare plans and specifications for interior renovations at the Community Center. Work includes the interior finishes of all the second floor program rooms and the Memorial Room. Bid documents were sent out to contractors on May 19, 2022. Bids were opened on June 16, 2022, and the results were as follows:

Company Name	Base Bid	Alt 1 Roller Shades	Alt 2 Willow Point Rm. Soffit	Alt 3 Re-film Doors	Alt 4 New Doors & Hardware	Alt 5 Open Cabinets	Alt 6 Refinish Stage Memorial Rm.
Efraim Carlson	\$382,000.00	\$32,700.00	\$19,500.00	\$39,300.00	\$63,000.00	\$ (72.00)	\$ 7,300.00
Paul Borg Const.	\$423,000.00	\$36,000.00	\$10,500.00	\$ 6,500.00	\$71,000.00	\$ 7,000.00	\$17,000.00
Construction Solutions	\$432,723.00	\$9,733.00 \$21,800.00	\$12,333.00	\$39,000.00	\$67,524.00	\$(4,000.00)	\$ 7,280.00
Midwest Services & Dev.	\$439,000.00	\$35,000.00	\$14,000.00	\$ 5,000.00	\$24,000.00	\$ -	\$20,000.00
Apex Construction	\$444,444.00	\$45,000.00	\$24,000.00	\$20,000.00	\$89,000.00	\$ 7,500.00	\$20,000.00
Manusos G. C.	\$447,550.00	\$35,950.00	\$14,950.00	\$18,950.00	\$69,950.00	\$(10,950.00)	\$19,950.00
Red Feather Group	\$458,185.75	\$60,000.00	\$ 8,500.00	\$25,000.00	\$136,250.00	\$30,000.00	\$11,220.00
Construction Inc.	\$460,000.00	\$28,000.00	\$25,000.00	\$56,000.00	\$118,000.00	\$(5,000.00)	\$19,000.00
D. Kersey Const.	\$483,259.00	\$10,000.00 \$22,000.00	\$36,000.00	\$41,000.00	\$69,000.00	\$(3,000.00)	\$17,400.00
Integrity Builders	\$536,928.36	\$12,650.00 \$28,217.00	\$50,170.00	\$14,500.00	\$108,000.00	\$ 8,775.00	\$14,850.00
G. Fisher Const.	\$825,353.00	\$ 5,100.00	\$17,285.00	\$34,650.00	\$108,500.00	\$ 5,810.00	\$38,610.00
Kandu Const.	\$1,432,000.00	\$22,000.00	\$18,000.00	\$23,000.00	\$34,000.00	\$ 2,500.00	\$27,000.00

Williams Architects reviewed the low bidder's proposal and has provided a recommendation to contract with Efraim Carlson. Staff is recommending alternates 1, 2, 4 & 6 in addition to the base bid.

PREVIOUS COMMITTEE/BOARD ACTION:

- Williams Architects presented the Interiors report at the February 6, 2019 Building and Grounds subcommittee meeting.
- Studies were provided for the June 5, 2019 Building and Grounds subcommittee meeting.

- A tour of the building was conducted at the July 10, 2019 Building and Grounds subcommittee meeting, and priority of work was presented at the September 2019 Buildings and Ground subcommittee meeting.
- A \$132,500 contract with Williams Architects for phase 1 and 2 interior renovations for planning and design was approved at the December 11, 2019 Board meeting. Work was subsequently suspended in March of 2020 due to Covid.
- A contract with Williams Architects for in the amount of for \$24,300 to resume phase 1 of the Community Center interior remodel at the September 15, 2021 Board meeting.

REVENUE OR FUNDING IMPLICATIONS:

\$500,000 is currently proposed for the 2022 budget for Community Center renovations. An additional 18% (\$90,000) is available through the special recreation funding.

STAKEHOLDER PROCESS:

Facility staff has provided input throughout this process and a facility participant survey was conducted.

LEGAL REVIEW:

Our legal counsel provided the front-end bid documents and sample legal agreement that will be used with the selected bidder.

ATTACHMENTS:

Williams Architects recommendation letter dated June 21, 2022

ALTERNATIVES:

A different selection of alternates may be approved to adjust the contract amount.

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Efraim Carlson for in the amount of \$504,500 for the Community Center Interior Remodel project base bid and alternates 1, 2, 4 & 6. Additionally it is recommended that a 7.5% contingency for possible changes during construction be approved.

21 June 2022

Mr. Steve Hinchee, Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

Re: Summary of Bid Analysis / Contractor Interviews
Wheaton Park District Community Center 2022 Remodeling - WA Project #2021-048

Dear Mr. Hinchee:

Williams Architects administered the bid opening for the **Wheaton Park District Community Center 2022 Remodeling** project on June 16, 2022. Twelve general contractors submitted bids for the project. We are pleased to report that the apparent low base bid of \$382,000 is substantially under our most recent estimates of approximately \$550,000 for the scope of work that was bid.

A tabulation of the bid results is attached. The apparent low bidder for the project is Efraim Carlson & Son of Libertyville, IL. In a review of the bid with Dave Hillstrom of Efraim Carlson & Son (ECS), it was confirmed that the bid is complete as submitted with no limitations or exclusions and that winter conditions have been accounted for in their bid. ECS has been in business since 1920 and provided numerous satisfactory references and has successfully worked with our office on recreational and municipal projects over the last ten years, including a recent project for the Cary Park District and Park Ridge Public Library. ECS indicated the ability to finish the project in the time required and will provide the bonds and insurance required by the Contract Documents. ECS did indicate a concern with lead time on the alternate bid (#4) for replacement doors and hardware at the third floor, as they stated typical lead times for new wood doors are currently at 20-24 weeks; if the District accepts this alternate, these items would likely not be provided and installed until after the project is required to be complete. Our office can confirm that these are current and standard lead times for wood doors. Finally, ECS is aware that the project requires prevailing wage with certified payrolls submitted with each pay request.

Based on our review of the bid and our past experience with the company, we find no reason to believe that ECS is not the responsive and responsible low bidder for the Project.

Therefore, subject to receipt of evidence of all required insurance coverage and payment/performance bonds as required by the Contract Documents, **we find no reason why the contract for the Wheaton Park District Community Center 2022 Remodeling Project should not be awarded to Efraim Carlson & Son of Libertyville, IL for the Base Bid amount of THREE HUNDRED EIGHTY TWO THOUSAND DOLLARS (\$382,000)**, plus any alternates that the Board of Commissioners may wish to accept within sixty days of contract award. We have included four potential alternate bid combinations on the following page for discussion purposes.

We truly appreciate our longstanding relationship with the Wheaton Park District and look forward to working as your spirited partner to complete another successful project for the Wheaton Park District and the community it serves.

Sincerely,



Andrew R. Dogan, AIA, NCARB, LEED AP - Senior Principal

Attachments: Potential Alternate Bid Combinations, 21 June 2022
Bid Tabulation, 16 June 2022
Copy of ECS Bid Form and Attachments, 16 June 2022

**Wheaton Park District Community Center 2022 Remodeling
Potential Alternate Bid Combinations**

Description of Alternates:

Alternate #1 – Roller Shades @ 2nd Floor Windows (Base Bid – Blinds To Remain)
Alternate #2 – Remove Stepped Soffits @ Willow Point Room (Base Bid – Soffits To Remain)
Alternate #3 – Apply Woodgrain Film To Existing Doors, Keep Existing Hardware (Base Bid – No Work)
Alternate #4 – Replace Existing Doors and Hardware (Base Bid – No Work)
(WA NOTE: District would select EITHER Alternate #3 or Alternate #4)
Alternate #5 – Open Cabinets in Lieu of Cabinets with Doors and Locks
(WA NOTE: As the credit for this option was only \$72.00, we do not recommend accepting this alternate)
Alternate #6 – Refinish Memorial Room Stage

Option #1 – All Additive Options

Base Bid	\$ 382,000
Alternate #1 – Roller Shades @ 2 nd Floor	\$ 32,700
Alternate #2 – Remove Stepped Soffits @ Willow Point Room	\$ 19,500
Alternate #4 – Replace Existing Doors and Hardware	\$ 63,000
Alternate #6 – Refinish Memorial Room Stage	\$ 7,300
Total, This Option	\$ 504,500

Option #2 – All Additive Options Except New Doors

Base Bid	\$ 382,000
Alternate #1 – Roller Shades @ 2 nd Floor	\$ 32,700
Alternate #2 – Remove Stepped Soffits @ Willow Point Room	\$ 19,500
Alternate #6 – Refinish Memorial Room Stage	\$ 7,300
Total, This Option	\$ 441,500

Option #3 – All Additive Options Except New Doors And Willow Point Soffit Work

Base Bid	\$ 382,000
Alternate #1 – Roller Shades @ 2 nd Floor	\$ 32,700
Alternate #6 – Refinish Memorial Room Stage	\$ 7,300
Total, This Option	\$ 422,000

Option #4 – Base Bid Only

Base Bid	\$ 382,000
Total, This Option	\$ 382,000

Bid Tabulation

Project: Wheaton Park District Community Center 2022 Remodeling
 Bid Date: June 16, 2022

We would accept one of these two numbers, not both.



Bidder / Location	Alt #1	Alt #2	Alt #3	Base Bid	Alternate #1 - Roller shades	Alternate #2 - Window Paint Ceiling Soint Modifications	Alternate #3 - Repair Existing Doors	Alternate #4 - REPLACE Existing Body & Hardware	Alternate #5 - Open Cabinets	Alternate #6 - Refinish/Reinstall Cabinet Slings	Unit Price Feasible	References Included	Qualifications Completed	Site Visit
CONST SOLUTIONS/ ALSIP	✓	✓	✓	432,723	9,733 21,800	12,333	39,000	61,524	(4,000)	7,280	✓	✓	✓	✓
APEX CONSTRUCTION/ CHICAGO	✓	✓	✓	444,444	45,000	24,000	20,000	89,000	7,500	20,000	✓	✓	✓	✓
INTEGRITY BUILDERS/ ARLINGTON HEIGHTS	✓	✓	✓	536,929.36	12,650 28,217	50,170	14,500	108,000	8,775	14,850	✓	✓	✓	✓
EFFRAIM CARLSO/ LIBERTYVILLE	✓	✓	✓	382,000	32,700	19,500	39,300	63,000	(72.00)	7,300	✓	✓	✓	✓
PAUL BOGA CONST. CHICAGO	✓	✓	✓	423,000	36,000	10,500	6,500	71,000	7,000	17,000	✓	✓	✓	✓
RED FEATHER GROUP (GLENNVIEW)	✓	✓	✓	458,185.75	60,000	8,500	25,000	136,250	30,000	11,220	✓	✓	✓	✓
MIDWEST SVCS/DEVELOPMT. CHICAGO	✓	✓	✓	439,000	35,000	14,000	5,000	24,000	0	20,000	✓	✓	✓	✓
D. KESSEY CONST. NORTHBROOK	✓	✓	✓	483,269	10,000 22,000	36,000	41,000	69,000	(3,000)	17,400	✓	✓	✓	✓
G FIKER CONST. AURORA	✓	✓	✓	825,353	5,100	17,285	34,650	108,500	5,810	38,610	✓	✓	✓	✓
KALOU CONST. SKOKIE	✓	✓	✓	1,432,000	22,000	18,000	23,000	34,000	2,500	27,000	✓	✓	✓	✓
CONSTRUCTION INC LOWMEAD	✓	✓	✓	460,000	28,000	25,000	56,000	118,00	(5,000)	19,000	✓	✓	✓	✓
MALLOS G.C. FOX LAKE	✓	✓	✓	447,550	35,950	14,950	18,950	69,950	(10,950)	19,950	✓	✓	✓	✓