

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 Renovations Project Phase 2 / Construction Bid

DATE: August 10, 2023



SUMMARY:

Working with Williams Architects, plans and specifications for phase 2 interior renovations at the Community Center were developed. Bid documents were made available on July 14th. Ten contractors received the bid package of which eight formally responded on August 3, 2023. The bid results are included within the attached summary and analysis from Williams Architects.

PREVIOUS COMMITTEE/BOARD ACTION:

- As it has evolved, this project was reviewed and discussed during multiple Park Board Subcommittee meetings this year.
- An initial professional services agreement with Williams Architects in the amount of \$180,000 was approved at the January 18, 2023 Board meeting.
- A Letter of Agreement (LOA) with Williams Architects was approved by the Executive Director on February 21, 2023 which included a preliminary design phase for a fixed fee of \$19,000 and a cost estimating fee of \$5,000. The LOA also stipulated that the final fee payable to Williams Architects would total an amount equal to 9% of the lowest qualified bid including all additive alternates.
- Bid results were reviewed with Buildings and Grounds Subcommittee Chairman John Kelly on August 8, 2023.

REVENUE OR FUNDING IMPLICATIONS:

\$2,000,000	40-800-846-57-5701-0000	Community Center Capital	FY 2023
\$360,000	40-000-000-12-1224-0000	ADA Accessibility Fund	FY 2023
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STAKEHOLDER PROCESS:

The project team includes:

- Commissioners John Kelly and Ray Morrill.
- Staff Members Mike Benard, Vicky Beyer, Rob Sperl, Steve Hinchee, Mark Wagner, Dan Novak, Adam Lewandowski and Alex Diserio.

LEGAL REVIEW:

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

ATTACHMENTS:

- Bid Summary and Analysis from Williams Architects
- Bid Tabulation
- Stuckey Construction Proposal

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends that the Wheaton Park District Board of Commissioner's accept the base bid and alternates 1, 2 & 4 from Stucky Construction for an amount of \$3,945,000 and a 10% contingency in the amount of \$394,500.