

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Cosley Zoo Visitor's Center Roof Rehabilitation Project Bid Results

DATE: June 15, 2022



SUMMARY:

Illinois Roof Consulting Associates (IRCA) was hired in March of 2022 to assess the condition of the Cosley Zoo Visitor's Center roof and to provide recommendations. The roof was installed in 2000 and is comprised of cedar shakes and modified bitumen flat areas. Both areas are in poor condition, and it was determined that the entire roof should be replaced this year.

Staff worked with IRCA prepare bid plans and specifications. Bid documents were sent out to contractors on April 28, 2022. Bids were opened on May 20, 2022, and the results were as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Unit Cost: Plywood per 4' x 8' sheet</u>
Red Feather Group	\$75,000	\$165
Top Roofing	\$96,000	\$100
A1 Roofing	\$218,000	\$275

Red Feather Group replaced roofs at the Zoo and Prairie building and staff was pleased with their work.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A.

REVENUE OR FUNDING IMPLICATIONS:

<u>Account</u>	<u>Description</u>	<u>Budget</u>
40-800-813-57-5701-0000	Capital – Cosley Zoo	\$70,000

A total of \$517,000 has been budgeted in this account. To date \$307,600 (including this project) has been allocated for.

STAKEHOLDER PROCESS:

N/A.

LEGAL REVIEW:

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

ATTACHMENTS:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's accept the base bid of \$75,000 from Red Feather Group along with a 10% contingency of \$7,500.