

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Cosley Zoo Roofing Bidding

DATE: July 27, 2020



SUMMARY:

Early in 2019, a hailstorm caused damage to roofs at Cosley Zoo and the 855 Prairie office building. Roofs at Cosley Zoo include: Kiebler barn, animal clinic, pig building, entrance ticket booths & storage barn east of Gary Ave. A claim was filed with PDRMA. Following their review, they have agreed to pay up to \$189,532.98 (less the \$1,000 deductible).

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

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

Red Feather Group	\$100,907
Seal Tight Exteriors	\$139,500
Filotto Construction	\$148,300
All American	\$175,600
Premier Contractors	\$176,000
J&F Chattello Construction	\$190,456
Knickerbocker Roofing	\$376,000

Previously there was concern that Red Feather is primarily a painting company and would not be qualified to perform the work. Red Feather has indicated the work will be sub-contracted to GTG Roofing and roofing license was provided. Neither the park district nor IRCA have previous experience with GTG roofing, but references were checked and were favorable. Therefore IRCA has provided a recommendation to contract with Red Feather, utilizing GTG Roofing as a sub-contractor.

PREVIOUS COMMITTEE/BOARD ACTION:

Hiring IRCA as a roofing consultant was discussed at the October 2, 2019 Buildings and Grounds subcommittee meeting and approved at the following Board meeting.

REVENUE OR FUNDING IMPLICATIONS:

The cost will be covered by the PDRMA claim.

STAKEHOLDER PROCESS:

Work will be scheduled with Cosley Zoo staff.

LEGAL REVIEW:

N/A

ATTACHMENTS:

IRCA recommendation dated 7/24/2020

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Red Feather in the amount of \$100,907 and a contingency of 10% for the Cosley Zoo and 855 Prairie Roof Projects.



Certified Consultants and Specifiers

Roof Condition Evaluations

Moisture Testing

Quality Compliance Inspection
during roof construction

July 24, 2020

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

**RE: Roof Rehabilitation Bids for the
Cosley Zoo 2020 Reroofing Project**

Dear Mr. Morrow:

Since the time of our original Bid Recommendation, which is attached, the apparent low bidder Red Feather Group has provided additional information regarding their Bid. They have now indicated that they will be using a sub-contractor. GTG Services Corp. will be doing the roofing work. While I have not worked with them in the past, they have provided several references and their roofing license which is also attached. Their references provided positive feedback. Therefore, it is now our recommendation to proceed with this project using Red Feather Group.

If you have any questions, please feel free to contact this office.

Sincerely,

ILLINOIS ROOF CONSULTING ASSOCIATES, INC.

James C. Gruebnaue, RRC
Project Manager

JCG/jr
19177.ltr

Enclosure

cc: Mr. Steve Hinchee

Illinois Roof Consulting Assoc., Inc.

4302-G Crystal Lake Road

McHenry, Illinois 60050

(815) 385-6560

FAX (815) 385-3581

www.irca.com



Certified Consultants and Specifiers

Roof Condition Evaluations

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June 25, 2020

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

**RE: Roof Rehabilitation Bids for the
Cosley Zoo 2020 Reroofing Project**

Dear Mr. Morrow:

Illinois Roof Consulting Associates, Inc. (IRCA) was authorized to prepare project documents and specifications for the roof rehabilitation at the referenced site. 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 All American, Filotto Construction, J & F Chiattello Construction, Knickerbocker Roofing, Premier Contractors, Red Feather Group, and Seal Tight Exteriors. A pre-bid meeting was held at the site on June 17, 2020, at 9:00 A.M. The project's requirements, specifications, and details were reviewed and the roofs were examined by the participants. Subsequent to this site meeting, an addendum was transmitted to all Bidders of Record.

As originally announced, the Bids were opened 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 Seal Tight Roofing. The low Bidder of Record was disqualified by IRCA due to the following factors:

- The Contractor is a painting firm and this project is strictly roofing.
- The pricing submitted does not correspond to the Scope of Work.


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

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

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
19177.tr

Enclosure

cc: Mr. Steve Hinchee

COSLEY ZOO ROOFS PROJECT

<u>CONTRACTOR</u>	<u>BASE BID</u>	<u>ADDENDUM 1</u>	<u>ADDENDUM 2</u>	<u>BID BOND</u>	<u>REFERENCES</u>	
ALL AMERICAN	\$ 175,600	X		X	X	
FILOTTO CONSTRUCTION	\$ 148,300	X		X	X	
RED FEATHER GROUP	\$ 100,907	X		X	X	
J+F CHATELLO CONST	\$ 190,456	X		X	X	
SEAL TIGHT EXTERIORS	\$ 139,500	X		X	X	
PREMIER CONTRACTORS	\$ 176,000	X		X	X	
KNICKERBOCKER ROOFING	\$ 376,000	X		X	X	

WITNESS: STATE FINANCE
 DATE: 6/24/2020

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
104.017132
105.007326

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2021

LICENSED ROOFING CONTRACTOR
UNLIMITED



GTG SERVICES CORP
GRZEGORZ GORCZYCA
6130 W FLETCHER ST
CHICAGO, IL 60634-4005



DEBORAH HAGAN
SECRETARY

CECILIA ABUNDIS
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

14133839



RED FEATHER GROUP CO.

July 14, 2020

GTG Services CO. References:

Church of the Ascension
1133 N. LaSalle
Chicago, IL 60610
George Panice
(708) 705-9366

The RDI Group
1025 Thorndale Ave
Itasca, IL 60143
Herminio Ilag
(847) 997-6385

The Lee Group
484 Lee St
Des Plaines, IL 60016
Gregory Martinez
(773) 372-3569

Andrew Minossora

Project Manager

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