

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 Viewing Deck & Deer Decks Bid Results

DATE: February 18, 2022



SUMMARY:

The Cosley Zoo viewing deck and deer decks have exceeded their reasonable life expectancies and need repairs. The repairs include removing and replacing all of the deck components except for the substructure on the viewing deck. The substructure has been inspected and determined to be in good condition. The deer decks, however, need to be completely replaced including the substructure.

Bid plans and specifications were sent out to the bidders on February 4, 2022. Bids were opened on February 18, 2022, and the results were as follows:

<u>Contractor</u>	<u>Base Bid 1: Viewing Deck</u>	<u>Base Bid 2: Deer Decks</u>	<u>Unit Cost: Replace substructure components on Viewing Deck, if necessary per L.F.</u>
Red Feather Group	\$48,000	\$39,000	\$80
Misfits Construction	\$79,500	\$76,000	\$55
Manusos General Contracting	\$140,000	\$47,707	\$12.95
Wallfill	\$265,000	\$104,500	\$20

Red Feather has successfully completed projects for the park district in the past including replacing the roofs at the zoo and Prairie building.

While Red Feather's unit cost is the highest, based on what we know from inspecting and verifying the condition of the substructure, there are very few components that would likely need to be replaced. Additionally, we can negotiate a better price when the extent of replacement is known, if necessary.

PREVIOUS COMMITTEE/BOARD ACTION:

The renovations were discussed at the April 29, 2020, Buildings and Grounds subcommittee meeting as part of the capital budget prioritization discussion.

REVENUE OR FUNDING IMPLICATIONS:

Account	Description	Budget
40-800-813-57-5701-0000	Cosley Viewing Deck	\$40,000
40-800-813-53-5301-0000	Cosley Deer Decks	\$20,000
40-800-813-57-5701-0000	Cosley Capital – remaining funds from previously approved siding & painting projects	\$50,700

The lowest bids from Red Feather total \$87,000 and are \$27,000 over budget for the combined deck projects. However, due to a change in scope, the Kiebler barn and Aviary siding & painting projects were bid \$50,700 under budget. This would result in a surplus of \$23,700 in the Cosley capital fund.

STAKEHOLDER PROCESS:

This project has been discussed with Special Facilities and Zoo staff.

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 bids 1 and 2 for a total of \$87,000 from Red Feather along with a 10% contingency of \$8,700.