

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Lincoln Marsh Garage & Office Renovation Bid Results

DATE: August 20, 2021



SUMMARY:

The exteriors of the Lincoln Marsh office and garage are in very poor condition. There are numerous holes and rotten areas throughout the building envelope. The siding, soffits, fascia, windows, trim, and gutters all need to be replaced. Nevin Hedlund architects and Illinois Roofing Consultant Associates determined that the roofs are in good condition, however and do not need replacement at this time.

Staff worked with Nevin Hedlund Architects to prepare bid plans and specifications, which were sent out to the bidders on August 2, 2021. Bids were opened on August 17, 2021, and the results were as follows:

CONTRACTOR	BASE BID AMOUNT	ALTRENATE BID AMOUNT: Replacing (2) Garage Windows	UNIT COST: Sheathing per sheet
WallFill Exteriors	\$59,504	\$1,375	\$100
Red Feather Group	\$61,200	\$2,400	\$145
DuPree Construction	\$64,044	\$150	\$150

The architect reviewed the bids and recommended the low bidder, WallFill as the bid range was narrow indicating the scope of work was clear to all bidders. WallFill's references were checked and were found to be favorable.

PREVIOUS COMMITTEE/BOARD ACTION:

The renovations were discussed at the May 5, 2020 Buildings and Grounds subcommittee meeting as part of the capital budget prioritization discussion.

REVENUE OR FUNDING IMPLICATIONS:

Account	Description	Budget
40-800-822-53-5301-0000	Office and Garage Siding	\$35,000
40-800-822-53-5393-0000	Office and Garage Roof	\$21,500

The budget for these accounts totals \$56,000, although staff projected that the budget for the roofs would not be used when presented to the Board in May.

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 \$59,504 and alternate bid of \$1,375 from WallFill Exteriors for a total of \$60,879 along with a 10% contingency of \$6,087.90.