

TO: Board of Commissioners

FROM: Rob Sperl, Director of Park & Planning  
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Memorial Park Renovation – Construction Bids

DATE: July 11, 2019



---

**SUMMARY:**

Williams Architects prepared plans and specifications that were used to solicit bids from 11 prequalified bidders. Eight of those contractors downloaded the plans and five attended the pre-bid meeting held on June 18<sup>th</sup>. Bids were submitted on July 10, 2019 and are included in the attached table.

A number of alternates were included to allow flexibility to fit within the budget. Due to the competitive bids received, the district is able to accept all alternates and remain in budget. Alternate 6 came in much higher than expected and is worth further review.

**PREVIOUS COMMITTEE/BOARD ACTION:**

Bid results were discussed at the July 10, 2019 Building and Grounds Subcommittee meeting

**REVENUE OR FUNDING IMPLICATIONS:**

\$5,000,000 is budgeted in 2019 for construction (40-800-825-57-5701-0000). Additionally, the project has grant funding through OSLAD (\$400,000) and DuPage Water Quality (\$65,100).

It is important to note that our OSLAD agreement has not been signed by IDNR yet and they have cautioned that work undertaken before signed may not be eligible for reimbursement. We are working diligently to get this done.

There are also a number of additional expenses we expect to incur with this project that are not included in construction. These include: removable seating, supplemental A/V equipment, internet and phone service, and a security system. We are working with existing consultants and suppliers on pricing and are confident we can remain within the overall budget.

**STAKEHOLDER PROCESS:**

Updates are communicated regularly by email and through the park district website.

**LEGAL REVIEW:**

Legal will be consulted to prepare construction documents.

**ATTACHMENTS:**

Williams recommendation

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract for the base bid and alternates 1, 2, 3A, 3B, 3C, 4 & 5 with Fredrick Quinn Corporation in the amount of \$4,641,800 and request a decision on alternate 6 within 60 days.

<b>Contractor</b>	<b>Base Bid</b>	<b>Alt. 1</b>	<b>Alt. 2</b>	<b>Alt. 3A</b>	<b>Alt. 3A</b>	<b>Alt. 3A</b>	<b>Alt. 4</b>	<b>Alt. 5</b>	<b>Alt. 6</b>
Fredrick Quinn	\$4,349,000	+\$160,000	+\$60,000	+\$18,000	+\$18,000	+\$17,000	+\$2,800	+\$17,000	+\$134,000
John Burns	\$4,375,000	+\$200,000	+\$60,000	+\$17,500	+\$17,500	+\$16,500	+\$3,300	+\$13,900	+\$137,250
FH Paschen	\$4,771,000	+\$218,000	+\$62,000	+\$18,000	+\$18,000	+\$16,500	+\$29,500	+\$17,000	+\$108,000
EP Doyle	\$5,260,837	+\$253,857	+\$64,170	+\$21,354	+\$21,705	+\$20,304	+\$23,144	+\$20,429	No Bid

Total of Base Bid and Alternates 1, 2, 3A, 3B, 3C, 4 & 5

<b>Contractor</b>	
Fredrick Quinn	\$4,641,800
John Burns	\$4,703,700
FH Paschen	\$5,150,000
EP Doyle	\$5,685,800

11 July 2019

Mr. Steve Hinchee, Superintendent of Planning  
Wheaton Park District  
1000 Manchester Road  
Wheaton, IL 60187

**Re: Summary of Bid Analysis / Contractor Interviews  
Wheaton Park District Memorial Park Improvements - WA Project #2016-049**

Dear Mr. Hinchee:

Williams Architects administered the bid opening for the **Wheaton Park District Memorial Park Improvements** project on July 10, 2019. Four prequalified general contractors submitted bids for the project. We are pleased to report that the apparent low base bid of \$4,349,000 is substantially under the Park District's budget for the project.

A tabulation of the bid results is attached. The apparent low bidder for the project is Frederick Quinn Corporation (FQC) of Addison. In a review of the bid with Jack Hayes and Fred Marano of FQC, it was confirmed that the bid is complete as submitted with no limitations or exclusions and that winter conditions have been accounted for in their bid. FQC has been prequalified by the District, has provided numerous satisfactory references, and has successfully worked with our office on numerous recreational and municipal projects over the last ten years, including projects for the Bartlett Park District, Park District of Forest Park, and Skokie Park District. FQC indicated the ability to finish the project in the time required and will provide the bonds and insurance required by the Contract Documents. Finally, FQC is aware that the project requires prevailing wage with certified payrolls submitted with each pay request.

Based on the information provided during the prequalification process, our review of the bid, and our past experience with the company, we find no reason to believe that FQC is not the responsive and responsible low bidder for the Project.

Therefore, subject to receipt of evidence of all required insurance coverage and payment/performance bonds as required by the Contract Documents, **we find no reason why the contract for the Wheaton Park District Memorial Park Improvements Project should not be awarded to Frederick Quinn Corporation of Addison, IL for the Base Bid amount of FOUR MILLION THREE HUNDRED FORTY NINE THOUSAND DOLLARS (\$4,349,000)**, plus any alternates that the Board of Commissioners may wish to accept within sixty days of contract award.

We truly appreciate our longstanding relationship with the Wheaton Park District and look forward to working as your spirited partner to complete a successful, signature project for the Wheaton Park District and the community it serves.

Very truly yours,



Andrew R. Dogan, AIA, NCARB, LEED AP  
Associate Principal

Attachments: Bid Tabulation, 10 July 2019  
Copy of FQC Bid Form and Attachments, 10 July 2019

# Bid Tabulation

Project: Wheaton Park District Memorial Park Improvements  
 Bid Date: July 10, 2019



Prequalified Bidder / Location	Addm #1	Addm #2	Addm #3	Addm #4	Addm #5	Bandshell Construction	Site Construction	Lighting & AV Coordination Allowance	Base Bid Total	Alternate #1 - Add Lubbo Center Terrace	Alternate #2 - Add Ornamental Fencing	Alternate #3A - Add Pedestal Power - Hale & Karlsoga	Alternate #3B - Add Pedestal Power - Hale & Seminary	Alternate #3C - Add Pedestal Power - Karlsoga	Alternate #4 - Add Epoxy Flooring At Concessions & Restrooms	Alternate #5 - Add Food Service Equipment at Concessions	Alternate #6 - Add Self-Climbing Hoist System	Unit Price Form?	Contractor Compliance & Certification Attached?	Subcontractor/Alternate Program Certification	Bid Bond	Total - Base Bid + All Alternates
EP Doyle Inc. / Wheaton	Y	Y	Y	Y	Y	\$3,262,246.00	\$1,978,591.00	\$20,000.00	\$5,260,837.00	\$253,857.00	\$84,170.00	\$21,354.00	\$21,705.00	\$20,304.00	\$23,144.00	\$20,429.00	NO BID	Y	Y	Y	Y	DID NOT BID ALL ALTERNATES
FH Paschen SN Nielsen / Chicago	Y	Y	Y	Y	Y	\$2,951,000.00	\$1,800,000.00	\$20,000.00	\$4,771,000.00	\$218,000.00	\$62,000.00	\$18,000.00	\$18,000.00	\$16,500.00	\$29,500.00	\$17,000.00	\$108,000.00	Y	Y	Y	Y	\$5,258,000.00
Frederick Quinn Corporation / Addison	Y	Y	Y	Y	Y	\$3,029,000.00	\$1,300,000.00	\$20,000.00	\$4,349,000.00	\$160,000.00	\$60,000.00	\$18,000.00	\$18,000.00	\$17,000.00	\$2,800.00	\$17,000.00	\$134,000.00	Y	Y	Y	Y	\$4,775,800.00
IHC Construction Companies LLC / Elgin	NO BID																					
John Burns Construction Company / Orland Park	Y	Y	Y	Y	Y	\$2,830,750.00	\$1,524,250.00	\$20,000.00	\$4,375,000.00	\$200,000.00	\$60,000.00	\$17,500.00	\$17,500.00	\$16,500.00	\$3,300.00	\$13,900.00	\$137,250.00	Y	Y	Y	Y	\$4,840,950.00
Shales McNutt Construction / Elgin	NO BID																					
The Lombard Company / Alsip	NO BID																					