

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Prairie Roof Bid

DATE: March 24, 2021



SUMMARY:

Early in 2019, a hailstorm caused damage to roofs at Cosley Zoo and the 855 Prairie office building. A PDRMA claim was created and approved to pay for the repairs. The Cosley Zoo roofs were repaired in the Fall of 2020, but it was determined that the roofing work on the Prairie building should be deferred due to permitting issues regarding the energy code requirements. A deductive change order was executed and approved to remove the Prairie building from the overall project scope. After hiring Nevin Hedlund architects to help navigate the city's energy code requirements and to develop specifications and plans, the project was re-bid this March.

Plans and specifications were sent out bidders on March 10, 2021 and thirty-seven contractors received bid documents.

Bids were opened on March 24, 2021 and the results were as follows:

CONTRACTOR	BASE BID	UNIT COST: Plywood deck per Sq. Ft.	UNIT COST: Wood plank per L.F.	UNIT COST: Latent Conditions per man hour
Red Feather Group	\$63,770	\$5.50	\$5.00	\$90
Filotto Construction	\$77,450	\$6.00	\$8.00	\$130
L. Marshall	\$86,800	\$5.50	\$7.50	\$135
Top Roofing	\$94,500	\$3.00	\$8.00	\$85
Knickerbocker	\$149,000	\$7.00	\$5.00	\$145

Red Feather Group's bid is substantially lower than other bids. They performed all the previous roof claim work at the Cosley Zoo and staff was pleased with the quality of work. Unit costs were provided for any repairs that may be necessary once the existing roofing is removed. It is not suspected that significant repairs will be necessary and should be contained within the recommended contingency.

PREVIOUS COMMITTEE/BOARD ACTION:

The deductive change order to defer the Prairie building work was discussed at the October 14, 2020 Buildings and Grounds subcommittee meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account	Budget
40-800-856-57-5701-0000	\$75,000

Funds to cover this work were received by the PDRMA claim. Nevin Hedlund architects was hired for consulting services at a cost of \$2,500.

STAKEHOLDER PROCESS:

Work will be scheduled with the Prairie building 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 approve a contract with Red Feather Group in the amount of \$63,770 and a contingency of 10% for a total of \$70,147 for the Prairie Roof Project.