

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Cosley Zoo Visitor's Center Gift Shop Renovation Project

DATE: December 20, 2023

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**SUMMARY:**

The Cosley Zoo Staff contracted with a retail design firm, Anderson Consulting, to redesign the Visitor's Center Gift Shop to make it more appealing, user-friendly, and accessible for visitors. The renovation includes new vinyl flooring, painting, decorative ceiling beams, new wall displays and an enlarged and relocated point-of-sale counter.

Bid plans and specifications for construction were sent out to the bidders on October 5, 2023.. Bids were opened on October 26, 2023, and the results were as follows:

Contractor	Base Bid	Unit Cost - Drywall per Sq. Ft.
<b>MC Building, Inc.</b>	<b>\$156,282.00</b>	<b>\$8.50/sq. ft.</b>
Red Feather Group	\$162,720.00	\$2.50/sq. ft.
CI Construction Inc.	\$252,000.00	\$20.00/sq. ft.

References for MC Building were checked and found to be favorable.

**PREVIOUS COMMITTEE/BOARD ACTION:**

N/A

**REVENUE OR FUNDING IMPLICATIONS:**

Account	Description	Budget
40-800-813-57-5701-0000	Cosley Gift Shop Renovation	\$75,000

*This project is over budget by \$81,282.*

**STAKEHOLDER PROCESS:**

This project has been discussed with the Special Facilities and Cosley 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:**

We can reassess the project to determine how we can better align the scope of work with the budget.

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners reject all bids for the gift shop renovation project due to the high cost and budget constraints.