

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 Restroom Renovation Project

DATE: September 18, 2024



SUMMARY:

The restrooms in the visitor’s center at Cosley Zoo are over 20 years old and the surfaces and partitions are in need of replacement. The new partitions are larger to provide increased privacy. Nevin Hedlund was hired to develop plans and specifications for upgrades.

We are also proposing the addition of a small single-user family restroom that would be built outside of the existing restrooms and under the existing roof.

Bid specifications were sent to 14 contractors on August 6, 2024, and six bids were received. They were opened on August 27, 2024, and the results are as follows:

Contractor	Renovate two existing restrooms	Build new single-user family restroom	Grand Total
Total Pro Construction	\$81,985	\$45,785	\$127,770
MC Building	\$75,200	\$83,270	\$158,470
Red Feather Group	\$63,990	\$98,145	\$162,135
CI	\$145,000	\$61,000	\$206,000
Manusos General Contracting	\$140,925	\$106,125	\$247,050
LITE Construction	\$173,700	\$77,000	\$250,700

Staff has worked with this contractor on several projects when they were a different company, and we have been pleased with the results. Additionally, their references were found to be favorable.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

Account	Description	Budget
40-800-813-57-5701-0000	Cosley Zoo Public Washroom Renovation	\$150,000
40-000-000-12-1224-0000	ADA Improvements	\$27,000

STAKEHOLDER PROCESS:

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

LEGAL REVIEW:

Our legal counsel provided front-end specifications and agreements for bidding.

ATTACHMENTS:

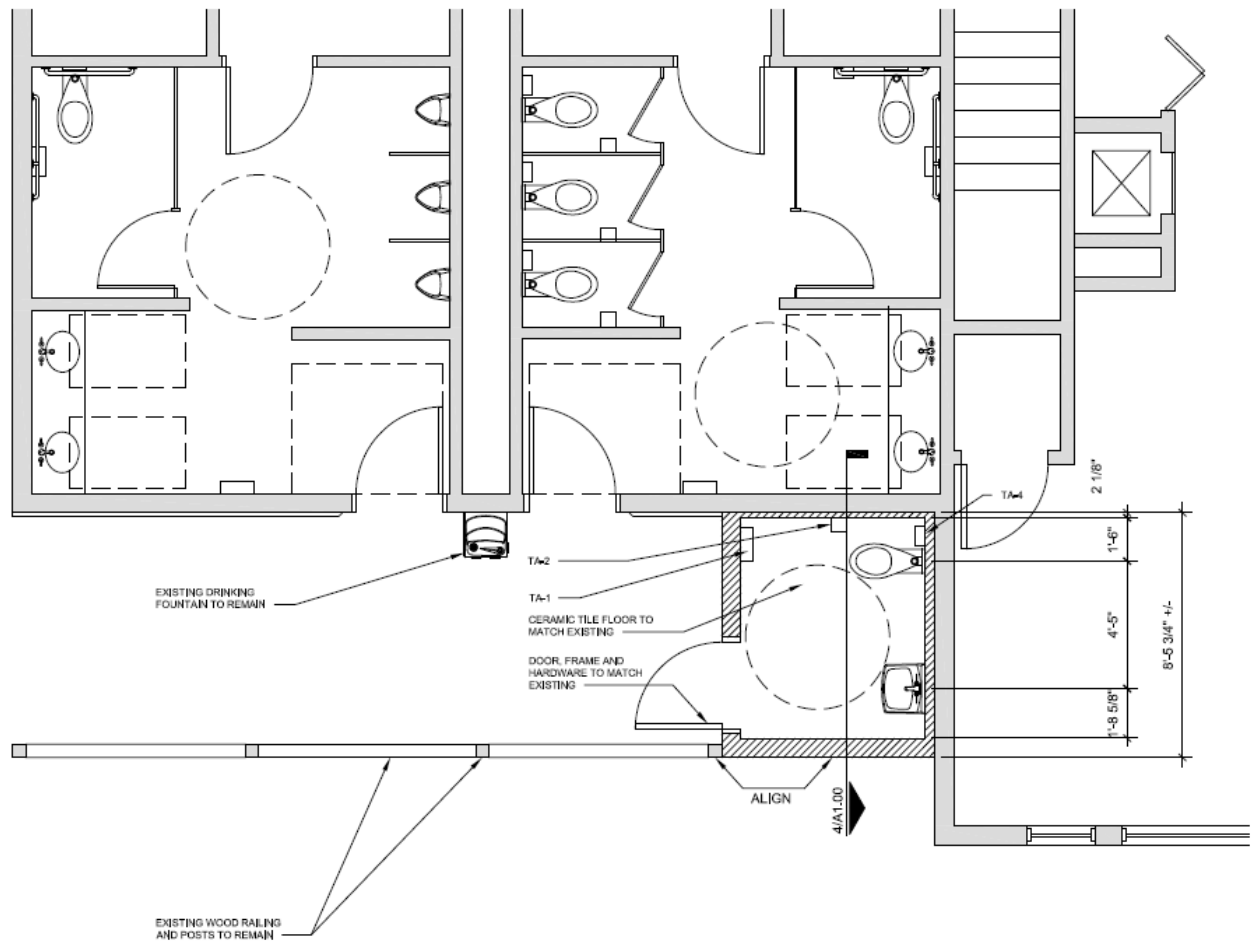
Excerpt from proposed plans.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners accept the bid from Total Pro Construction for \$127,770, with a 10% contingency of \$12,777. Total: \$140,547



1 ENLARGED TOILET ROOM PLAN
SCALE: 1/2" = 1'-0"