

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Mary Lubko Roof Rehabilitation Project Bid Results

DATE: June 23, 2023



SUMMARY:

Illinois Roof Consulting Associates (IRCA) was hired in May of 2022 to assess the condition of the Mary Lubko Center roof and to provide recommendations. The roof is over 27 years old, and the main section is comprised of steel panels. There are also 3 smaller asphalt roofs. It was determined that the entire roof should be replaced due to its age and poor condition.

Staff worked with IRCA to prepare bid plans and specifications. Bid documents were sent out to contractors on June 6, 2023. Bids were opened on June 22, 2023, and the results were as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Unit Cost: Plywood per 4' x 8' sheet</u>	<u>Unit Cost: Wood Planks per LF</u>
Metalmaster Roofmaster	\$224,382	\$319.68	\$15.99
L. Marshall Roofing	\$238,000	\$270	\$12
Waukegan Roofing	\$261,640	\$80	\$5
Showalter Roofing	\$268,250	\$150	\$15
DCG Roofing Solutions	\$293,412	\$385	\$15

IRCA reviewed the low bidder's references, and they were found to be favorable.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A.

REVENUE OR FUNDING IMPLICATIONS:

<u>Account</u>	<u>Description</u>	<u>Budget</u>
40-800-825-57-5701-0000	Capital – Memorial Park	\$134,000

According to IRCA, the bids were over budget as pricing has increased dramatically throughout the industry over the last year. Change orders will be negotiated on a T&M not to exceed basis.

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:

IRCA bid summary.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's accept the base bid of \$224,382 from Metalmaster Roofmaster along with a 10% contingency of \$22,438.20.