

TO: Board of Commissioners
FROM: Steve Hinchee, Superintendent of Planning
THROUGH: Michael Benard, Executive Director
RE: 855 Prairie Painting Project
DATE: November 19, 2025



SUMMARY:

The Prairie office building was built in the mid-1980's and purchased by the park district in 2012. Much of the building still has the original interior paint, wallpaper and possibly original carpeting. The space is really showing its age and is in need of a refresh. This bid is for painting, drywall patching, and wallpaper removal. An alternate bid was included to re-paint the west side first floor, previously leased to a tenant (CSI currently leases one office and one meeting room).

A separate bid to replace the carpeting was issued as well.

Bid specifications were sent to twenty-eight contractors on October 15, 2025, and seven bids were received. They were opened on October 29, 2025, and the results are as follows:

Contractor	Base Bid	Alt Bid: Paint CSI side (west side of 1 st floor)	Base Bid + Alternate Bid
Better Home Ideas	\$45,000	\$13,600	\$58,600
Midwest Decorating	\$49,440	\$16,160	\$65,600
Ascher Brothers	\$54,825	\$17,746	\$72,571
Oosterbaan & Sons	\$55,940	\$19,300	\$75,240
K & J Painting	\$56,000	\$18,000	\$74,000
Total Pro Construction	\$58,000	\$18,600	\$76,600
J & M Decorating	\$63,550	\$22,500	\$86,050

The references for Better Home Ideas were checked, and they were found to be favorable.

The paint in the office area on the west side of building is in good condition and staff does not think we should proceed with the alternate bid to repaint the area at this time.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

Account	Description	Budget
40-800-856-57-5701-0000	Capital	\$65,000

STAKEHOLDER PROCESS:

The scope of work was developed with input from the 855 Prairie staff.

LEGAL REVIEW:

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

ATTACHMENTS:

N/A

ALTERNATIVES:

Proceed with alternate 1 for additional amount.

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Better Home Ideas for the base bid amount of \$45,000 plus a 10% contingency in the amount of \$4,500.