

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: 2026 Ray Morrill Community Center Interior Renovation – Phase III

DATE: January 21, 2026



SUMMARY:

Staff has been working with Williams Architects on continued renovations to the Ray Morrill Community Center. Phase 3 will address renovations on the first floor, including a new front desk area, alterations to the north entrance and gym corridor, and a new preschool floor plan. Three alternates were also included as part of the project, and are as follows:

- Alternate No. 1: Gymnasium and Gym Corridor
- Alternate No. 2: Painting of Upper Entry and Lounge
- Alternate No. 3: Concession window at Appleby Kitchen

Staff sent out bid specifications to 22 companies on December 3rd, 2025. The bids were opened on December 17th, 2025, and the results are as follows:

Contractor	Base Bid	Alt. 1 Gymnasium & Gym Corridor	Alt. 2 Painting of Upper Entry and Lounge	Alt. 3 Concession window at Appleby Kitchen	Total
RoMAAS Inc. <small>Alt. Recommendation</small>	\$2,469,900	\$700,000	\$73,000	\$34,000	\$3,276,900
Happ Builders Inc. <small>Recommendation</small>	\$2,536,256	\$621,087	\$66,843	\$38,904	\$3,263,090
Construction Inc.	\$2,850,000	\$283,000	\$130,000	\$32,000	\$3,295,300
KWCC Inc..	\$2,866,800	\$679,000	\$151,000	\$44,300	\$3,741,100
Efraim Carlson & Son	\$2,870,000	\$525,000	\$90,000	\$35,000	\$3,520,000
Reed Construction Company	\$2,870,000	\$680,000	\$145,000	\$15,000	\$3,710,000
Lite Construction Inc.	\$2,934,700	\$721,700	\$63,700	\$35,700	\$3,755,800
Tyler Lane Construction	\$3,034,000	\$614,700	\$60,900	\$82,000	\$3,791,600
ALL Construction Group	\$3,049,000	\$847,000	\$95,000	\$35,000	\$4,026,000
Kandu Construction Inc.	\$3,067,000	\$257,000	\$57,000	\$12,000	\$3,393,000
Manussos General Contracting Inc.	\$3,192,000	\$495,000	\$95,000	\$9,500	\$3,791,500
Thorndale Construction Services Inc.	\$3,200,000	\$617,200	\$69,900	\$11,800	\$3,898,900
Drive Construction Inc.	\$3,247,000	TBD	\$45,000	\$22,000	TBD
Ostrander Construction	\$3,492,312	\$919,873	\$79,294	\$17,647	\$4,509,126
Staalsen Construction Company Inc.	\$3,508,000	\$444,000	\$84,000	\$148,000	\$4,184,000
BEAR Construction	\$3,707,000	\$870,000	\$96,000	\$60,000	\$4,600,105
PREMIER Design + Build Group	\$3,759,034	\$663,538	\$151,083	\$26,450	\$4,733,000

Phase III of this project is scheduled to be completed on August 21st, 2026.

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with Williams Architects was approved at the October 23, 2024 board meeting.

A schematic plan and cost estimate was presented at the July 2, 2025 subcommittee meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account: 40-800-846-57-5701-0000	Ray Morrill Community Center Phase 3 Interiors	Budget: \$4,000,000
----------------------------------	---	---------------------

Anticipated cost are as follows:

Base Bid + Alt 1, 2 & 3	\$3,263,090	Current Recommendation
Architectural Contract	\$308,362	Approved Oct. 23, 2024
Additional Services	\$35,000	Approved Nov. 19, 2025
FF&E and Signage	\$180,000	Estimated
Testing	\$35,000	Estimated
Permit	\$35,000	Estimated
Total Project Cost	\$3,856,452	

STAKEHOLDER PROCESS:

Staff will work with Athletics and Recreation staff for scheduling.

LEGAL REVIEW:

Contract documents were provided by our legal counsel.

ATTACHMENTS:

1. Williams Architects Recommendation Letter
2. Support for Completing Alternate 1 Gymnasium and Corridor Updates

ALTERNATIVES:

Base bid plus alternates 2 & 3 from RoMAAS Inc. in the total amount of \$2,576,900 or another reduced scope.

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the base bid plus alternates 1, 2 & 3 from Happ Builders in the total amount of \$3,263,090 along with a contingency of \$326,309.