

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Arrowhead Maintenance Building Roof Rehabilitation Project Bid Results

DATE: January 31, 2022



SUMMARY:

Illinois Roof Consulting Associates (IRCA) was hired in July of 2021 to assess the condition of the Arrowhead maintenance building roofs and to provide recommendations. The roof was installed as a part of the construction in 2000 and have developed some leaks and deteriorating insulation. It was determined that the roofs should be repaired or replaced. IRCA presented an option to coat the roof rather than doing a complete replacement. This would give us a comparable warranty to a more expensive replacement.

Staff worked with IRCA prepare bid plans and specifications. Bid documents were sent out to contractors on January 14, 2022. A pre-bid meeting was held on January 21, 2022, with representatives attending from seven companies: South Shore Roofing, DCG Roofing, Anthony Roofing, Adler Roofing, Combined Roofing, A-1 Roofing, and Olsson Roofing.

Bids were opened on January 28, 2022. The results were as follows:

<u>Contractor</u>	<u>Base Bid: Install roof on Office and Cold storage buildings.</u>	<u>Alternate Bid: Install roof on cart storage area.</u>
Anthony Roofing	\$98,500	\$27,925

Anthony Roofing’s base and alternate bids are significantly less than the estimates from IRCA. For the base bid scope, the consultant’s estimate is \$198,968 and the alternate is \$49,616. With only one bid was received, staff followed up with contractors that received the bid specs and/or attended the pre-bid meeting to get feedback regarding why they didn’t provide a bid. The contractors who didn’t bid stated they were either over extended, understaffed, or missed the bid deadline.

IRCA reviewed the bid and scope of work with Anthony Roofing and recommends they be awarded the project. Anthony roofing was the sub-contractor for R.C. Wegman on the Community Center exteriors project and staff was pleased with their work.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A.

REVENUE OR FUNDING IMPLICATIONS:

Account	Description	Budget
60-611-000-57-5701-0000	Capital – Maintenance Building Roof	\$400,000

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's recommendation letter.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's accept the base bid of \$98,500 and alternate bid of \$27,925 from Anthony Roofing for a total of \$126,425 along with a 10% contingency of \$12,642.50.