

TO: Board of Commissioners
FROM: Rob Sperl, Director of Parks, and Planning
THROUGH: Michael Benard, Executive Director
RE: Cosley Zoo Existing Conditions Audit
DATE: September 18, 2024



SUMMARY:

Cosley Zoo has been operating for 50 years and a large percentage of its current exhibits and support facilities are aging and require rehabilitation or replacement. The Colsey Foundation has been in existence since 1986 and serves to support the funding of operations and capital improvements for Cosley Zoo through philanthropy and special events.

The Park Board recently took action to rescind prior approval of a long-term master plan for Cosley Zoo. The now rescinded Master Plan contained creative ideas and concepts including the concept of expanding the Cosley Zoo exhibit footprint into its current parking lot. The Park Board became aware that this concept was not viewed as favorable by some members of the community and that a new creative process, including soliciting current stakeholder feedback, should be undertaken. Additionally, the Cosley Foundation had determined that its rate and capacity of philanthropic fundraising was not equal to the rate and capacity of philanthropic fundraising assumed by the now rescinded Master Plan's vision for a future Cosley Zoo.

As the Wheaton Park District is responsible for the maintenance and upkeep of its facilities, buildings and grounds, and long-range planning is required to maintain Association of Zoo's and Aquarium (AZA) Accreditation, a new planning process for guiding the Park Districts upkeep of Cosley Zoo was needed. To meet this need, the Park Board directed the Executive Director to engage Staff and any necessary outside consultants to complete a comprehensive Cosley Zoo Exhibit and Support Facility Existing Conditions Report by January 1, 2025.

A request for proposals to create a report of existing conditions was developed and advertised through AZA. The following two proposals were received:

BKP Architects (Philadelphia, PA) \$28,500 lump sum plus an est. \$4,800 in reimbursable expenses for two trips to our location

- Consultants include Architect and Landscape Architect
- Provided project specific proposal with schedule as well as links to example projects
- Example projects are focused on master planning in addition to existing conditions summary
- Schedules and inventories included, but no examples of project estimating
- Proposal specifically identifies only above ground infrastructure will be assessed. We are seeking alternate ways of identifying and assessing the underground infrastructure.

dD+P (Long Island City, NY)

\$108,000 fixed fee plus \$13,300 in reimbursable expenses

- Consultants include Architecture, MEP consulting, cost estimating and food service equipment
- Provided summary of each firm and samples of other reports completed
- Example projects are strictly existing conditions including environmental testing and detailed estimates

BKP has previously visited Cosley Zoo and tailored their proposal to our facility. They outlined their three-phase process with tasks identified and provided a sample schedule. dD+P appears to have a wider array of consulting services and a higher cost that reflects this. Their fee was broken down between their various consulting services although no detail was provided on what they would specifically be doing.

PREVIOUS COMMITTEE/BOARD ACTION:

- Resolution 2024-02 Rescinding the June 21, 2017 Rescinding the June 21, 2017 Approval of the Master Planning Document for Cosley Zoo....

REVENUE OR FUNDING IMPLICATIONS:

The Cosley Foundation has identified a donor that has committed to funding up to \$25,000 of the costs of the Existing Conditions Audit. The balance of related costs will be paid by the Park District or through donor support. We will also need to account for the cost of assessing underground utilities.

STAKEHOLDER PROCESS:

Upon the completion of the Existing Conditions Report, the Park Board authorized the formation of a Cosley Zoo Exhibit and Support Facility Renovation or Replacement Prioritization Committee. This committee will be charged with creating a formal recommendation regarding the order of existing Cosley Zoo exhibit and support facility renovation or replacement projects. A draft of this recommendation will be shared with community stakeholders, and their input will be solicited. After receiving community stakeholder input, a final report will be completed for the Park Board's review and any action it deems appropriate.

LEGAL REVIEW:

Legal counsel reviewed the RFP prior to release.

ATTACHMENTS:

- Resolution 2024-02
- Request for Qualifications and Proposals
- BKP proposal – links to reference projects included
- dD+P Proposal – reference projects available upon request

ALTERNATIVES:

Not applicable.

RECOMMENDATION:

It is requested that the Wheaton Park District Board of Commissioner's approve the proposal from BKP Architects in the amount of \$28,500 and \$4,800 in reimbursable expenses.