

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Cosley Zoo Siding & Painting Project Bid Results

DATE: February 1, 2022



SUMMARY:

As part of the Capital projects fund, the Cosley Zoo Kiebler Barn, Taylor Barn and Aviary buildings have exceeded their reasonable life expectancies and need repairs. The repairs include re-painting the Aviary building, repairing, and re-staining the bird enclosures, and re-siding and re-painting the Kiebler barn.

The park district is not recommending accepting the alternate bids 1 or 2 for re-siding and painting the Taylor Barn. While this work would extend the life of the building, we have significant concerns about the age of the building and its limited usefulness to our programming and operations. Staff would prefer to look at alternatives that include removing this building and replacing it with an open-air shelter and smaller utility sheds for programs and maintenance operations. Concepts would be developed for this option and shared with appropriate stakeholders.

Bid plans and specifications were sent out to the bidders on January 17, 2022. Bids were opened on January 31, 2022, and the results were as follows:

<u>Contractor</u>	<u>Base Bid 1:</u> Aviary Building	<u>Base Bid 2:</u> Kiebler Barn	<u>Alt Bid 1:</u> Taylor Barn-steel siding	<u>Alt Bid 2:</u> Taylor Barn-wood siding	<u>Unit Cost:</u> Aviary Building- Repair trellis per s.f.
Red Feather Group	\$16,800	\$59,500	\$62,640	\$51,800	\$35
Muscat Painting	\$25,878	\$83,149	\$52,826	\$54,947	\$48
Lite Construction	\$32,711	\$87,000	\$65,000	\$55,000	\$175
WallFill	\$44,875	\$97,525	\$48,750	\$62,108	\$8
All American	\$19,230	\$150,285	\$130,930	\$120,140	\$45

Red Feather has successfully completed projects for the park district in the past including replacing the roofs at the zoo and Prairie building.

PREVIOUS COMMITTEE/BOARD ACTION:

The renovations were discussed at the April 29, 2020, Buildings and Grounds subcommittee meeting as part of the capital budget prioritization discussion.

REVENUE OR FUNDING IMPLICATIONS:

Account	Description	Budget
40-800-813-57-5701-0000	Cosley Kiebler Barn Siding	\$70,000
40-800-813-57-5701-0000	Cosley Aviary Siding	\$32,000
40-800-813-57-5701-0000	Cosley Exterior Painting Aviary	\$25,000

The lowest bids from Red Feather are under budget.

STAKEHOLDER PROCESS:

This project has been discussed with Special Facilities and Zoo staff.

LEGAL REVIEW:

Our legal counsel provided the front-end bid documents and sample legal agreement that will be used with the selected bidder.

ATTACHMENTS:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's accept the base bids 1 and 2 for a total of \$76,300 from Red Feather along with a 10% contingency of \$7,630.