

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Toohey Roof Rehabilitation Project Bid Results

DATE: July 27, 2022



**SUMMARY:**

Illinois Roof Consulting Associates (IRCA) was hired in March of 2022 to assess the condition of the Toohey preschool roof and to provide recommendations. The roof was installed in 1999 and is comprised of asphalt architectural shingles. The roof is in poor condition, and it was determined that the entire roof should be replaced this year.

Staff worked with IRCA to prepare bid plans and specifications. Bid documents were sent out to contractors on June 9, 2022. Bids were opened on June 24, 2022, and the results were as follows:

<b><u>Contractor</u></b>	<b><u>Base Bid</u></b>	<b><u>Unit Cost: Plywood per 4' x 8' sheet</u></b>	<b><u>Install spray foam insulation per 4' x 8' sheet</u></b>
Top Roofing	\$47,500	\$100	\$150
Seal Tight Exteriors	\$48,780	\$160	\$300
CPR Roofing	\$72,000	\$232	\$250
J F Chiatello	\$72,280	\$125	\$100
All American Exteriors	\$81,700	\$130	\$1,100
Tori Construction	\$215,712	\$11.75	\$6.25

IRCA reviewed the scope with the lowest bidder and checked their references and has recommended the low bidder.

**PREVIOUS COMMITTEE/BOARD ACTION:**

N/A.

**REVENUE OR FUNDING IMPLICATIONS:**

<b><u>Account</u></b>	<b><u>Description</u></b>	<b><u>Budget</u></b>
40-800-849-57-5701-0000	Capital – Toohey Park	\$53,100

**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:**

Recommendation letter from IRCA dated June 28, 2022

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's accept the base bid of \$47,500 from Top Roofing along with a 10% contingency of \$4,750.



Certified Consultants and Specifiers

Roof Condition Evaluations

Moisture Testing

Quality Compliance Inspection  
during roof construction

June 28, 2022

Mr. Brian Morrow  
Wheaton Park District  
1000 Manchester Road  
Wheaton, IL 60187

**RE: Roof Rehabilitation Bids for  
Toohey Park Preschool  
1900 Orchard Road**

Dear Mr. Morrow:

Illinois Roof Consulting Associates, Inc. (IRCA) was authorized to prepare project documents and specifications for the roof rehabilitation at the referenced building. The following is a summary of our work in this regard and our recommendations for award of the roofing contract.

We collected data at the site, reviewed reports and information we had in the building's file, and formulated a specification. During the following weeks, we produced a draft Project Manual and developed the necessary construction sketches and details. Once the documents were reviewed and finalized, an Advertisement to Bid was placed in a local newspaper.

The contractors who responded to the Advertisement were All American Exteriors of Lake Zurich, CPR Roofing of Rockford, J&F Chiattello Roofing of Dyer, IN, Seal Tight Exteriors of Steger, Top Roofing of Wheaton and Tori Construction of Alsip. A pre-bid meeting was held at the site on June 17, 2022, at 9:00 A.M. Subsequent to this site meeting, an addendum was transmitted to all Bidders of Record.

As originally announced, the Bids were opened at a public meeting on June 24, 2022, after the Bid Due time had passed. Attached is a spread sheet listing the Bid prices received. All Bidders of Record submitted acceptable Bids, with the exception of Seal Tight Exteriors who did not include the gutters and downspouts in their bid.

After carefully reviewing the bids and verbally confirming both price and scope of work with the low Bidder of Record, we are pleased to recommend that the project proceed as specified using the low Bidder of Record, Top Roofing.

We have been pleased to assist you with these phases of this project and are looking forward to continuing to work with you.

Illinois Roof Consulting Assoc., Inc.

4302-G Crystal Lake Road

McHenry, Illinois 60050

(815) 385-6560

FAX (815) 385-3581

[www.irca.com](http://www.irca.com)

Sincerely,

ILLINOIS ROOF CONSULTING ASSOCIATES, INC.

*James C. Gruebnaer* (RFH)

James C. Gruebnaer, RRC  
Project Manager

JCG/ajm  
22018.ltr


Enclosure

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2022 - Toohey Roof Bid Tally

<u>CONTRACTOR</u>	<u>BASE BID</u>	<u>Unit Cost: Plywood per Sheet</u>	<u>Unit Cost: Spray Foam per Sheet</u>	<u>REFERENCES</u>	<u>BID BOND</u>	<u>Addendum 1</u>
TOP ROOFING	\$ 47,500	\$ 100	\$ 150	X	X	X
CPR ROOFING	\$ 72,000	\$ 232	\$ 250	X	X	X
ALL AMERICAN EXTERIOR	\$ 81,700	\$ 130	\$ 1,100		X	X
SEAL TIGAT EXTERIOR	\$ 48,780	\$ 160	\$ 300	X	X	X
JAF CHIATTELLO	\$ 72,280	\$ 125	\$ 100	X	X	X
TORI CONST	\$ 215,712	\$ 11.75	\$ 6.25	X	X	X

WITNESS:   
 DATE: 6/24/22