

MEMORANDUM

TO: Board of Park Commissioners
FROM: Lisa Sheppard, Executive Director and Kyle Kuhs, Director of Parks and Planning
SUBJECT: Watts Renovation: Remaining Bid Packages
DATE: December 13, 2022

At the December Committee meeting the Board reviewed the remaining 16 bid packages for the Watts Recreational Center renovation project and advanced them for approval at the December Board meeting.

A total of two bids were received for “Selective Demolition” with Alpine Demolition being the lowest responsible bidder at \$188,800. Below is a summary of bids received.

Contractor Name	Total Bid
Alpine Demolition	\$188,800
Break Thru Enterprises	\$198,300
Us Dismantlement	No Bid

A total of four bids were received for “Earth Retention and Excavation” with Thatcher Foundations being the lowest responsible bidder at \$271,000. Below is a summary of bids received.

Contractor Name	Total Bid
Thatcher Foundations	\$271,000
Doetsch Contractors	\$286,000
DK Contractors	\$357,028
Lenny Hoffman Excavating	\$380,777
Keller Group	No Bid

A total of three bids were received for “Concrete” with Tor Construction being the lowest responsible bidder at \$296,000. Below is a summary of bids received.

Contractor Name	Total Bid
Tor Construction	\$296,000
Elliot Construction	\$374,600
Schaeffges Brothers	\$382,500
Manusos General Contracting	No Bid

A total of four bids were received for “Masonry” with MPZ Masonry being the lowest responsible bidder at \$148,100. Below is a summary of bids received.

Contractor Name	Total Bid
MPZ Masonry	\$148,100
Midwest Masonry	\$162,800
Rasco Mason Contractors	\$170,000
Mastership Construction	\$253,000
Ebben Masonry	No Bid
JAC Masonry	No Bid

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A total of three bids were received for “Structural Steel and Miscellaneous Metals” with T.A. Bowman being the lowest responsible bidder at \$295,500. Below is a summary of bids received.

Contractor Name	Total Bid
T.A. Bowman	\$295,500
S.G. Krauss Co.	\$299,000
Western Architectural Iron	\$313,500

A total of four bids were received for “Roofing & Sheet Metal” with R.E. Burke Roofing being the lowest responsible bidder at \$311,904. Below is a summary of bids received.

Contractor Name	Total Bid*
R.E. Burke Roofing	\$311,904
L. Marshall Roofing	\$508,000
Metalmaster-Roofmaster	\$556,509
A-1 Roofing	\$557,100

*Including alternate for new shingles for the entire building

A total of two bids were received for “Cold Formed Metal Framing, Drywall & Acoustical Ceilings” with The Levy Company being the lowest responsible bidder at \$378,800. Below is a summary of bids received.

Contractor Name	Total Bid
The Levy Company	\$378,800
Wendell Builders	\$429,732
Kole Construction	No Bid

A total of six bids were received for “Ceramic Tile” with Trostrud being the lowest responsible bidder at \$22,174. Below is a summary of bids received.

Contractor Name	Total Bid
Trostrud	\$22,174
All-Type Tile	\$25,400
Bourbon Tile	\$26,750
Pinnacle Flooring	\$28,570
Tiles In Style	\$30,110
Johnson Floor Co.	\$33,512
Northern Illinois Terrazzo & Tile	No Bid

A total of four bids were received for “Painting” with Cosgrove Construction being the lowest responsible bidder at \$54,950. Below is a summary of bids received.

Contractor Name	Total Bid
Cosgrove Construction	\$54,950
Ascher Brothers Co.	\$58,800
Tiles In Style	\$59,980
Oosterbaan & Sons	\$66,690
D.E.S. Painting	No Bid

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A total of one bid was received for “Fire Protection” with Nelson Fire Protection being the lowest responsible bidder at \$198,433. Below is a summary of the bid received.

Contractor Name	Total Bid
Nelson Fire Protection	\$198,433
US Alliance Fire Protection	No Bid

A total of seven bids were received for “Plumbing” with Ernie Peterson Plumbing being the lowest responsible bidder at \$208,350. Below is a summary of bids received.

Contractor Name	Total Bid
Ernie Peterson Plumbing	\$208,350
Helm Mechanical	\$215,000
Warren F. Thomas Plumbing	\$221,650
DeFranco Plumbing	\$222,489
National Heat & Power	\$225,000
Martin Petersen Co.	\$225,500
Jensen’s Plumbing & Heating	\$245,900

A total of six bids were received for “HVAC” with Jensen’s Plumbing & Heating being the lowest responsible bidder at \$317,200. Below is a summary of bids received.

Contractor Name	Total Bid
Jensen’s Plumbing & Heating	\$317,200
Atomatic Mechanical	\$332,100
Quality Mechanical	\$343,870
Helm Mechanical	\$352,000
Amber Mechanical	\$375,000
National Heat & Power	\$380,000
Martin Petersen Co.	No Bid

A total of one bid was received for “Asphalt Paving” with Accu-Paving Co. being the lowest responsible bidder at \$55,466. Below is a summary of the bid received.

Contractor Name	Total Bid
Accu-Paving Co.	\$55,466
Chadwick Contracting	No Bid
J.A. Johnson Paving	No Bid
Troch-McNeil Paving	No Bid

A total of one bid was received for “Landscaping” with Milieu Design LLC being the lowest responsible bidder at \$55,170. Below is a summary of the bid received.

Contractor Name	Total Bid
Milieu Design, LLC	\$55,170

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A total of one bid was received for “Fencing” with Action Fence Co. being the lowest responsible bidder at \$17,893. Below is a summary of the bid received.

Contractor Name	Total Bid
Action Fence Co.	\$17,893
The Fence Store	No Bid

A total of three bids were received for “Site Utilities” with LoVerde Construction Co. being the lowest responsible bidder at \$177,711. Below is a summary of bids received.

Contractor Name	Total Bid
LoVerde Construction Co.	\$177,711
DK Construction	\$245,756
Lenny Hoffman Excavating	\$279,777

Staff is recommending the acceptance of two alternates. These alternates will be funded by private donations. These alternates total cost is spread out across multiple trades, which is why the table below looks slightly different. The gathering plaza cost consists of alternate bids in excavation, concrete and landscaping. The fireplace cost consists of alternate bids in excavation concrete and masonry.

Alternate	Cost
Fireplace	\$62,430
Gathering Plaza	\$39,688

In addition, the Guaranteed Maximum Price (GMA) includes:

Item	Total Cost
Ice Rink Controls - Allowance	\$50,000
General Conditions	\$316,748
Jobsite Requirements	\$84,400
Construction Contingency (5%)	\$254,834
CGL Insurance (085%)	\$45,488
Construction Management Fee (3.25%)	\$175,402

The GMA also includes items already approved by the Board:

Item	Total Cost*
General Trades	\$567,450
Aluminum Doors, Storefront and Curtain Wall	\$386,300
Flooring	\$214,849
Electrical	\$479,479
Dasher Board Replacement	\$445,908

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Attached is the updated DRAFT GMP Amendment Cost Breakdown, outlining the base project cost and includes the alternate values at the bottom.

Total Construction Cost Including Dasher Board Replacement:	\$6,038,309
Total Construction Cost Including the Two Alternates:	\$6,140,427

Recommendations:

Action Item:

Motion to authorize the Executive Director to sign a Guaranteed Maximum Price contract with WB Olson in the amount of \$6,140,427 accepting the bid packages received on November 4, 2022 for the Watts renovation project, as presented. This amount includes \$102,118 in alternates that are being funded via private donations. The following alternates are being rejected: players boxes and smaller elevator.

Approval:

All bids approved unanimously by roll call vote at the December 20, 2022 Regular Board Meeting with the exception of the player boxes and smaller elevator alternate bids, which were rejected.