
E L M H U R S T P A R K D I S T R I C T

B O A R D O F P A R K C O M M I S S I O N E R S
M E M O R A N D U M

DATE: March 13, 2023

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
 Daniel Payne, Assistant Director/Director of Parks
 Angela Ferrentino, Director of Facilities

**RE: WILDER MANSION EXTERIOR REPAIR AND PAINTING AND
 WILDER PARK CONSERVATORY PAINTING PROJECT**

ISSUE:

The facades of both the Wilder Mansion and Conservatory are showing signs of wear and the need for maintenance. In an effort to preserve and maintain our historic facilities staff recommends an approximate ten-year cycle for exterior facade and structure repairs and painting. In addition to improving the buildings' appearances, regular painting helps shield the buildings' finish and protect it against the elements.

DISCUSSION:

The Wilder Mansion and Conservatory painting were let to bid as one project/bid package due to the proximity of the facilities and the similarity of the scope of work. The project timeline for both locations is April 1, 2023 through May 31, 2023, weather-dependent.

Wilder Mansion

The Mansion was last painted in 2008 (during its original renovation) and is overdue for painting and minor repairs. The scope of this project includes power washing the building's exterior, priming and painting the brick, and repairing and painting the fascia, soffit, corbels, chimney and copula. Staff originally intended for this work to be completed in the Fall of 2022, however, the project was postponed due to unseasonably cold temperatures that were not conducive to painting.

Wilder Park Conservatory

The Conservatory was last painted in 2013 as part of the Renovation and Restoration Project. Currently, the facility's paint is chipping and peeling due to the challenging environmental conditions. The scope of work includes surface cleaning, priming, and painting of the interior and exterior structures of the Conservatory.

On January 27, 2023, a legal notice was published in the Elmhurst Suburban Life newspaper to announce the availability of plans and specifications. A mandatory pre-bid meeting was held on February 9, 2023 with ten contractors in attendance. Bids were received until the opening on February 15, 2023 with four proposals submitted. Total funds in the amount of \$65,000 are available in the FY2023 Capital Improvement Budget for the painting project.

The lowest bid received was from Tiles in Style, LLC dba TAZA Construction of South Holland, IL in the amount of \$46,045 (\$26,595 for the Mansion and \$19,450 for the Conservatory). Staff completed reference checks for Tiles and Styles LLC. with the Abraham Lincoln Presidential Library, IDOT, and Centrum Reality and Development LLC. References came back positive with comments such as "quality work, good communication and completed projects on time". Staff confirmed that work completed was both exterior and interior painting with Centrum Reality confirming that both were completed to specifications and that they would hire Tiles in Style again for future interior and exterior painting projects. On February 16, 2023 an on-site scope review was completed with Tiles in Styles and their painting subcontractor. The meeting was satisfactory and staff agreed that the contractor could meet the project's timeline and specifications. In addition, a records search through the Illinois Department of Labor (IDOL) found no violations.

RECOMMENDATION

That the Board of Park Commissioners (1) award the Wilder Mansion exterior painting and repairs and Wilder Park Conservatory painting project to Tiles in Style, LLC dba TAZA Construction of South Holland, IL in the amount of \$46,045, and (2) authorize the Executive Director to execute said contract.

Thank you.

Attachment: Bid Tally