

# Agenda Item Report



**Winnebago County**  
*The Wave of the Future*

DATE: October 26, 2021  
TO: PARKS AND RECREATION COMMITTEE  
FROM: DIRECTOR OF PARKS AND EXPO CENTER  
RE: SUNNYVIEW EXPOSITION CENTER LOT 4 ALTERNATE

## **Background:**

In 2019, the Parks Department presented a master plan for the Sunnyview Exposition Center to the Winnebago County Board. The plan included several phases to be completed over several years. The east campus phase was estimated to cost \$1,636,200. In March of 2021 the County Board approved \$1,636,200 for the engineering, detailed design, and construction of the Sunnyview Exposition Center east campus. Since the master plan was created and cost estimate was completed we have seen an increase in the cost of materials and more recently, a labor shortage for many contractors. This has in turn led to increased prices and less contractors bidding due to the amount of work they can perform.

In May of 2021 the Parks Department entered into a contract with Rettler Corporation. We worked with Rettler Corporation to engineer, permit, and design the east campus. The goal is to perform construction between now and the end of May 2022. We advertised for bids for both excavation/earthwork and electrical in August. During this first round of bidding we received 3 bids for electrical services but only 1 bid for earthwork/excavation. Staff determined that we needed to advertise for bids a second time due to the lack of bidders and due to the fact that the first bid was over budget. Staff worked with Rettler Corporation to extend the timeline for construction into June of 2022 to give contractors more time. The result was 7 bidders for earthwork/excavation in the second round of bids.

We have accepted the bids for both electrical and earthwork/excavation and are now moving forward with the project. The goal of this project was to move all camping and equestrian events to the east side of the campus. Our second goal was to address the storm water issues we had at the expo and also at the Community Park. Staff feel that we will be addressing the concern for storm water and expanding our camping capacity by more than double. However, staff feel that we should complete the work for lot 4. Lot 4 was placed into the project as an alternate. Lot 4 should be constructed with the rest of the project to save on cost long term. If we decide to construct lot 4 in the future we will be paying for increased cost and a second mobilization.

\$153,732.18 is required in order to accept the alternate from MCC Inc. and Folske Electrical to perform the work on lot 4. Lot 4 will be doubled from its current size and we will be adding electrical camping pedestals where there is currently no electric. The \$153,732.18 in additional funds include \$82,972.60 for earthwork, \$63,439.00 for electrical, and \$7,320.58 to cover a 5% contingency.

After discussing the funding with the Finance Department, staff recommends utilizing the contingency reserve account for this project. The contractors agreed to hold their prices for their alternatives until the County Board meets on Tuesday, November 16.

**Requested Action:**

Staff recommends that the Parks and Recreation Committee recommend to the County Board to approve \$153,732.18 to be spent from the Winnebago County contingency reserve account to add the lot 4 alternative bid for both earthwork/excavation, electrical, and 5% contingency.

**Committee Action:**

The Parks and Recreation Committee motioned to approve the budget transfer at their October 26, 2021 committee meeting 5-0.

The Personnel and Finance Committee motioned to approve the budget transfer at their November 4, 2021 committee meeting 5-0.

**Attachments:**

- Budget Transfer Request
- MCC Inc. Alternate Bid A-1 – Lot 4
- Folske Electric Alternate Bid B-1 – Lot 4 Power Pedestals
- Site Layout Including Lot 4