



1685 West Higgins Road, Hoffman Estates, Illinois 60169
heparks.org t (847) 885-7500 f (847) 885-7523



The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

**AGENDA
SPECIAL BOARD MEETING
TUESDAY, MAY 2, 2017**

**IMMEDIATELY FOLLOWING 7PM
BUILDINGS & GROUNDS COMMITTEE MEETING**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. COMMENTS FROM THE AUDIENCE
5. PSSWC WET AREA RENOVATION / M17-052
6. COMMISSIONER COMMENTS
7. ADJOURNMENT

All meetings are held in the boardroom of the Scott R. Triphahn Community Center & Ice Arena at 1685 W. Higgins Road in Hoffman Estates, unless otherwise specified. If an accommodation or modification is required to attend this public meeting please call 847-885-8500 with at least 48 hours' notice.

Memorandum No. M17-052

TO: Building & Grounds Committee
FROM: Dean Bostrom, Executive Director
Gary Buczkowski, P&D Director
Craig Talsma, Deputy Director
Mike Kies, Director of Recreation & Facilities
RE: PSSWC Wet Area Renovation (club locker rooms)
DATE: April 20, 2017

Background:

Identified in the 2017 PSSWC budget is \$750,000 to be used for the renovation and reconstruction of the Wet Areas located in the PSSWC Club Locker Rooms. Plans for this project have been previously submitted by staff and DLA Architects and were approved by the committee and board.

Over the past three months, final plans were prepared for this project along with Bid Specifications. These documents were submitted to the Village for Code Review and upon that review, the park district has received a conditional approval for the project.

Bid packages were prepared and released on April 6, 2017. Contractors were asked to price the renovation of the shower areas, steam rooms, sinks, and ceilings over the locker areas. In addition, as alternates, bidders were asked to provide pricing to replace the ceramic tile on the floor in toilet areas (Alternate #1) and pricing to replace the ceramic tile on the walls in the toilet areas (Alternate #2).

A preconstruction meeting was held at the site on April 12, 2017 and attended by nine contractors.

Implications:

Bids were opened on April 20, 2017 with a total of five bids received. Attached is a summary of those bids. The low bid from Opcon, Inc. was \$687,934 as the base bid and adding alternate #1 the total was \$702,050 and adding alternate #2 the total was \$739,839.

Staff has reviewed Opcon's references along with past work performance. Opcon has successfully completed projects all over the Midwest including large federal government projects. In each reference check, the contact person stated that they would have no reservation in awarding future work to Opcon if they were the low bidder on a project of theirs. Furthermore, DLA Architects have recently recommended Opcon for a renovation project with the Village of Schaumburg Government.

Based upon the bid amount received from Opcon (the lowest qualified bidder) the project cost break out is as follows assuming acceptance of the base bid and alternate #1 (Removal and replacement of the tile floor in the toilet areas):

\$702,050 which includes a \$50,000 owner's allowance (contingency) line item
\$ 66,695 for DLA Architects based on 9.5% of the hard construction costs
\$ 12,300 for environmental monitoring related to air-borne contaminants
\$ 18,955 for additional unknown contingency
\$800,000 Total estimated of project

Assuming the allowance and the contingency may not be needed, the project could come in under the budgeted amount of \$750,000. However, given the complexity of this project, staff is of the opinion that an owner's allowance of \$50,000 contained in the base bid and an additional contingency of \$18,955 for a total allowance/contingency of \$68,995 (approximately 10%) would be appropriate and should be considered a necessary part of this project.

Recommendation:

Staff recommends that the B&G Committee recommend to the board approval of the PSSWC locker room renovation project for a total amount of \$800,000 as follows:

\$702,050 to Opcon, Inc. which includes Alternate #1 (floors in toilet area) and includes an owner's allowance contingency of \$50,000.
\$66,695 to DLA Architects for services
\$12,300 for environmental monitoring
\$18,955 Additional contingency

	Opcon, Inc. 200 East St, Unit E, Carol Stream, IL 60188 630-221-1880 Clayton Graham; c.graham@opcon-inc.com	Laub Construction 201 Houston St, Ste 200 Batavia, IL 60510 630-454-4631 Jason Laub jlaub@laubconstruction.com	Happ Builders, Inc. 28 LeBaron St, Waukegan, IL 60085 847-775-8888 Mathew Happ estimating@happbuilders.com	Prairie Forge Group 300 Cardinal Drive, Ste 160 St. Charles, IL 60175 630-344-1077 David Stermetz Dvstermetz@p-fgrup.com	Efraim-Carlson & Son, Inc. 14052 Petronella Dr, Ste 105 Libertyville, IL 60048 847-573-1888 Dave Hillstrom Dhillstrom@efraimcarlson.com
BID BOND	x	X	X	X	X
BASE BID	\$687,934.00	\$774,200.00	\$737,700.00	\$695,000.00	\$748,800.00
ALT #1 FLOOR	\$702,050.00	\$9,900.00	\$14,200.00	\$15,463.00	\$24,800.00
ALT #2 WALLS	\$739,839.00	\$33,900.00	\$41,000.00	\$35,625.00	\$62,700.00
VOLUNTARY ALTS	-\$3,300.00	n/a	n/a	n/a	n/a
VOLUNTARY ALTS					
UNIT PRICING					
NEW FLOOR DRAINS	\$190.00	\$950.00	\$500.00	\$900.00	\$560.00
MITIGATE ADDITIONAL MOLD	\$23.97	\$100.00	\$20.00	\$10.00	\$4.00
Base Bid Note	Scrivener's error. Base Bid amount on page 5 of Proposal				
VOLUNTARY ALTS (1)	Verdedri Prod for hand dryer				