

MEMORANDUM M17-139

TO: Recreation Committee
FROM: Dean Bostrom, Executive Director
Craig Talsma, Deputy Director/Dir A&F
Brian Bechtold – Director of Golf
SUBJECT: Bridges of Poplar Creek – Removal & Supply Flooring for Banquet Room & Lobby
DATE: December 12, 2017

Background

Bridges of Poplar Creek Poplar Banquet Room & Lobby Flooring has been identified in our CAMP plan for 2018. The current carpet is starting to show signs of wear and tear and has reached its projected lifespan. Staff has budgeted \$40k in Fund 14 - Bridges Operating Capital Budget.

Staff researched local area facilities on styles and trends with replacing the floor with carpet vs vinyl flooring along with current customer feedback off of tours given by staff from guests who booked at other locations. Based on the research staff has recommended going with the vinyl flooring. This flooring will provide a longer life and have the resistance to stains. It will also give the room a more modern look along with an unlimited dance floor in the entire room.

The floor that was selected is a Calibre High Performance LVT. The dimensions of the planks are 9.25" x 59.25" x 5mm with a wear layer of 20mil. The floor sample can be viewed at <http://www.maslandcontract.com/mc/web/forms/product/ProductDetail2.aspx?o=p&id=W1007-00000-0609-IP> . A sample of our room with the new flooring has been attached to the memo as well and will be used in several marketing pieces during the renovation period. The floor is set to be replaced in February to have minimum effect on current events.

Staff set the following schedule for the bid process:

Bid Opening: December 4, 2017
Committee Approval: December 12, 2017
Board Approval: December 19, 2017
Contract Awarded: December 20, 2017
Floor Installation Dates: February 12th – February 26th

Implications

Staff prepared bid documents for the removal & install and supply flooring for the Poplar Banquet Room and Lobby at Bridges of Poplar Creek C.C. The bid documents were due by December 4th, 2017 at 10am. The bid document requested the following information and fees associated with each item included prevailing wages for all work performed: Product Square Footage, Price of Product, Installation of Vinyl Planking, Removal of Current Floor, Disposal, Skim Coat & Floor Prep, Primed Base, Transition Pieces and any additional Fees.

The results of the bid are as follows:

BPC Flooring Bid	Scharm Floor Covering 1843 E. Oakton Des Plaines, IL 60018	Pinnacle Flooring Co 18522 81st Ave, Tinley Park, IL 60487	Crown Covering, Inc 814 Central Ave, Roselle, IL 60172	Tiles In Style, Inc 1212 S. Naper Blvd Suite 109-119 Naperville, IL 60540
Bid Bond	Cashier's Check	X	Cashier's Check	X
Product Square Feet	5,016	5,575	5,054	5,070
Calibre High Performance LVT	\$23,810.00	\$24,131.52	\$31,669.00	\$28,189.20
Installation of Vinyl Planking	\$10,032.00	\$14,880.40	\$12,667.00	\$13,942.50
Removal of Current Floor	\$2,633.00	\$12,948.60	\$2,325.00	\$13,942.50
Disposal	\$673.00	\$1,750.00	\$485.00	\$850.00
Skim Coat & Floor Prep	\$4,900.00	\$6,657.00	\$6,009.00	\$3,549.00
Primed Base	\$939.00	\$1,768.00	\$1,118.00	\$1,248.30
Transition Pieces	\$65.00	\$120.00	\$106.00	\$180.00
Additional Fees	\$800.00	\$4,454.48	\$112.00	\$1,700.00
Grand Total:	\$43,852.00	\$66,710.00	\$54,491.00	\$63,601.50
Notes Per Vendor:	**Unforeseen Floor patch and preparation are based on time and material at the rate of \$87.00 per man hour and \$38.00 per unit of patch		Optional Moisture Test \$914.00	

After receiving the bids exceeding the budgeted amount of the \$40,000 staff has adjusted Fund 14 to reflect \$45,000 for this capital project (allowing for \$1,148 in contingency).

Recommendations

Staff recommends that the Recreation Committee recommend the full Board approve awarding the bid to for the Removal & Supply of Flooring for Banquet Room & Lobby at Bridges of Poplar Creek C.C. to Scharm Floor Covering of Des Plaines, IL 60018 in an amount not to exceed \$43,852 and a project contingency of \$1,148.