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**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**

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**DATE:** October 25, 2021

**TO:** Board of Park Commissioners

**FROM:** James W. Rogers, Executive Director  
Angela Ferrentino, Director of Facilities

**RE: CENTENNIAL PARK AND ADULT CENTER BIDS**

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**ISSUE**

On March 22, 2021, the Board of Park Commissioners approved a contract with Dewberry architects for architecture and engineering services for the Adult Center Redevelopment, as well as the approval of a contract with Upland Design for landscape architecture and engineering services for the Centennial Park Master Plan. The next step in the process is to review bids for the renovation of the Adult Center and the development of Centennial Park. Specifically, the bids consist of construction at Centennial Park along with the purchase of a 24 x 34 ft. shelter, and bids for asbestos abatement at, and renovation of, the Adult Center.

These projects address 2021 Strategic Work Plan Tactics under two Strategic Plan Themes - First to Meet Community Need for New and Existing Indoor Recreation Space (Adult Center) and second to Meet Community Need for Parks, Open Space and Outdoor Amenities (Centennial Park).

**DISCUSSION**

***CENTENNIAL PARK CONSTRUCTION***

The objective of this portion of the project is to recommend a contractor for the Centennial Park Development which includes the following amenities, based on input garnered from residents: playground installation, addition of a 24 x 34 ft. green roof shelter, adult fitness equipment, fountain geysers, paths, benches and landscaping.

- Plans and specifications were developed and a legal ad was placed in the local newspaper on September 24, 2021
- Ten contractors attended the mandatory pre-bid walkthrough on September 30, 2021 and
- Five sealed bids were returned, opened and read publicly on October 14, 2021. A copy of the bid tally is attached.

E. Hoffman Inc. of Lombard, IL returned the lowest, most responsible bid of \$539,442 for the project. Positive references for E. Hoffman Inc. were received from the St. Charles

and Palatine Park Districts, neither had any issues with E. Hoffman Inc. and all projects were completed on time. Based on references received, staff is confident E. Hoffman is a reputable company with the experience and capabilities to successfully complete the work in accordance with the required specifications and schedule. A records search has been completed with the Illinois Department of Labor (IDOL) with no violations found. In addition, Landscaping Architect Liz DeFoe of Upland Design performed a scope review with Hoffman and has confirmed all aspects of project are contained within the contractor's bid.

This development project is scheduled to be completed from November 2021 through May 2022.

### ***CENTENNIAL PARK PURCHASE OF SHELTER***

The objective of this portion of the project is to recommend ordering the 24 x 34 ft. green roof shelter to ensure it arrives by early spring. As the country continues to be challenged by supply chain issues and shipping delays, current lead times are 12 – 16 weeks. At its July 26, 2021 meeting, the Park Board approved the purchase of the playground equipment and fitness equipment for similar reasons and to avoid an anticipated price increase due to supply shortages. Staff recommends the District take advantage of the cooperative purchase supplier Goodbuy for the proposed green roof shelter for \$55,088 as purchasing through a cooperative has previously proven to be beneficial to the District. Purchasing cooperatives such as Goodbuy (see attached) allow public agencies to pool purchases through nationally solicited contracts, helping to save time and money compared to the traditional procurement methods. Goodbuy prepares bids, conducts a competitive sealed bidding process, and awards contracts for goods and services on behalf of public agencies.

### ***ADULT CENTER RENOVATION***

The objective of this portion of the project is to recommend a contractor for the Adult Center building improvements including remodeling restrooms for ADA compliance, updating interior room signage, replacing exterior and interior door hardware, installing new exterior doors, painting interior, adding fire protection system, repairing perimeter building soffit, exterior stair, and completing exterior improvements (roof shingles, roof ladder, signage) and site improvements (pavement, sidewalks, raise storm structures and remove dead trees). The plan documents also included six alternates: 1) multipurpose room flooring, 2) new exterior windows, 3) paint exterior brick, 4) build front entrance vestibule, 5) new ceiling grid, and 6) new carpet installation. Staff is recommending to proceed with alternates numbered 5 and 6.

- Plans and specifications were developed and a legal ad was placed in the local newspaper on September 24, 2021
- Thirty-seven contractors and sub-contractors attended the mandatory pre-bid walkthrough on September 30, 2021 and
- Seventeen sealed bids were returned, opened and read publicly on October 14, 2021. A copy of the bid tally is attached.

O'Neill Contractors Inc. of Glenview returned the lowest, most responsible bid of \$801,200 (base bid) for the project. Positive references for O'Neill Contractors were received from the US Department of Agriculture, Daily Forge Research Center, and Hines VA Hospital; none had any issues with O'Neill and all projects were completed on time. In addition, Brian Kerner of Dewberry performed a scope review with O'Neill and has confirmed all aspects of project are contained within the contractor's bid. Based on references received, staff is confident O'Neill is a reputable company with the experience and capabilities to successfully complete the work in accordance with the required specifications and schedule. A records search has been completed with the Illinois Department of Labor (IDOL) with no violations found.

This renovation project is scheduled for November 2021 through May, 2022.

### ***ADULT CENTER ASBESTOS ABATEMENT***

The objective of this portion of the project is to abate confirmed asbestos in the building, in areas to be disturbed by the renovation of 155 E. St. Charles. The project scope calls for the removal and legal disposal of all asbestos at the premises as described in the Asbestos Bulk Sample Field Summary. All asbestos abatement work will be performed to meet state and national regulatory requirements prior to scheduling renovation of the building.

Prior to the renovation/disruption of materials, the EPA recommends testing suspect materials (floor tile, ceiling tile, or old pipe wrap) if damaged (fraying, crumbling). Proper abatement plans and specifications are necessary to ensure abatement work is performed in accordance with state, OSHA and EPA requirements. As part of completing this due diligence, staff retained the services of Midwest Environmental Consulting Services, Inc. to collect samples from the property, provide survey results identifying asbestos containing materials and develop abatement plans and specifications based on the survey results.

The scope of work mirrors areas being renovated as designed by Dewberry architects, the base bid includes removal of asbestos containing drywall ceilings and soffits, pipe wrap, ceiling acoustic tiles, and flooring. The scope also includes three alternates: 1) gym floor mastic under tiles, 2) vestibule tile, and 3) removal of asbestos containing window systems.

- Plans and specifications were developed and a legal ad was placed in the local newspaper on August 27, 2021
- Seven contractors attended the mandatory pre-bid walkthrough on September 3, 2021 and
- six sealed bids were returned, opened and read publicly on September 10, 2021. A copy of the bid tally is attached.

EHC Industries, Inc, of Wauconda, IL returned the lowest, most responsible bid of \$39,600 (base bid) for the abatement project. Positive references for EHC were received

from Crystal Lake School District 47 and Elgin School District U-46, neither had any issues with EHC during abatement and all projects were completed on time. In addition, Midwest Environmental has previously worked with EHC on an asbestos abatement project and reported the project was completed on time with no change orders. According to references, EHC completed the abatements in accordance with the Illinois Department of Public Health and the Illinois Environmental Protection Agency rules and regulations.

This project has an aggressive timeline and, based on references, staff is confident EHC is a reputable company with the experience and capabilities to successfully complete the work in accordance with the required specifications and schedule. A records search has been completed with the Illinois Department of Labor (IDOL) with no violations found.

The asbestos abatement project is scheduled for November 1 through November 17, 2021.

### **FUNDING**

Total funding for the projects in the amount of \$1,800,000 is included and proposed in the District's 2021 and 2022 Capital Improvement Budgets. Funding deficiencies of \$68,087 are proposed to be offset by 2021 capital contingency funds.

	<b>Previously Contracted Purchase</b>	<b>Recommended for Approval 10/25/2021</b>	<b>Total</b>
Centennial Park Architectural Services & Engineering	\$ 70,800	-	\$ 70,800
Site Furnishings	160,489	-	160,489
Centennial Park Bid	-	\$ 539,442	539,442
Shelter	-	55,088	55,088
Adult Center Architecture & Engineering	146,888	-	146,888
Adult Center Base Bid & Alternates	-	840,200	840,200
Adult Center Abatement	15,580	39,600	55,180
<b>TOTAL:</b>			<b>\$1,868,087</b>

## **RECOMMENDATION**

That the Board of Park Commissioners:

1. award the Centennial Park Development project to E. Hoffman Inc., of Lombard in the amount of \$539,442;
2. approve the purchase of a park shelter for Centennial Park in the amount of \$55,088 through Goodbuy purchasing;
3. reject alternate #1 (multipurpose room floor), #2 (exterior windows), #3 (paint exterior brick), and #4 (front entrance vestibule) for the Adult Center;
4. approve bid alternate #5 for \$7,000 (new ceiling grid), and alternate #6 for \$32,000 (new carpet) for the Adult Center;
5. award the Adult Center project to O'Neill Contractors Inc., Glenview, IL for the base bid of \$801,200;
6. reject asbestos abatement alternates #1 (gym floor mastic under tiles), #2 (vestibule tile), and #3 (removal of asbestos containing window systems);
7. award the asbestos abatement of the Adult Center to EHC Industries, Inc. of Wauconda, IL in the amount of \$39,600;
8. approve the expenditure of \$68,087 from contingency funding;
9. authorize the Executive Director to execute said contracts accordingly.

Thank you.

Attachment: Bid Tally Sheet - Centennial Park Development  
Shelter Pricing and Goodbuy Membership  
Bid Tally Sheet - Adult Center Renovation  
Bid Tally Sheet - Abatement