
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: April 24, 2023

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities
David Smith, Facilities Supervisor

RE: COURTS PLUS SAUNA REFURBISHMENT

ISSUE

Staff propose refurbishing the aging sauna at the Courts Plus fitness center, including replacement of all interior cedar wood (ceiling, benches, walls) and the heating and light fixtures. This project meets the Board's Vision 2020 Plan goal to Maintain and Update Existing Facilities.

Discussion

In 2023, staff propose refurbishing the aging sauna, including replacement of all interior cedar wood (ceiling, benches, walls) and heating and light fixtures. The sauna is original from 1988 and is five to eight years beyond its useful life thus needing renovation to remain in use by members. The sauna is a popular amenity and allows Courts Plus to continue to compete with other mid- to high-end fitness facilities. The proposed energy efficient heater should reduce maintenance and repairs, resulting in potential cost savings. Staff included a bid alternate for a white lighting system upgrade, with eight LED dimmable lights, as well as a sauna heater crystal stone wall.

A legal notice for the Courts Plus sauna refurbishment project was placed in the Elmhurst Press on March 31, 2023. Staff sent invitations to bid to two companies referred by one of the District's pool vendors. One contractor attended the April 12 mandatory pre-bid meeting held on-site. A public bid opening was conducted on April 18, 2023 and one bid was submitted from Accurate Industries of Wheeling, IL in the amount of \$36,145 base bid, \$1,684 for dimmable white lighting, and \$2,760 for the sauna heater Crystal Stone Wall. Sauna work is very specialized and in conducting research as well as consulting with other fitness centers regarding saunas, Accurate Industries has performed most of the work in the Chicagoland area including extensive work in other parts of the country. References received from Lifetime Fitness in Lake Zurich, Schaumburg Tennis Plus and Rollins College were positive. A records search completed with the Illinois Department of Labor (IDOL) found no violations.

This project is tentatively scheduled for July 31 – August 8, 2023 which coincides with the annual two-week pool shutdown.

The FY23 capital budget has \$34,100 allocated for the sauna refurbishment. Staff is recommending accepting the base bid of \$36,145 with a portion of the alternate \$1,684 for the dimmable LED white lighting system upgrade, and rejecting the sauna heater crystal stone wall for \$2,760 for a total project cost total of \$37,829. The funding shortfall of \$3,729 can be addressed through the cost savings from the Wagner Community Center HVAC replacement for the south hallway approved by the Board on April 10, 2023 at \$32,205 under budget.

RECOMMENDATION

That the Board of Park Commissioners (1) award the Courts Plus Sauna Refurbishment project to Accurate Industries of Wheeling, IL in the amount of \$36,145 for the base bid; (2) accept a portion of the alternate for \$1,684 for the dimmable white lighting system upgrade; (3) reject the heater crystal stone wall for \$2,760; and (4) authorize the Executive Director to execute said contract.

Attachments: Bid Tally Sheet
Dimmable LED White Lighting System Upgrade Photos

Thank you.

Courts Plus Sauna Refurbishment

BID OPENING TUESDAY, April 18, 2023 10:00 AM

Contractors attended a Mandatory Pre bid meeting on Wednesday April 12, 2023 at 10:00 am

No.		Bond	Bid Total	Alternate #1
1	Accurate Industries	✓	36,145	4,444
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Witness:  Date: 4-18-23

Assistant Treasurer:  Date: 04/18/2023

White Lighting Systems:



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