
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: March 13, 2023

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities
Joyce Sica, Facilities Supervisor of Operations

**RE: COURTS PLUS TENNIS CEILING REFLECTIVE COATING REPLACEMENT
AND CEILING TRUSS PAINTING**

ISSUE

The Courts Plus tennis courts ceiling liner needs replacement and the ceiling trusses need a fresh coat of paint. This project meets the Board's Vision 2020 Plan goal to Maintain and update existing facilities.

DISCUSSION

Courts Plus Tennis Ceiling Reflective Coating Replacement

The current ceiling liner above the tennis courts is 30 years-old, which is 10 years past its useful life. Cracks occur when tennis balls hit the brittle liner causing pieces of lamination debris to fall onto the courts. Patching and repairing the liner during the annual building maintenance closure is labor intensive and the ceiling is now almost beyond repair. This project is necessary to maintain the appearance of the tennis courts and to continue providing an exceptional tennis experience.

The scope of work includes removal of the existing liner and insulation, replace the reflective ceiling liner including the insulation between the roof and the liner. The new liner will then be installed higher to prevent tennis balls from hitting it as often.

A legal notice for the Courts Plus Ceiling Replacement project was placed in the Elmhurst Press on January 27, 2023. Two contractors attended a mandatory pre-bid meeting held on-site on February 8, 2023. A public bid opening was conducted on February 15, 2023 and one bid was submitted from Sports Interiors Inc, of Gurnee, IL in the amount of \$351,657. References received from Crystal Lake Park District (Racket Club of Crystal Lake) and the University of North Carolina (RCW Athletic Club) were positive. Facilities staff, along with Courts Plus tennis programming staff, visited Oak Brook Park District to look at their ceiling which was completed by Sports Interiors eight years ago. Lastly, a records search completed with the Illinois Department of Labor (IDOL) found no violations.

This project is tentatively scheduled for July 5 – 19, 2023 which works well with summer tennis programming when programs are moved to the outside courts.

Courts Plus Tennis Court Truss Painting

Painting the ceiling trusses will be completed in conjunction with the ceiling liner replacement as the trusses will be more exposed once the new liner is installed higher/closer to the roof. The scope of work includes scrapping and painting 24 interior truss supports and 12 trusses on the tennis courts.

A legal notice for the Courts Plus Tennis Court Truss Painting project was placed in the Elmhurst Press on February 3, 2023. Six contractors attended a mandatory pre-bid meeting held on-site on February 9, 2023. A public bid opening was conducted on February 28, 2023 and 3 bids were submitted. The lowest responsible bid was received from A Plus Painters, of Berkeley IL in the amount of \$74,700. References received from the City of Elmhurst, City of Highland Park and Evanston Township High School were all very positive. The District also worked with A Plus Painters in 2017 where they painted the Smalley Pool water features and were satisfied with their work.

This project is tentatively scheduled for July 10 – 23, 2023. The timing works with both tennis programming and the timing of the ceiling replacement as the painting will need to happen after ceiling demolition and before the replacement of the new ceiling.

The combined total for the lowest responsible bidders is \$426,357 while the FY23 capital budget has \$371,112 allocated for the ceiling liner replacement and painting of the ceiling trusses. After consultation with contractors, two factors caused the prices to come in over budget (1) the timeline is aggressive and tight and, as a result, additional lifts will need to be rented to meet the schedule and (2) costs for the demolition and disposal of the current liner have increased since the project budget was originally developed. The project shortfall of \$55,245 can be addressed through the cost savings from the abatement project for the former Lizzadro Museum and managers office recommended for approved by the Park Board earlier in the March 13, 2023 meeting which came in \$92,000 under budget.

RECOMMENDATION

That the Board of Park Commissioners (1) award the Courts Plus Tennis Ceiling Reflective Coating Replacement to Sports Interiors Inc, of Gurnee, IL in the amount of \$351,657; (2) award the Courts Plus Tennis Court Truss Painting to A Plus Painters of Berkeley, IL in the amount of \$74,700; and (3) authorize the Executive Director to execute said contracts.

Attachments: Bid Tally Sheet

Thank you.