

---

**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  
Sarah Lagesse, Director of Recreation

**RE: EAST END BATHHOUSE CONCRETE FLOOR RESURFACING**

---

**ISSUE**

The objective of this project is to resurface the approximately 2,705 square feet of floor of the East End bathhouse. This includes both locker rooms, two family changing rooms, two on-deck bathrooms, main hallway, admissions, the accounting room, the office, and the staff break room. This project addresses the Vision 2020 Plan Theme: Maintain and update existing facilities.

**DISCUSSION**

The existing bathhouse floor is comprised of concrete topped with an epoxy paint application. For the last twelve years, the floor has required annual painting by staff due to the tendency of the paint to crack, chip and peel within days of opening each season. As the summer proceeds, the paint on the floor continues to deteriorate. Staff have attempted to use different types of paint, as well as different methods to adhere the paint to the concrete to prevent continued deterioration occurring so rapidly each season. None of these attempts have resulted in lasting effects.

As a result, plans and specifications were developed requesting resurfacing of the floor with the Sundek Classic Texture effect or equal covering. Sundek Classic Texture effect or equal product was chosen as it is known to be a proven, non-slip surface specifically designed and warranted for aquatic environments. In addition, the District has been pleased with the performance of the surfacing for many years on the pool deck at Courts Plus.

Resurfacing of the customer facing areas (two locker rooms, main hallway, two family changing rooms and two on-deck bathrooms) was listed as the base bid in the bid documents. The resurfacing of the staff areas (admissions, accounting room, staff break room and office) was listed as Additive #1 in the bid documents. The specifications were released for bid on February 10, 2023 and bid specifications were sent to six companies. A mandatory pre-bid meeting was held at East End Pool on February 21, 2023; Sundek of Illinois, Inc. was the only company to attend. One bid was received on March 1, 2023,

from Sundek of Illinois, Inc., in the amount of \$28,570 for the base bid, and \$9,750 for the additive bid. The overall total for both the base bid and additive bid is \$38,320. Positive references for Sundek of Illinois were received from Palatine High School, Buffalo Grove Park District and the Park District of Highland Park. As noted above, the District has also worked with Sundek of Illinois at Courts Plus, and staff has been satisfied with their work. In addition, a records search was completed with the Illinois Department of Labor (IDOL) with no violations found.

Funds in the amount of \$36,000 were allocated for this project in the 2023 Capital Improvement Budget. Staff recommends contracting with Sundek of Illinois, Inc. for the resurfacing of the East End bathhouse floor for the base bid in the amount of \$28,570 (resurfacing two locker rooms, two family changing rooms, two on deck bathrooms, as well as the additive bid in the amount of \$9,750 (admissions, accounting room, staff break room, office). Funding deficiencies of \$2,320 for the project are proposed to be offset by a surplus from the abatement project at the former Lizzadro Museum and Dog Park Manager's Office, pending approval by the Board at the March 13, 2023, meeting.

**RECOMMENDATION**

That the Board of Park Commissioners (1) award the base bid of \$28,570 for the East End Pool Bathhouse Concrete Floor Resurfacing to Sundek of Illinois, Inc., (2) accepts the additive bid in the amount of \$9,750 for a total project cost of \$38,320; and (3) authorize the Executive Director to execute said contract accordingly.

Thank you.

Attached: Bid Tally Sheet