
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: January 22, 2024

TO: Board of Park Commissioners

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

RE: KIES RECREATION CENTER KITCHEN RENOVATION

ISSUE

On June 26, 2023, the Board of Park Commissioners accepted a \$250,000 grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO) and committed to an expenditure of \$60,000 to update the Mary E. Kies Recreation Center (KRC) kitchen and replace the dining hall/gymnasium flooring. On August 28, 2023, the Board approved bids for asbestos abatement, followed by approval of the gym/dining hall floor purchase and installation on November 27, 2023. The next step in the process is to review for approval bids to renovate the kitchen. This project addresses 2024 Strategic Work Plan Tactics under Strategic Plan Theme: Meet Community Need for New and Existing Indoor Recreation Space.

DISCUSSION

In September 2023, a staff project team was assembled made up of Recreation programmers and Facilities staff to provide feedback to Dewberry Architects and Stewert Design Associates (Foodservice Consultant). The intent of the kitchen renovation is to update the 1970's era kitchen to be an accessible teaching kitchen, which would support serving senior luncheons during senior programs as well as provide additional recreational and instructional opportunities. The project will allow the District to expand adult and senior programming options in a more functional and accessible space. Adult continuing education was one of the top three programming priorities in the Vision 2020 Plan based on community feedback and in the 2023 Elevate Elmhurst Parks community survey where respondents ranked adult and youth cooking classes two of the top three recreation programs with the highest percentage of households having an unmet need.

The scope of work for the kitchen renovation includes new mechanical equipment, new interior finishes, including flooring, painting and ceilings, roof modifications (to support exhaust hood), new waste and supply plumbing, new electrical equipment including panels, new water heater, electrical outlets, and lighting. The specifications also include new food service equipment (bid separately as five alternates listed below).

Staff bid the equipment as an alternate to potentially save on contractor markup. However, after a scope review, the dollars saved by the District ordering the equipment would be spent in having the contractor receive the equipment, uncrate, and install.

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|-------------|-----------------------|-------------|----------------------------|
| Alternate 1 | Dry Storage | Alternate 4 | Microwave |
| Alternate 2 | Reach in Refrigerator | Alternate 5 | Range with Convection Oven |
| Alternate 3 | Reach in Freezer | | |

A legal ad was placed in the local newspaper on November 30, 2023, and bids were made available for the Mary E. Kies Recreation Center Kitchen Renovation. Twenty-four (24) invites to bid were sent directly to contractors. Fourteen (14) contractors attended the mandatory pre-bid meeting on December 8, 2023 and seven (7) contractors submitted sealed bids that were publicly opened on December 19, 2023. Lo Destro of Chicago, IL submitted the lowest most responsible bid of \$445,000 base bid plus \$31,500 for Alternates 1 - 5 (tally attached) making the total cost of the kitchen renovation \$476,500. References were checked for similar restoration projects and kitchen installations with Northern Illinois University, Chicago Magic Lounge, and American Blues Theater; all came back positive reporting projects were completed on time and staff was skilled and neat. Additionally, a records search completed with the Illinois Department of Labor (IDOL) found no violations.

Funding

The 2024 budget includes funds of \$179,400 for the kitchen upgrades and \$137,600 for flooring replacement totaling \$317,000 (\$250,000 from the DCEO grant and \$67,000 from the District’s 2024 Capital Improvement Budget). As shown in the chart below a balance of \$155,591.44 is available for the kitchen renovation.

PROJECT BUDGET	Expenditure	Remaining Balance
2024 Project Budget:		\$317,000.00
2023 Approved Expenditures for Asbestos Abatement		
Consulting and monitoring services:		
Midwest Environmental Asbestos Abatement	\$ 11,500.00	\$305,500.00
Midway Contracting Group	\$ 37,400.00	\$268,100.00
2023 and 2024 Dewberry Architectural and Engineering Services		
Architectural/Engineeering	\$ 30,880.00	\$237,220.00
2024 Awarded and Completed Expenditures for Flooring		
Ecore Baller Flooring and EGrip Adhesive	\$ 30,030.56	\$207,189.44
Installation of Ecore Baller Flooring	\$ 51,598.00	\$155,591.44
2024 Recommended Kitchen Renovation		
Base Bid	\$445,000.00	(\$289,408.56)
Alternate 1-5 (Appliances)	\$ 31,500.00	(\$320,908.56)

In April 2022, Senator Glowiak Hilton's office requested estimated budget numbers for the project which subsequently were included in the District's 2024 Capital budget. The project budget included costs for kitchen items such as appliances, interior finishes, and flooring. These initial cost projections submitted by staff were raw estimates for equipment and some construction to upgrade the dated facility. However, codes and standards for public-use kitchens have changed significantly since the original 1970's kitchen was built and, as the plan developed, it became apparent that costs for the project had increased significantly as explained in the attached memo from Brian Kerner, Dewberry Associate Principal and Senior Project Manager.

Given the priority placed on the renovation of the kitchen, both for serving senior citizen events and to address programming demand expressed by the community, staff is recommending moving forward with the kitchen renovations and accepting all alternates by funding the shortfall with Tier 2 Cash and Investments in the Recreation Fund. At Monday night's board meeting, staff will present the most up-to-date year-end estimates on the status of Tier 2 funds demonstrating that the District is in a sound financial position to fund this project which will provide new program opportunities and enrich lives of many with the new kitchen at the Kies Recreation Center.

The proposed Kitchen Renovation is scheduled to start in early February with substantial completion anticipated by the end of March.

RECOMMENDATION

That the Board of Park Commissioners (1) awards the Kies Recreation Center Kitchen Renovation Project to Lo Destro Construction of Chicago, IL for the base bid amount of \$445,000; (2) accepts alternates 1-5 in the amount of \$31,500; (3) authorizes the use of \$320,908.56 in Tier 2 Cash and Investments in the Recreation Fund; and (4) authorizes the Executive Director to execute said contract accordingly.

Thank you.

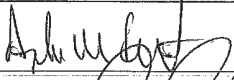
Attached: Bid Tally Sheet
Dewberry Memorandum

MARY E. KIES RECREATION CENTER KITCHEN RENOVATION

BID OPENING TUESDAY, December 19, 2023 9 am

Contractors attended a Mandatory Pre bid meeting on Monday December 8, 2023 at 8:00 a.m.

No.	Company	Bond	Addendum #1 Acknowledged	Addendum #2 Acknowledged	Base Bid All Work	Alternate #1 Dry Storage	Alternate #2 Reach in Refrigerator	Alternate #3 Reach in Freezer	Alternate #4 Microwave	Alternate #5 with Convection Oven	Range
1	Summit Design and Build	✓	✓	✓	\$658,429	\$450	\$10,000	\$11,500	\$1200	\$9,700	
2	D Kersey Construction Co.										
3	Midwest Services										
4	Lo Destro Construction	✓	✓	✓	\$445,000	\$400	\$9,500	\$11,000	\$1,100	\$9,500	
5	Slaten Construction Inc										
6	BP Construction and Remodeling										
7	Blue Reef LLC	✓	✓	✓	\$516,100	\$9,500	\$5,100	\$12,500	\$5700*	\$10,200	
8	FBG Corporation										
9	Kandu Construction Inc	✓	✓	✓	\$598,000	\$5,000	\$11,000	\$13,000	\$19,000	\$14,000	
10	Red Feather Group	✓	✓	✓	438,750	\$750	\$14,500	\$15,500	\$2,000	\$13,500	
11	Construction Inc	✓	✓	✓	495,000	\$1000	\$12,000	\$13,000	\$2,000	\$11,000	
12	Lite Construction										
13	Paul Borg Construction	✓	✓	✓	511,000	\$800	\$9500	\$10,600	\$1,100	\$9,300	

Witness:  Date: 12-19-2023

Assistant Treasurer:  Date: 12/19/2023

DATE: January 16, 2024

TO: Angela Ferrentino

FROM: Brian Kerner

SUBJECT: Mary E. Kies Recreation Center – Kitchen Renovation

Angela,

The bids for the Mary E. Kies Recreation Center – Kitchen Renovation were received on Tuesday, December 19, 2023 and we received seven (7) qualified bids for the project. The apparent low bidder for the project was Lo Destro Construction in the amount of \$476,500. The bids were higher than the anticipated budget and I'd like to offer some of the reasons for the discrepancy.

Make Up Air Unit

When the Elmhurst Park District purchased the building, there was an existing kitchen within the facility which had existing sinks and a hood above the stove. The hood was removed during the 2022 renovation assuming it would be replaced when money was available for the Kitchen Renovation. The existing hood had a simple exhaust fan which was found during this project not to meet the current building codes for removal of exhaust fumes, nor did it provide the fresh air requirements. For this reason, a new Make-Up Air Unit will be required by code to provide fresh air to the kitchen. While the new Make-Up Air Unit needs to be added, the existing roof structure is not adequate to support the new unit and additional structural reinforcement of the roof bar joists is required. This work also requires roof repair for the installation of the Make-Up Air Unit.

HVAC

As a continuation of the impact associated with the code requirement to add makeup air to the room, it was determined that the existing HVAC needed to be increased for the room to maintain comfortable indoor conditions. A new air source heat pump is being added as part of this project to provide cooling, dehumidification, and supplemental heating within the kitchen area.

Water Heater

Health codes require a triple basin sink for dish washing operations. The existing water heater to fill the triple basin sink with the proper water temperature was not large enough and requires replacement.

Electrical Panel

Detailed design engineering during the project showed the electrical load for the kitchen equipment and new Make Up Air Unit requires a new electrical subpanel to be installed for the Kitchen.

Plumbing

All the existing plumbing for the kitchen was installed under the concrete floor, which is not a typical practice because replacing any piping requires the flooring and concrete slab on grade to be removed. For this reason, the plumbing lines will be rerun to reduce future maintenance cost. The existing grease trap was also beyond its life expectancy and was required to be replaced,

Existing Ceilings

To install the gas line to the Make Up Air Unit and install the electrical panel in the Kitchen, the ceiling tiles from the Mechanical Room to the Kitchen will need to be removed and reinstalled.

The items above were identified as loads were calculated during the design process and are required modifications to existing conditions to comply with code. These conditions were not recognized prior to the start of engineering design and contribute to the additional cost of the project.