
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 22, 2024

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities
Brian Montgomery, Division Manager of Facilities

RE: WAGNER COMMUNITY CENTER FLOORING PROJECT PHASE 2

ISSUE

The objective of this project is to replace approximately 4,275 square feet of Vinyl Composition Tile (VCT) at the Wagner Community Center (WCC).

DISCUSSION

This is Phase 2 of VCT replacement at WCC. Phase 1 was completed in August 2023, with a nearly identical scope, replacing approximately 4,025 square feet of VCT. The existing tile at WCC remains in poor condition and requires replacing as the facility continues to operate. The scope of the Phase 2 project includes the main entry hallway, Multipurpose rooms B, C, and D and corridors leading to those rooms (map attached).

Comparable to the 2023 Phase 1 project at WCC, and as approved by the Board as part of a multi-year proposal on March 13, 2023, Universal Asbestos Removal Inc. will complete asbestos abatement and removal of existing floor the week prior to VCT contractor arrival. VCT contractor scope will include leveling/patching compounds, preparing subflooring for proper installation of new VCT to fit to permanent fixtures at WCC. Contractor will provide moisture testing and PH test of base before installation and will match VCT to 2023 installation product.

A public notice seeking bids was published with the Elmhurst Suburban Life newspaper on March 15, 2024 for the 2024 Wagner Community Center Floor Project. Five contractors attended the pre-bid meeting on March 28, 2024 and all five contractors then submitted bids for the April 4, 2024 bid opening. Commercial Carpet Consultants, Inc. of Elmhurst, IL submitted the lowest most responsible proposal of \$22,637. References, including Big Hollow School Unit 23, Reed Construction and St. Patrick High School were checked, and all spoke highly of their work with Commercial Carpet Consultants, Inc. As part of the 2024 Capital budget, \$40,000 was designated for replacement of the VCT at WCC.

The project will start immediately following abatement on August 15, 2024 and will be completed before the start of Fall programs.

RECOMMENDATION:

That the Board of Park Commissioners (1) approve the bid of Commercial Carpet Consultants, Inc. of Elmhurst, IL to complete the 2024 WCC Flooring Project in the amount of \$22,637; and (2) authorize the Executive Director to execute said contract.

Attachment: Bid Tally Sheet
Phase 2 Diagram


Bid Opening: Thursday April 4, 2024 10:00 am

No. Contractors in attendance: Mandatory Prebid 3/28/24 @ 8:00 pm

Bond

Addendum

Bid Total

No.	Contractors in attendance	Bond	Addendum	Bid Total
1	Commercial Carpet	X		22,637
2	BP Construction & Remodelers, Inc	X	X	31,000
3	NPN Flooring	X	X	35,200
4	C. E. Korsgard	X	X	24,600
5	Taza Construction / TELUS W STYLES	X	X	26,350
6				

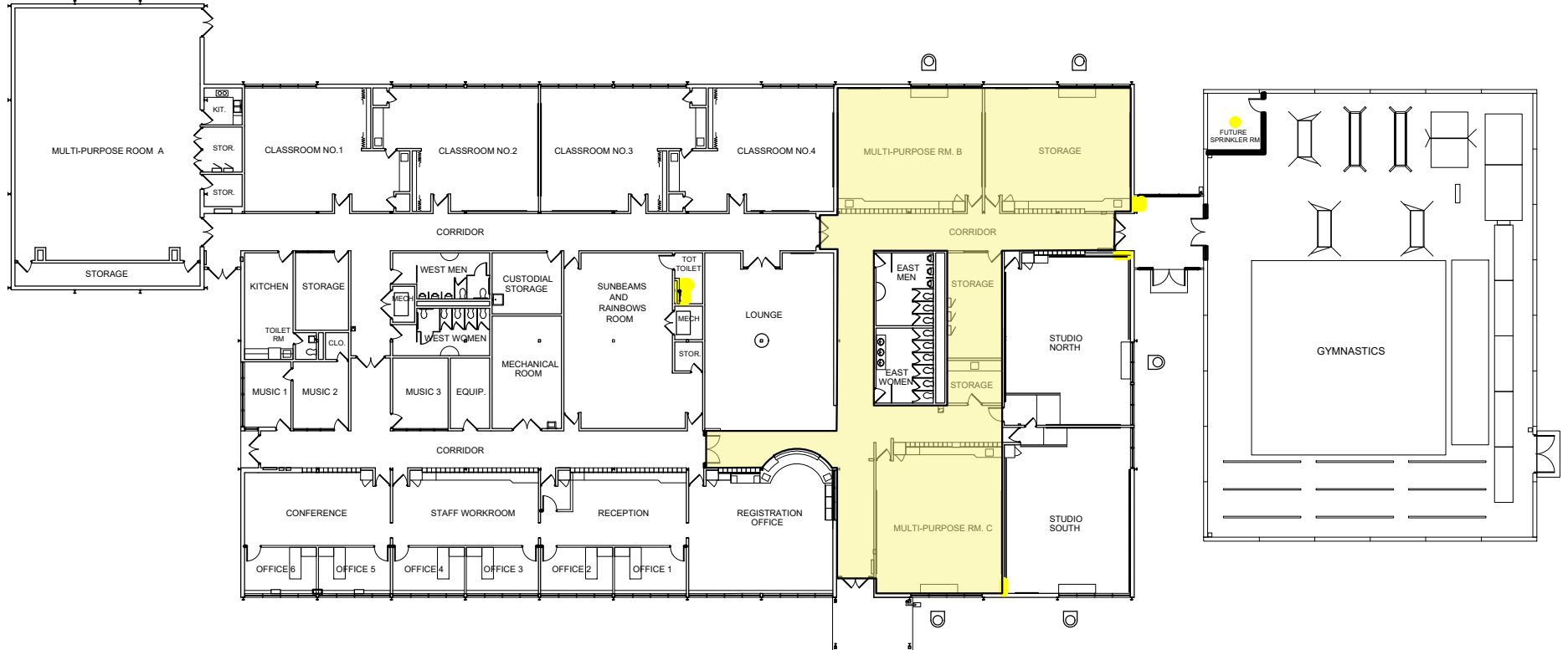
Witness:  Date: 4/4/24

Assistant Treasurer:  Date: 04/04/2024

WAGNER COMMUNITY CENTER 615 NORTH WEST AVENUE ELMHURST, ILLINOIS 60126

N

SCALE: NONE



Flooring Phase II