

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Community Center Filter Room Roof Wall Coating

DATE: March 15, 2023



SUMMARY:

Staff has continued to work with Klein and Hoffman to resolve leaking experienced at the Rice Pool filter building. In a report provided to the district in September 2022 a recommendation was made to lower some roof flashing and coat areas of masonry wall. The flashing work was completed late fall 2022. The coating work was made available for bid on February 9, 2023 and bids were received February 22, 2023. The results were as follows:

Company	Base Bid	Alternate 1	Alternate 2	Total
Berglund	\$39,000	\$6,000	\$4,000	\$49,000
JSL	\$26,250	\$16,000	\$11,000	\$53,250
Central	\$38,015	\$8,400	\$8,735	\$55,150
NRS	\$41,494	\$11,500	\$10,750	\$63,744
LS Contracting	\$33,775	\$18,950	\$14,250	\$66,975
DIS	\$64,200	\$12,800	\$21,800	\$98,800
Mark 1 Restoration	\$67,300	\$22,000	\$20,000	\$109,300

Additional work to stabilize some additional deterioration to the structure is still anticipated. This work will be scheduled in 2023 or 2024 at a time that does not interfere with the pool season.

PREVIOUS COMMITTEE/BOARD ACTION:

Report provided at the September 7, 2022 subcommittee meeting and an update was provided at the November 2, 2022 subcommittee meeting.

REVENUE OR FUNDING IMPLICATIONS:

\$ 4,330,000 is budgeted for projects at the Community Center in 2023 (40-800-846-57-5701-0000)

STAKEHOLDER PROCESS:

Work will be scheduled with Community Center staff and completed prior to the 2023 pool season.

LEGAL REVIEW:

Contract documents were provided by our legal counsel.

ATTACHMENTS:

Photos of Base Bid & Alternate Scope of Work
Recommendation from Klein and Hoffman

ALTERNATIVES:

The scope of work may be reduced to lower cost.

RECOMMENDATION:

Staff recommends that the Wheaton Park District Board of Commissioner's accept the base bid and both alternates from Berglund for an amount of \$49,000 plus a contingency of 10% (\$4,900).



BASE BID INSTALL PRE-PAINTED GALVANIZED STEEL AT METAL CEILING SPACES AT THIS ELEVATION (THIS IS NOT DETAIL) (THIS IS NOT DETAIL)

REMOVE AND REPLACE EXISTING CEILING JOIST WITH NEW JOIST

BASE BID REMOVE AND CRAFT MASONRY AND BRICKWORK TO MATCH EXISTING AS DEMONSTRATED IN THE EXISTING

1 BASE BID - OVERALL VIEW TO THE NORTH
SCALE: NTS



ALSO INSTALL PRE-PAINTED GALVANIZED STEEL AT METAL CEILING SPACES AT THIS ELEVATION (THIS IS NOT DETAIL) (THIS IS NOT DETAIL)

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REMOVE EXISTING CEILING JOIST WITH NEW JOIST

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4 ALT-01 - WEST WALL OVERALL VIEW
SCALE: NTS

CONTRACTOR TO REMOVE PAINT INTERIOR TO FACILITATE THE WORK



REMOVE AND REPLACE EXISTING CEILING JOIST WITH NEW JOIST

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7 WEST FACADE - OVERALL VIEW
SCALE: NTS



BASE BID INSTALL PRE-PAINTED GALVANIZED STEEL AT METAL CEILING SPACES AT THIS ELEVATION (THIS IS NOT DETAIL) (THIS IS NOT DETAIL)

2 BASE BID - WEST WALL OVERALL VIEW
SCALE: NTS



REMOVE EXISTING CEILING JOIST WITH NEW JOIST

5 ALT-02 - VIEW OF NORTH ALCOVE
SCALE: NTS



8 WEST FACADE - OVERALL VIEW
SCALE: NTS



REMOVE CONCRETE FINISH (CRACKS, HOLE, WEATH) WITH ACACIA CEMENT FOR MANUFACTURER REQUIREMENTS, SEE DETAIL, COLOR

3 BASE BID - CONCRETE MASONRY
SCALE: NTS



REMOVE EXISTING CEILING JOIST WITH NEW JOIST

REMOVE EXISTING CEILING JOIST WITH NEW JOIST

6 ALT-02 - EAST WALL OVERALL VIEW
SCALE: NTS