

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Central Athletic Complex Kale Gym Wood Floor Replacement – Re-Bid

DATE: February 21, 2024



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**SUMMARY:**

In 2016, staff bid and performed renovations to the gym floors at the Central Athletic Complex. The wood flooring in the Main Gym was replaced and the flooring in Kale Gym was patched and refinished. Further wear on the Kale Gym flooring indicates that the entire floor in this gym should be fully replaced. The Kale Gym itself will be closed for construction; however other parts of the Central Athletic Complex will remain open. The project was originally bid out in November 2023. At the January 17, 2024, board meeting, the bids were rejected due to unexpected asbestos containing materials in the subfloor. Staff was directed to re-bid the project with the new information and a modified scope.

Staff foresees a very long lead time in scheduling. We have been told contractors are already booked out through next summer. The bid was sent out far in advance so that work can be done in August-September of 2024.

Plans and revised specifications were prepared by staff. Bids were solicited on January 22. Bids were opened on February 2. The results are as follows:

Contractor	Base Bid
HDI Enterprises	\$144,463.50
Prostar Surfaces	\$192,600.00

Staff checked references and they were found to be favorable.

**PREVIOUS COMMITTEE/BOARD ACTION:**

The bid discussion was tabled at the December 20, 2023, meeting. At the January 17, 2024, board meeting, the commissioners moved to reject the existing bid and directed staff to rebid the project.

**REVENUE OR FUNDING IMPLICATIONS:**

Kale Gym Floor Replacement was placed in the 2024 Budget #40-000-187-57-5706-0000 for \$200,000.

**STAKEHOLDER PROCESS:**

The Athletic Department was consulted regarding scheduling work and adding pickleball court striping to the Kale Gym.

**LEGAL REVIEW:**

Our legal counsel provided the front-end bid documents and sample legal agreement that will be used with the selected bidder.

Staff consulted with our attorney and discussed various options on how to proceed with rebidding the project.

**ATTACHMENTS:**

N/A

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners approve the base bid from HDI Enterprises for the Central Athletic Complex Kale Gym Wood Floor Replacement in the amount of \$144,463.50. Additionally, staff requests a \$14,446 contingency to perform additional floor repairs as necessary.