

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 Floor Replacement - Update

DATE: January 17, 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.

Staff is foreseeing a very long lead time in scheduling. We are being 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 specifications were prepared by staff. Bids were solicited on November 14 and Addendum #1 was sent out November 21. Bids were opened on November 29. The results were as follows:

Contractor	Base Bid
HDI Enterprises	<b>\$164,000</b>
Floors Inc.	\$183,800
Top Performance Corp.	\$204,900
Tiles in Style	\$205,786
Keifer Specialty Flooring Inc.	\$277,890

Staff checked references and they were found to be favorable.

Subsequent to opening bids, test results were received indicating the vapor barrier contains asbestos. Staff is working with JMS Environmental who is testing the various flooring materials to help us determine our best course of action in proceeding with the project.

**PREVIOUS COMMITTEE/BOARD ACTION:**

At the December 20 Board meeting, the commissioners tabled a decision on the bid to allow time to further investigate the asbestos issue and explore options on how to proceed.

**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 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 the project.

**ATTACHMENTS:**

N/A

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's reject all bids.