



1685 West Higgins Road, Hoffman Estates, Illinois 60169
heparks.org t (847) 885-7500 f (847) 885-7523

The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

AGENDA
SPECIAL BOARD MEETING
TUESDAY, MAY 18, 2021
IMMEDIATELY FOLLOWING 7:30 p.m. RECREATION COMMITTEE MEETING
***Remotely via ZOOM**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. COMMENTS FROM THE AUDIENCE
5. APPROVAL OF NEW BUSINESS ITEMS
 - a. Bridges Driving Range Enhancement Project / M21-050
 - b. General Contractor for Building Finishes, Doors, Windows, Electric, and Gas / M21-044
 - c. Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement / M21-045
 - d. Change Order #1 for General Contractor for Building Finishes, Doors, Windows, Electric, and Gas / M21-046
 - e. Change Order #1 for Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement / M21-047
6. COMMISSIONER COMMENTS
7. ADJOURNMENT

All meetings are held in the boardroom of the Scott R. Triphahn Community Center & Ice Arena at 1685 W. Higgins Road in Hoffman Estates, unless otherwise specified. If an accommodation or modification is required to attend this public meeting please call 847-885-7500 with at least 48 hours' notice.

MEMORANDUM M21-050

TO: Buildings & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
Brian Bechtold, Director of Golf & Facilities
RE: Bridges Driving Range Enhancement Project
DATE: May 18, 2021

Background:

At the October 2020 Recreation Committee meeting, staff presented a Driving Range Enhancement Project. The goal of bringing a technology-based virtual golf system includes a covered structure with 10 hitting stations. This structure will consist of a social area that provides seating behind each station. Each station will be complete with Top Tracer Technology and heaters to provide an all-season experience. The structure will be located at the far East end of the current hitting stations. The overall project was entered in the 2020 budget at \$600,000 with the Board Approval of \$650,000 plus contingency. Bids were received on April 12th and 13th for the Bridges Driving Range Enhancement Project. These bids came in along with, other project costs in the excess of \$1 million in total project costs. Due to the total project costs, staff recommended in last month's Rec Committee meeting to reject the following bids to be rebid at a later date as needed.

1. Concrete at Bridges Driving Range
2. Furniture at Bridges Driving Range
3. Bridges Driving Range Tee Box Dispenser

Staff then began a thorough evaluation of the low bid for the prefabricated building structure and install along with; General Contractor for building finishes, doors, windows, electric and gas. As part of this process we are allowed to work with the low bidder and make adjustments to overall design based on value engineering.

Implications:

Since the original \$650,000 project budget was presented, building materials; including steel, lumber and concrete work have risen almost 35%. Based on this cost increases, staff had several meetings with WT Engineering and Integrity Builders to create a final value engineering designed. From this design, we made the the following adjustments from the original project scope. These adjustments allowed for substantial cost savings without sacrificing the overall concept of the enhancement.

- Gas heaters have been modified to increase heat in overall area to allow the heated concrete to be removed.
- Adjusted the width of the building from 30 feet to 24 feet. This still allows the hitting areas to be 10 feet deep, sitting area 9 feet and then an ADA walkway of 5 feet.
- Removed 6 foot concrete service pathway in front of building.
- Altered check-in desk to be portable to allow us to eliminate the rolling security door between check-in area and hitting stations.
- Updated the automatic sliding glass entry door to a standard glass storefront door.
- Removed one sliding glass door & added windows with the ability to open and close.

With the value engineering designs in place, staff has created an updated budget for this project.

<i>Adjusted Value Engineered Budget</i>	
WT Engineering & Consultant Fee	\$ 33,000.00
Original Prefabricated Building Purchase Price	\$ 431,190.00
Value Engineering Design Change Order	\$ (152,671.10)
General Contractor For Building Finishes, Doors, Windows, Electric & Gas	\$ 404,000.00
General Contractor Value Engineering Design Change Order	\$ (122,444.75)
Soil Testing	\$ 1,948.00
Shingles/Roof	\$ 5,500.00
Gutters	\$ 3,500.00
Drywall & Painting	\$ 3,500.00
Security Gate	\$ 5,875.00
Internet Fiber	\$ 3,000.00
Furniture - Tables	\$ 13,822.50
Furniture - Chairs	\$ 23,022.00
Garbage Cans	\$ 1,658.35
Tee Box Dispenser	\$ 30,000.00
Range Matts (10) Dual Sided Fiberbuilt	\$ 8,100.00
TVs (20)	\$ 12,500.00
Beer Garden Concrete	\$ 30,000.00
Firepit Kits & Install	\$ 6,000.00
Beer Garden Service Building	\$ 2,500.00
Beer Garden Furniture	\$ 9,000.00
Beer Garden Landscaping	\$ 5,000.00
Target Lights Installed	\$ 27,000.00
<i>Total Budget</i>	\$ 785,000.00

Recommendation:

Staff recommends the Recreation Committee to send to full Board to approve the additional \$135,000 in funding from the Capital Fund to reflect the updated Value Engineered Budget of \$785,000 plus 5% contingency for the Driving Range Enhancement Project.

MEMORANDUM M21-044

TO: Buildings & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
Brian Bechtold, Director of Golf & Facilities
RE: General Contractor for Building Finishes, Doors, Windows, Electric and Gas
DATE: May 18, 2021

Background:

At the October 2020 Recreation Committee meeting, staff presented a Golf Learning Enhancement Project. The goal of bringing a technology based virtual golf system includes a covered structure with 10 hitting stations. This structure will consist of a social area that provides seating behind each station. Each station will be complete with Top Tracer Technology and heaters to provide an all-season experience. The structure will be located at the Far East end of the current hitting stations. The overall project was approved with a budget of \$650,000 and additional contingency of 10% during the 2021 budget process. Several bids were then created for the entire scope of the project with a submittal date of April 12th & 13th of 2021.

Due to the current uncertainty of the total project costs the following bids were rejected by the Park Board at the April Board Meeting.

1. Concrete at Bridges Driving Range
2. Furniture at Bridges Driving Range
3. Bridges Driving Range Tee Box Dispenser

District staff began working with the lowest qualified bidder on the General Contractor for Building Finishes, Doors, Windows, Electric and Gas bid.

Implications:

Bids were received on April 13th for General Contractor for Building Finishes, Doors, Windows, Electric and Gas bid. The bid results are listed below.

1. Integrity Builders Inc. \$404,000
2. Orbis Construction Co. Inc. \$598,700

Integrity Builders is the lowest qualified bidder. Staff have worked with Integrity Builders on valued engineering changes. Integrity Builders Inc. has completed building construction jobs such as the Rand Research Center (Arlington Heights) and Chicago Veterinary Cancer Center (Chicago) with good references.

The park district would be accepting the original bids as bid from Integrity Builders followed by staff providing change orders based on the valued engineering.

Recommendation:

Staff recommends the B&G committee recommend to the Board awarding the contract for General Contractor for Building Finishes, Doors, Windows, Electric and Gas to Integrity Builders Inc, for a total of \$404,000.

MEMORANDUM M21-045

TO: Buildings & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
Brian Bechtold, Director of Golf & Facilities
RE: Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement
DATE: May 18, 2021

Background:

At the October 2020 Recreation Committee meeting, staff presented a Golf Learning Enhancement Project. The goal of bringing a technology based virtual golf system includes a covered structure with 10 hitting stations. This structure will consist of a social area that provides seating behind each station. Each station will be complete with Top Tracer Technology and heaters to provide an all-season experience. The structure will be located at the Far East end of the current hitting stations. The overall project was approved with a budget of \$650,000 and additional contingency of 10% during the 2021 budget process. Several bids were then created for the entire scope of the project with a submittal date of April 12th & 13th of 2021.

Due to the current uncertainty of the total project costs the following bids were rejected by the Park Board at the April Board Meeting.

1. Concrete at Bridges Driving Range
2. Furniture at Bridges Driving Range
3. Bridges Driving Range Tee Box Dispenser

District staff began working with the lowest qualified bidder on the Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement

Implications:

Bids were received on April 13th for Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement.

- | | | | |
|----------------------------|-----------|-----------------------|-----------|
| 1. Integrity Builders Inc. | \$431,190 | Alternate Roof Design | Not bid |
| 2. Morton Building Inc. | \$368,921 | Alternate Roof Design | \$316,201 |

Integrity Builders is the lowest qualified bidder that could meet current timing of the project. Morton Building Inc. was not able to begin the project until December of 2021 and at that point in the year you cannot guarantee being able to pour concrete, so project would most likely not start until spring of 2022. Staff began working with Integrity Builders on valued engineering changes as well as the alternate roof design. Integrity Builders Inc. has completed building construction jobs such as the Rand Research Center (Arlington Heights) and Chicago Veterinary Cancer Center (Chicago) with good references.

The park district would be accepting the original bids as bid from Integrity Builders followed by staff providing change orders based on the valued engineering.

Recommendation:

Staff recommends the B&G committee recommend to the Board awarding the contract for Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement to Integrity Builders Inc, for a total of \$431,190.

MEMORANDUM M21-046

TO: Buildings & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
Brian Bechtold, Director of Golf & Facilities
RE: Change Order #1 for General Contractor for Building Finishes, Doors, Windows, Electric and Gas at Bridges Driving Range Enhancement
DATE: May 18, 2021

Background:

Integrity builders was our lowest qualified bidder for the General Contractor for Building Finishes, Doors, Windows, Electric and Gas bid. After working with them on value engineering a change order for the project was developed. The change order is attached to the memo.

Implications:

The original bid amount from Integrity Builders Inc., was \$404,000.

Change Order #1 that involves the building size changes, combo of drywall and metal interior instead of metal, alternate roof design and open concept for cashier's areas. Breakdown is listed below.

- Bid Amount \$404,000
- Value Engineer Total with Concrete \$281,555.25
- Change Order Deduct \$122,444.75

Change orders cannot exceed plus or minus 50% of the original bid amount and this change order is 30.3% of the original bid amount.

Recommendation:

Staff recommends the B&G committee recommend to the Board Change Order #1 for a total deduction of \$122,444.75 for General Contractor for Building Finishes, Doors, Windows, Electric and Gas at Bridges Driving Range Enhancement.

MEMORANDUM M21-047

TO: Buildings & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
Brian Bechtold, Director of Golf & Facilities
RE: Change Order #1 Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement
DATE: May 18, 2021

Background:

Integrity builders was our lowest qualified bidder for the Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement. After working with them on value engineering a change order for the project was developed. The change order is attached to the memo.

Implications:

The original bid amount from Integrity Builders Inc., was \$431,190.

Change Order #1 that involves elimination of interior garage door, window and exterior door layout, feature reduction and install, electrical service needed reduced, gas heating units layout, heated concrete removed, addition of concrete for the interior of the building and minor items to be completed by district staff. Change Order #1 details are below:

- Prefab Bid Amount \$431,190.00
- Value Engineering Total \$278,519.90
- Change Order Total **\$152,670.10**

Change orders cannot exceed plus or minus 50% of the original bid amount and this change order is 35.4% of the original bid amount.

Recommendation:

Staff recommends the B&G committee recommend to the Board Change Order #1 for a total deduction of \$152,670.10 for Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement.