



**SPECIAL BOARD MEETING
REMOTE MEETING HELD VIA TELECONFERENCE**

(As permitted by Governor Pritzker's Executive Order 2020-07, 2020-33, 2020-39, 2020-44, and Public Act 101-0640)

Citizens may participate in the zoom meeting by going to the following web address:

<https://us02web.zoom.us/j/87859583867?pwd=Vkg3dDIZeUIQL2RGM3ZBUIFUTGZidz09>

For online video access, please use the following Meeting ID and Password when prompted:

Meeting ID: 878 5958 3867

Password: 974410

Alternatively, the meeting may be accessed by telephone at:

1-312-626-6799, If prompted for the following items, please enter:

Meeting ID: 878 5958 3867, followed by the # symbol

Password: 974410, followed by the # symbol

Citizens will be offered an opportunity to speak to the Board during the public comment portion. To facilitate this and not have individuals speaking over one another, the Park District kindly requests that individuals wishing to address the Board via the conference line during public comment notify the Park District via email, as noted below, of their intent to address the Board. Alternatively, citizens may submit public comments by email prior to the Board meeting, to be announced by the Park Board President during the public comment portion of the meeting. Email submissions (notice of intent to speak or comment via email) should be submitted by Noon on Monday, August 24, 2020, and sent to joe.deluce@champaignparks.org.

**Monday, August 24, 2020
5:30 p.m.**

A. CALL TO ORDER

B. COMMENTS FROM THE PUBLIC

C. OLD BUSINESS

1. Approval of Bids for Bicentennial Center CUSR Renovation

Staff recommends accepting the bids and authorizing the Executive Director to execute contracts with the respective lowest responsible bidders as follows: Bid Package 1 – Exterior General Trades: English Brothers, \$117,149, Bid Package 2 – Interior General Trades: Broeren Russo \$305,300, Bid Package 3 – Plumbing: United Mechanical, \$62,850, Bid Package 4 – HVAC and Temperature Controls: Davis Houk Mechanical Inc, \$123,750, Bid Package 5: Aladdin Electric, \$112,967. The total cost of the five recommended bids for 2020 will be \$722,016 and funds will be allocated in the FY21 operating budget. **(Roll Call Vote)**

D. COMMENTS FROM COMMISSIONERS

E. ADJOURN



REPORT TO PARK BOARD

FROM: Joe DeLuce, Executive Director

DATE: August 14, 2020 (Original June 10, 2020)

SUBJECT: Bicentennial CUSR Renovation

Introduction

The Bicentennial Center, built in 1976, has remained relatively unchanged through its forty-four year history. It was previously dedicated as the original Patricia Leonhard Recreation Center and for the last six years has been under lease by "The Cage", with the primary use of educating baseball and softball players of all ages. That lease ended at the close of April 2020.

Previously, the Spalding Recreation Center was the primary location for much of the Champaign Urbana Special Recreation (CUSR) programming. In 2018, that building was turned over to the Unit 4 school district and demolished for renovation of the Champaign Central Baseball field. Since that time, CUSR has made use of various locations for their programming.

Broeren Russo, Inc. was chosen to be the Construction Manager. This is the first time that CPD has used a construction manager on a project. Architectural Expressions LLP was chosen as the architect.

Examination of Bicentennial Center as space for CUSR began in late 2019. Engineers examined the building as well as soil around and under the building and it was found to be suitable as a new home for CUSR.

The renovations target asset protection, ADA, and projects providing access and comfortability to patrons. The main components of the bid include ADA remodel, HVAC replacement and addition, and roof work.

Prior Board Action

- April 2020 - The Board approved the project in the FY 2019 Capital budget.
- May 27, 2020 - Board approved resolution to commit local funds for the Rebuild Illinois Fast Track Public Infrastructure (FTPI) Grant and application.
- June 10 and 24, July 8 and 22 and August 12, 2020 – Board tabled awarding construction bids while awaiting DCEO Rebuild Illinois Fast Track Grant announcement.

Bid Results

A total of five bid packets were issued for the renovation. An invitation to bid was published in *The News-Gazette* and distributed directly to known contractors in the area. The bids were opened and read aloud on May 27, 2020. All low and responsible bidders were contacted to ensure that they knew the entire scope of the project and could complete the work as stated. The bid results for each bid packet are tabulated on attached pages.

Add Alternate Descriptions

Using a three-tiered system of Not Critical, Critical, and Very Critical based on Safety, ADA, Programming, and Aesthetics.

Interior General Trades

Alternate #1 - Furnish and install Action Synchro 4+2 Polyurethane Floor System or equal for Multipurpose room 103 including hallways 104, 107 and 110. Include demo of existing vinyl base, floor prep including existing floor sanding for adherence, game line striping and 4" rubber cove base. Floor color TBD.

Alternate #2 - Furnish and install Dex-O-Tex Gym Flor 5 without SC Membrane or equal for Multipurpose room 103. Cut 220 LF. of control joints and fill with Metzger – McGuire MM-80 joint fill. Include demo of existing vinyl base, floor prep including existing floor sanding for adherence, game line striping and base. Floor color TBD.

Choosing one of Alternate 1 or 2 would be Critical. Gym floor has hazard areas that need repaired and filled. Action Synchro was chosen as it has an underlayment that helps span cracks and gaps in concrete. Provides “softer” surface for falls. New flooring was ranked as the number one request from staff.

Alternate #3 (Not Critical) - Infill with metal stud wall, insulation, sheathing and siding above CMU ledge per key note 8 on sheet A101 and detail 10/A203.

The upper half of the gym walls are simple metal siding with some decommissioned venting systems integrated into them. These walls overlay those areas and will increase energy efficiency and make for better aesthetics.

Alternate #4 (Not Critical) - Prep, prime and paint all existing interior & exterior windows, window frames, door slabs and door frames per keynote 4 on A201, keynote 1 on A202 and general note A on A602.

Not critical at this point in time, but would need to be done within two years to protect metal infrastructure.

Alternate #5 (Critical) - Prep and paint gypsum & CMU walls, gypsum ceilings in rooms 101, 102, 114, 115, 118 and 119. Review on site.

There are many holes in walls, scuffs, and marker lines that need to be addressed. It looks very poor in many of these rooms.

Alternate #6 (Critical) - Prep and paint CMU walls only in multipurpose room 103.

Lots of scuffs. If yes to alternate three, then there will be bare gypsum if we don't choose alternate 6. Large area that would take some time to do if we did it “in house”. Curtain and wall construction may leave unsightly areas.

Alternate #7 (Very Critical) - Furnish and install Armstrong Washable White 12" x 12" Ceiling Tile or equal. Install directly on top of existing gypsum ceiling using adhesive. Include edge trim piece. Total area ~1500sft, at walkway next to multipurpose room 103, review on site.

There are some portions falling and other portions damaged from regular use of the facility. There would be a safety issue of falling ceiling portions if this was not addressed.

Alternate #8 (Critical) - Furnish and install Porter #2080 series Belt Guided Center Roll Divider Curtain or equal in multipurpose room 103. Include Winch Control systems. Include any required electrical work. Including running power from source as required.

This gym divider increases the number of activities that can occur at the same time while providing a much-needed layer of safety to participants on the other courts.

HVAC

Alternate 1 (Not Critical) - Mechanical drawings specify Carrier RTU and Carrier Split Systems. Equivalent models of York/Trane/Lennox are allowed. Provide \$\$ deduct to go to different brands.

No one that chose this had a significant reduction in cost from the base bid system. No need to accept this alternate.

Lighting and Fire Alarm

Alternate 1 (Very Critical) - Furnish and install light fixtures and controls for rooms 101, 102, 113, 114, 115, 116, 117, 118, 119, 201, 202. Furnish and install all exterior lights and controls. Include all demo and recycle/haul away to dumpster on site.

Several lights, ballasts and the systems associated with them will need replacing anyway prior to opening. This gets LED's through a large portion of the building which will save operational costs over the long term. If completed in a timely manner there may be Ameren incentives still available.

Alternate #2 (Critical) - Provide deduct for using Non-Vandal Resistant version of F6 light fixture in rooms 105, 108 and 111. Refer sheet E103 and E601.

These are in the new restrooms with relatively low ceilings. I don't believe we need vandal proof lighting and this is a deduct we should accept.

Bid Extension Requests

Bids were good for 60 days, until Sun. July 26, 2020. We asked for thirty day bid extensions from all bidders prior to the 60-day deadline. **According to this extension, the new deadline will be Tuesday, August 25, 2020.** We received one notification of not willing to extend the bid from Reliable Plumbing for Bid Package 3 – Plumbing. We did not receive any information from D. Joseph Construction for Bid Package 2 – Interior General Trades, before the time lapsed. All other bidders extended their bids for 30 days.

Budget Impact

A total of \$806,000 was budgeted for construction from the Special Recreation Levy. We have verified that \$100,000 in discretionary funding has been allotted in the state budget by Senator Scott Bennett for this project. The District has applied for a DCEO Fast Track Grant for \$800,000. Award notification is forthcoming.

We estimate fees, testing, and contingencies for the project to be \$207,430 as shown below.

AE Fees (6% @ minimum \$800,000 budget per contract)	\$48,000
Permit Fee (0.5%)	\$ 3,696
General Conditions (5.3% @ min. \$800,000 budget)	\$42,400
CM Fee (4% @ min. \$800,000 budget)	\$32,000
MEP Contingency (10% of MEP bids)	\$26,650
Contingency (7.5%)	\$54,214
Asbestos Testing	\$ 470
TOTAL FEES	\$207,430

Recommended Action

Staff recommends the Board accept the following bid packages, and allowing the Executive Director to enter into construction agreements with each bidder.

Bid Package 1 – Exterior General Trades.

Accept English Brothers base bid of	\$121,049
and the voluntary alternate deduction of	\$ - 3,900
for a total contract price of	\$117,149

Bid Package 2 – Interior General Trades.

Accept Broeren Russo base bid of	\$187,460
and alternate 1 (Action synchro flooring gym and halls) for	\$ 69,000
and alternate 3 (Wall build and insulation gym) for	\$ 2,600
and alternate 4 (Paint existing interior windows, doors, frames) for	\$ 3,900
and alternate 5 (Paint in six rooms) for	\$ 7,700
and alternate 6 (Paint CMU walls in room 103)	\$ 7,400
and alternate 7 (Ceiling tile in walkway along room 103)	\$ 7,500
and alternate 8 (Gym divider curtain)	\$ 19,740
for a total contract price of	\$305,300

Bid Package 3 – Plumbing.

United Mechanical base bid of	\$ 62,850
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Bid Package 4 – HVAC and Temperature Controls.

Accept Davis Houk Mechanical Inc. base bid of	\$123,750
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Bid Package 5 – Electric and Fire Alarm.

Accept the Aladdin Electric base bid of	\$ 79,885
and alternate 1 (LED lights in 11 interior rooms and exterior) for	\$ 20,265
and alternate 2 (Deduct for non-vandal proof lights in three rooms) for	\$ -1,660
and 3 (Data work per drawings) for	\$ 14,477
for a total contract total of	\$112,967

Making a Total Bid Package Price of	\$722,016
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Prepared by:

Reviewed by:

Daniel Olson
Director of Operations

Joe DeLuce
Executive Director

The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.

Bicentennial Center Bid Tab for Bid Package 1 – Exterior General Trades

Bidder	30 day ext.	Base Bid	Voluntary Alternate
Petry Kuhne Co.	Y	\$148,400	--
Felmley Dickerson	Y	\$210,000	--
English Brothers	Y	\$121,049	-\$3,900 Leave flashing
Commercial Builders	Y	\$166,215	\$3,000 New landscape wall
Broeren Russo	Y	\$134,260	-\$3,900 Leave flashing

Bicentennial Center Bid Tab for Bid Package 2 – Interior General Trades

Bidder	30 day Ext	Base Bid	Alt. 1 Action Synchro Floor	Alt. 2 Dex-O- Tex Floor	Alt. 3 Stud wall gym	Alt. 4 Paint existing windows doors, frames	Alt. 5 Paint six rooms	Alt. 6 Paint room 103	Alt. 7 Ceiling tile replace hall	Alt. 8 Gym curtain	Alt. 9 Deduct for no CMU repair in 2 rooms
D. Joseph Construction	N	\$274,000	\$79,000	--	\$11,000	\$24,000	\$13,000	\$24,500	\$19,000	\$16,000	\$0
Petry Kuhne Co.	Y	\$238,000	\$77,100	\$69,800	\$14,800	\$7,300	\$5,325	\$9,500	\$22,800	\$15,300	-\$1,200
English Brothers	Y	\$178,000	\$77,380	\$198,000	\$6,600	\$6,050	\$12,100	\$8,500	\$6,700	\$19,500	-\$340
Commercial Builders	Y	\$237,000	\$75,215	\$74,190	\$12,400	\$7,200	\$3,370	\$2,380	\$11,220	\$15,260	-\$1,259
Broeren Russo	Y	\$187,460	\$69,000	\$65,590	\$2,600	\$3,900	\$7,700	\$7,400	\$7,500	\$19,740	-\$1,180

Bicentennial Center Bid Tab for Bid Package 3 – Plumbing

Bidder	30 day ext.	Base Bid
A & R Mechanical	Y	\$68,227
Davis Houk	Y	\$66,000
United Mechanical	Y	\$62,850
Reliable Plumbing	N	\$39,880

Bicentennial Center Bid Tab for Bid Package 4 – HVAC and Temperature Controls

Bidder	30 day ext.	Base Bid	Alt. 1 Deduct for different RTU's (not Carrier)
A & R Mechanical	Y	\$197,730	-\$3,000
Davis Houk Mechanical	Y	\$123,750	\$0
United Mechanical	Y	\$179,560	-\$7,200
Reliable Plumbing	Y	\$234,280	--

Bicentennial Center Bid Tab for Bid Package 5 – Electric and Fire Alarm

Bidder	30 day ext	Base Bid	Alt 1 LED Lights throughout	Alt 2 Deduct for non- vandal proof lights in three rooms	Alt 3 Data conduit/lines as drawn	Deduct Alt 3 Running only data conduit
Aladdin Electric	Y	\$79,885	\$20,265	-\$1,660	\$14,477	-\$5,570
Remco Electric	Y	\$107,640	\$33,960	-\$1,680	\$24,820	-\$6,470
Davis Electric	Y	\$107,900	\$23,055	-\$1,660	\$25,205	-\$7,502