



Board of Commissioners
Special Meeting
910 N Gary Ave
Premier Room

July 26, 2021
6:00pm

- 1. Call To Order**
- 2. Roll Call – Pledge of Allegiance**
- 3. Listening Post**
- 4. Changes or Additions to the Agenda**
- 5. Consent Agenda**

All items listed are included in the Consent Agenda. There will be no separate discussion of these items. Members of the public may petition in writing that an item be removed from the Consent Agenda.

 - A. Fountain View Recreation Center Roof Repair Bid Award Phase 3 (Final Phase)
- 6. Discussion Items**
 - A. Parks Committee Discussion
- 7. Action Items**
- 8. Adjournment**

To: Board of Commissioners
From: Shane Hamilton, Director of Parks & Facilities
Date: July 26, 2021
Approval: Fountain View Recreation Center Roof Repair Bid Award –
Phase 3 (Final Phase)

Agenda Item #7A

Issue

Should the Board award the bid to Garland/DBS, Inc., Cleveland, OH, for the Fountain View Recreation Center Roof Repair Phase 3.

Background/Reasoning

- The bid was advertised on June 29, 2021.
- The project includes: power wash substrate, addition of sump drain and overflow drain to obtain positive drainage, application of White Knight coating liquid membrane, and installation of poly soft fabric re-enforcement on all valleys and seams within project scope.
- Five companies bid on the project with RB Crowther Company being the lowest bidder.
- RB Crowther Company performed the Phase 2 roof repair and did so in a timely manner, on budget and work has been of the highest quality.

Cost

- Total Base Bid for roof restoration is \$183,490.
- Budget source: Capital Fund Account #42-5-00-00-723.

Public/Customer Impact

The Fountain View Recreation Center roof (Phase 3) is in need of repair/renovation. The roof has drainage concerns and holes throughout the existing membrane. After Phase 3 is complete, 100% of the roof will have been repaired/replaced.

Recommendation

- That the Board approve a base contract with Garland/DBS, Inc., Cleveland, OH, for the Fountain View Recreation Center Roof Repair Phase 3 (Final) totaling \$183,490.



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Fountain View Fitness Center 2021 Phase 3
Carol Stream Park District
910 N. Gary Ave
Carol Stream, IL60188

Date Submitted: 07/13/2021
Proposal #: 25-IL-210669
MICPA # PW1925

Illinois General Contractor License #: 104.015673 Ref:105.005715

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: C-1 Section

1. Stage and mobilize equipment & materials.
2. Power Wash Substrate with TSP or something similar.
3. Roof Section C-1, Sump drain and over flow drain to obtain positive drainage.
4. Make sure membrane is ran under tension ring.
5. Cut plastic inserts on over flow drains so Over Flow drains can be used.
6. Apply Garlands White Knight Plus coating liquid membrane at rate of 2 gal per 100 sq ft.
7. At all valleys and seams install Garlands grip poly soft fabric reinforcement.
8. Immediately embed reinforcement with 1 gal per 100 sq ft with White Knight Plus.
9. Allow 24-48hrs for flashing.
10. Apply Garlands White Knight Plus Top Coat at rate of 2 gal per 100 sq ft.
11. Install Walkway pads under downspouts.

Garland/DBS Price Based Upon Local Market Competition:

R.B. Crowther Co.	\$ 183,490
DCG Roofing Solutions, Inc.	\$ 187,304
A-1 Roofing Company	\$ 195,712
G.E. Riddiford Co.	\$ 235,315
Knickerbocker Roofing & Paving Co., Inc.	\$ 253,607

*Included above are the following: \$6,500 Plumbers Allowance and \$2,500 Material Allowance

Unforeseen Site Conditions:

Pipe Boot Replacement	\$ 136.80 per Boot
Poly Isocyanurate Replacement	\$ 17.04 per Sq. Ft.
Drain Replacement	\$ 4,104.00 per Drain Hea

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. Garland/DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are included.
8. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Steve Rojek

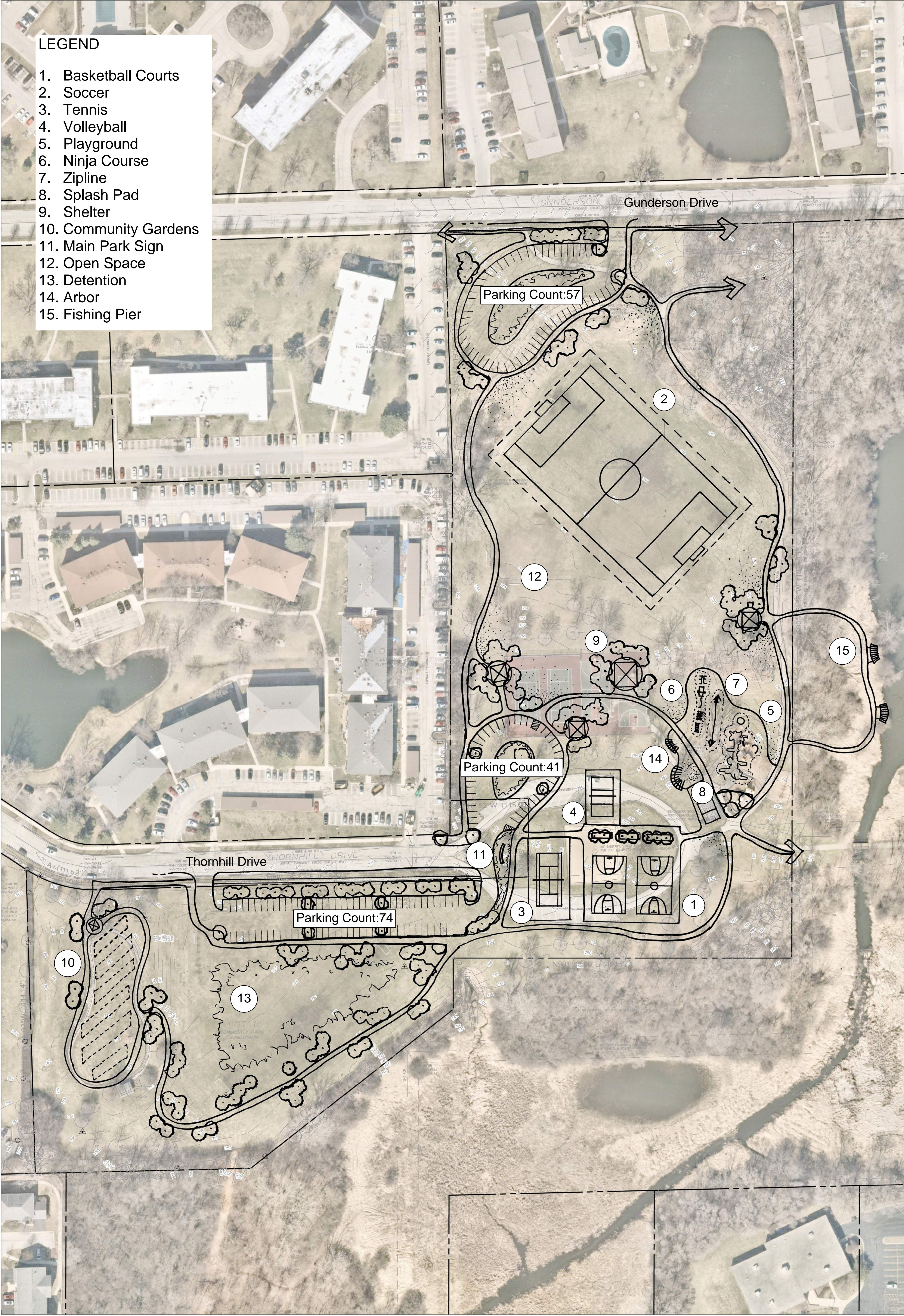
Steve Rojek
Garland/DBS, Inc.
(216) 430-3613

To: Board of Commissioners
From: Jim Reuter, Executive Director
Date: July 26, 2021
Discussion: Parks Committee Discussion

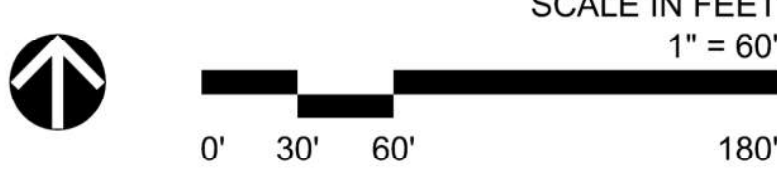
Agenda Item # 6A

The results from the Community Park survey have been tabulated. The Board, Staff and Community workshops have been completed. Wight has prepared three concept designs for discussion with the Board.

- LEGEND
- 1. Basketball Courts
 - 2. Soccer
 - 3. Tennis
 - 4. Volleyball
 - 5. Playground
 - 6. Ninja Course
 - 7. Zipline
 - 8. Splash Pad
 - 9. Shelter
 - 10. Community Gardens
 - 11. Main Park Sign
 - 12. Open Space
 - 13. Detention
 - 14. Arbor
 - 15. Fishing Pier



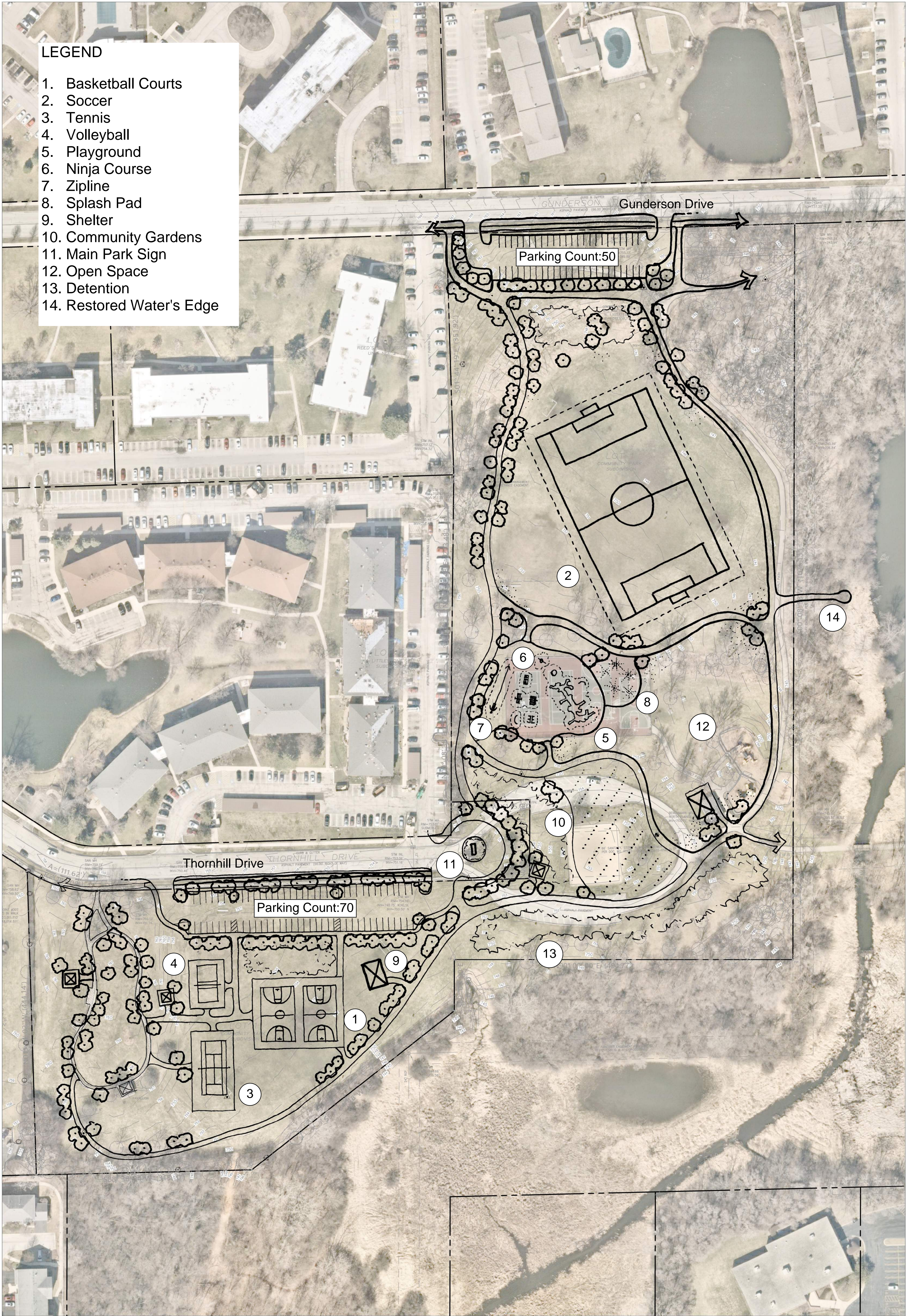
Concept A
COMMUNITY PARK MASTER PLAN
Carol Stream Park District



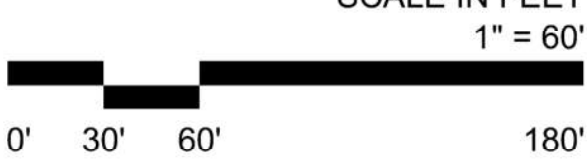
DATE: 07/13/2021

LEGEND

- 1. Basketball Courts
- 2. Soccer
- 3. Tennis
- 4. Volleyball
- 5. Playground
- 6. Ninja Course
- 7. Zipline
- 8. Splash Pad
- 9. Shelter
- 10. Community Gardens
- 11. Main Park Sign
- 12. Open Space
- 13. Detention
- 14. Restored Water's Edge

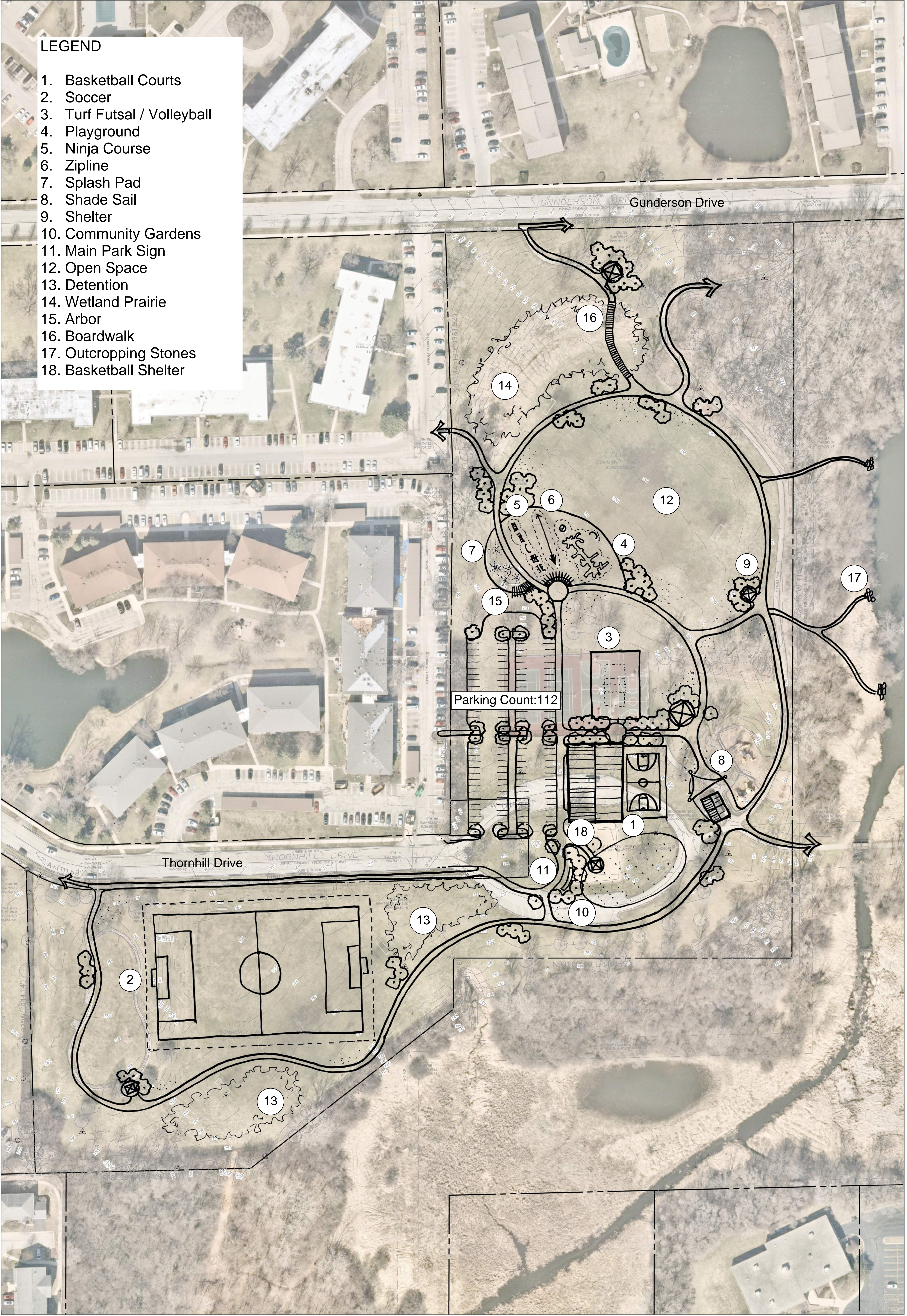


Concept B
COMMUNITY PARK MASTER PLAN
Carol Stream Park District

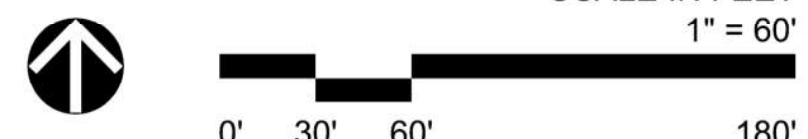


LEGEND

- 1. Basketball Courts
- 2. Soccer
- 3. Turf Futsal / Volleyball
- 4. Playground
- 5. Ninja Course
- 6. Zipline
- 7. Splash Pad
- 8. Shade Sail
- 9. Shelter
- 10. Community Gardens
- 11. Main Park Sign
- 12. Open Space
- 13. Detention
- 14. Wetland Prairie
- 15. Arbor
- 16. Boardwalk
- 17. Outcropping Stones
- 18. Basketball Shelter



Concept C
COMMUNITY PARK MASTER PLAN
Carol Stream Park District



DATE: 07/13/2021