



VILLAGE OF SCHAUMBURG

AGENDA

Engineering and Public Works Committee

Thursday, November 7, 2024

7:00 PM - 1000 E. Woodfield Road, Schaumburg, IL 60173 -

Executive Conference Room

CALL TO ORDER

APPROVAL OF MINUTES

1. October 3, 2024

CONSENT AGENDA

NEW BUSINESS

1. Tour of 1000 Woodfield Road Facility
2. Recommendation to Approve Additional Expenditures for the Rodenburg Road Reconstruction Project from Irving Park Road to Central Avenue – Construction Engineering Services with BLA, Inc.
3. Recommendation to Authorize Participation in the Choice Partners National Purchasing Cooperative and Award the Ballpark Right Field Seating Project to BEAR Construction Company
4. Recommendation to Award Bid for the Ballpark Elevator Modernization Project to Logic Elevator Solutions
5. Recommendation to Award Bid for the Prairie Center for the Arts Outdoor Stage Remodel to Manusos General Contracting, Inc.
6. Recommendation to Waive Competitive Bidding and Award the Temporary Village Hall Construction Project at 1000 Woodfield Road to Camosy Incorporated

UNFINISHED BUSINESS

DEFERRALS

COMMENTS FROM THE PUBLIC

ADJOURNMENT

NEXT VILLAGE BOARD MEETING

November 12, 2024

In compliance with the Americans with Disabilities Act and other applicable

Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.



October 3, 2024

11/7/2024

Engineering and Public Works Committee

Presenter:

Lead Department: Engineering and Public Works

Executive Summary:

Recommended Action:

ATTACHMENTS:

Description	Type
▣ October 3, 2024 Meeting Minutes	Minutes



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

I have reviewed the following minutes and to the best of my knowledge, they correctly represent the actions taken at the meeting.

A handwritten signature in blue ink, appearing to read "Michael Hall".

Michael Hall
Director of Engineering & Public Works

Village of Schaumburg
Engineering & Public Works
October 3, 2024

MEMBERS PRESENT: Mark Madej, Chairperson
Brian Bieschke, Trustee
Easha Patel, Trustee

OTHERS PRESENT: Paula Hewson, Assistant Village Manager
Michael Hall, Director of Engineering & Public Works
Dan Randolph, Assistant Director of Engineering & Public Works
Adrian Marquez, Superintendent of Field Services
Brent McQueen, Engineering Division Manager
Mark Rysavy, Facilities Division Manager
Brian Rafferty, Fleet Division Manager

Chairperson Madej called the Engineering and Public Works Committee Meeting to order at 7:00 p.m.

APPROVAL OF MINUTES:

Trustee Patel made a motion, seconded by Trustee Bieschke, to approve the minutes from the meeting of September 5, 2024. All Ayes. Motion carried.

CONSENT AGENDA:

None.

NEW BUSINESS:

1. Recommendation to Authorize Participation in the Choice Partners National Purchasing Cooperative and Award the Prairie Center for the Arts Lobby Remodeling Project to BEAR Construction Company

Mr. Mark Rysavy, Facilities Division Manager, presented the first item of the evening regarding upcoming Capital Improvement Projects at the Prairie Center for the Arts (PCA). Mr. Rysavy outlined plans to reduce light and sound penetration from the lobby into the theater and to upgrade the concession area, which will now feature a concession counter instead of a window.

Staff collaborated with Tiana Weiler, the Director of Cultural Services at the PCA, to prepare drawings and designs. The improved layout aims to address existing issues while enhancing the aesthetics of the space. Key changes include relocating the doors and extending the walls outward to minimize light intrusion into the theater. Additionally, the southwest corner of the lobby will be fitted with a countertop and refrigeration for refreshments.

Bear Construction Company has submitted a bid of \$129,600 for the project. The work is scheduled for December, after the Nutcracker performances conclude for the holiday season, with a timeframe of thirteen days for completion. This expense request includes overtime and holiday pay to ensure timely execution. Staff is confident in Bear's ability to deliver quality results and recommends proceeding with the award of the Lobby Remodeling Project.

Trustee Bieschke made a motion, seconded by Trustee Patel, to recommend the Village Board authorize participation in the Choice Partners National Purchasing Cooperative Contract #23/016MR-05 and award the Prairie Center for the Arts Lobby Remodel to BEAR Construction Company of Rolling Meadows, IL, in the amount of \$129,600.02. All Ayes. Motion Carried.

2. Recommendation to Authorize Participation in The Interlocal Purchasing System Cooperative and Award the Prairie Center for the Arts Lobby Flooring Project to Diverzify

Mr. Rysavy, Facilities Division Manager, proceeded to the second agenda item, noting that it ties in with the first item. He explained that the existing terrazzo flooring throughout the building has settled and cracked, making it no longer cost-effective to repair.

Diverzify, a member of the Interlocal Purchasing System Cooperative, handles most of the Village's facility flooring needs. They will address the cracks and gaps in the terrazzo and install contemporary luxury vinyl tile (LVT) along with new eight-inch baseboard trim to cover the existing terrazzo base. This upgrade will align with the other improvements in the lobby and will extend into the hallways, as well as into the gallery, where the tile is showing signs of deterioration. Diverzify will stabilize the existing flooring, allowing the LVT to provide a more consistent appearance throughout the area. Staff is pleased with their price request of \$90,242, this includes overtime pay to ensure timely completion of the work within the 13-day time frame.

Trustee Patel inquired whether both PCA improvement projects are being executed by Bear Construction. Mr. Rysavy clarified that Bear will handle the construction of the walls, doors, and concession modifications, while Diverzify will install the flooring. The work for both projects will

occur simultaneously. Bear and Diverzify have previously collaborated on similar projects and understand the requirements and time constraints. Staff is confident in their ability to complete the work together and on schedule.

Trustee Bieschke made a motion, seconded by Trustee Patel, to recommend the Village Board authorize participation in The Interlocal Purchasing System Cooperative Contract #231101 and award the Prairie Center for the Arts Lobby Flooring Project to Diverzify of Itasca, IL, in the amount of \$90,242. All Ayes. Motion Carried.

3. Recommendation to Authorize a Change Order for the Asbestos Cement Pipe Rehabilitation Project with Performance Pipelining, Inc.

Mr. Brent McQueen, Engineering Division Manager, introduced the next agenda item concerning the Asbestos Cement Pipe (ACP) Rehabilitation Project. This project was awarded in December 2023, following the receipt of favorable pricing from Performance Pipelining, Inc. (PPI). The accepted bid amounted to just over \$200,000, significantly lower than the budgeted amount of approximately \$340,000.

Given the surplus in the budget, Staff collaborated with RJN, the designer, and Phase III Engineers alongside PPI to explore opportunities for additional work that would be advantageous for the Village. This proposal includes approximately \$100,000 worth of enhancements, specifically the installation of T-liners instead of grout on the lateral surfaces, as well as the additional lining of over 750 feet of eight-inch pipe.

The Capital Improvement Plan (CIP) has identified surplus funds for this project, allowing it to remain under budget. Staff recommends proceeding with the proposed change order.

Trustee Patel made a motion, seconded by Trustee Bieschke, to recommend the Village Board authorize a change order for the Asbestos Cement Pipe Rehabilitation Project with Performance Pipelining, Inc. of Ottawa, IL, in the amount of \$103,407.60. All Ayes. Motion Carried.

4. Recommendation to Approve Waiver of Competitive Bidding and Award the Purchase of One Ambulance to Foster Coach Sales, Inc.

Mr. Brian Rafferty, Fleet Division Manager, presented the next agenda item concerning an ambulance involved in an accident in February 2024. Staff contacted Foster Coach, the preferred vendor for ambulances through the Suburban Purchasing Cooperative (SPC), to discuss the procurement of a replacement vehicle. Staff was informed that the lead time for a new ambulance is approximately two years. Given the urgency of the Fire Department's (FD) needs, Staff explored alternative solutions to expedite the replacement.

In addition, Staff coordinated with the FD about transitioning to a Ford F-550 chassis for future ambulance purchases, based on various considerations outlined in the agenda.

While exploring options, Foster Coach reached out to Staff with an offer for a demo unit that had become available after a prior buyer's withdrawal. Staff visited to assess the 2022 Diesel F-550 chassis in person. After reviewing photographs and specifications with the FD, it was determined that this unit meets their requirements. The vehicle has only 145 engine hours and is priced

approximately \$10,000 to \$15,000 less than a brand-new ambulance. Foster Coach expects to receive their new demo unit in January, and Staff aims to secure a purchase order to ensure availability at that time.

Trustee Bieschke inquired about the costs associated with upfitting the ambulance. Mr. Rafferty responded that the upfitting costs amount to an additional \$53,000, included in the total budget of \$424,158.

Trustee Patel also inquired whether the upfitting would be performed in-house. Mr. Rafferty clarified that for ambulances, upfitting is typically handled by Foster Coach.

Trustee Patel made a motion, seconded by Trustee Bieschke, to recommend the Village Board approve waiver of competitive bidding and award the Purchase of one Ambulance to Foster Coach Sales, Inc. of Sterling, IL, in the amount of \$424,158. All Ayes. Motion Carried.

5. Recommendation to Award Bid for Snow Removal in Cul-de-Sacs to Plote Construction Inc.

Mr. Adrian Marquez, Superintendent of Field Services, presented the final agenda item of the evening regarding the Village's snow plowing services for cul-de-sacs. The contract with the current contractor expired in April. In August, Staff prepared a bid package, which was posted on the Illinois Department of Transportation (IDOT) Bulletin in compliance with Motor Fuel Tax (MFT) guidelines.

While there was some interest in the bidding process, only one contractor, Plote Construction, submitted a bid. It was noted that Plote's current bid for 2024 is 13% higher than their last bid in 2022. Plote provided several reasons for this increase, including adjustments related to their labor contract, rising overhead costs, and the fact that they did not implement any increases in their previous contract.

Plote Construction has been managing snow removal for the Village for nine of the last ten years. Staff recommends that the Board approve the contract in the full amount of \$465,000, which includes a one-year optional extension.

Trustee Bieschke made a motion, seconded by Trustee Patel, to recommend the Village Board award a bid for Snow Removal in Cul-de-Sacs to Plote Construction Inc. of Hoffman Estates, IL, for \$465,000 for FY 24/25 with a one-year optional extension. All Ayes. Motion Carried.

UNFINISHED BUSINESS

None.

DEFERRALS

None.

COMMENTS FROM THE AUDIENCE/STAFF

None.

ADJOURNMENT

Trustee Patel made a motion, seconded by Trustee Bieschke, to adjourn the meeting at 7:12 p.m.
All Ayes. Motion carried.

Respectfully submitted,



Jessi Dussard
Recording Secretary
Engineering & Public Works



**Recommendation to Approve Additional Expenditures for the Rodenburg Road Reconstruction Project from Irving Park Road to Central Avenue – Construction Engineering Services with BLA, Inc.
11/7/2024
Engineering and Public Works Committee**

Presenter: Mateusz Pec, Civil Engineer
Lead Department: Engineering and Public Works

Accounts(s):	Budget:	Expense Request:
4429010-7454 (18036-20-220)	\$227,160.54	\$154,080.00

The budget status for this request is: Under Budget

Amount Under Budget: \$73,080.54

If amount requested is over budget, a detailed explanation of what account(s) the overage will be charged to will be provided in the Executive Summary or attached detail.

Executive Summary:

The Village of Schaumburg and the Village of Roselle are working on a joint roadway reconstruction project to improve Rodenburg Road from Irving Park Road to Central Avenue. The project includes: the complete reconstruction of the roadway between Irving Park Road and the Village of Schaumburg limits, reconstruction and resurfacing of Rodenburg Road within the limits of the Village of Roselle, and construction of a new bike path. The Village of Schaumburg is serving as the lead agency for the project.

The Village of Schaumburg requested qualifications from engineering firms for Phase III Construction Engineering Services for the Rodenburg Road Improvements in the fall of 2022. The Village Board approved an agreement with BLA, Inc. of Itasca in the amount of \$530,166 to perform construction engineering services for the project. At the time of advertisement, the project was slated for a January 2023 Illinois Department of Transportation (IDOT) letting with an estimated schedule of 95 working days. During the final IDOT reviews leading to the January 2023 letting, soils issues were identified, delaying the project letting until June of 2023. In addition, significant ground improvements were added to the project to mitigate the undesirable soils, including the installation of approximately 36,000 feet of wick drains. Following the installation of the wick drains and embankment improvements, the soils were monitored over the winter for settlement. The soils issues added approximately six months to the project, as roadway construction began in the spring of 2024.

The roadway reconstruction and resurfacing of Rodenburg Road was recently completed, along with the bike path improvements. The roadway was re-opened to traffic in late September. However, there are several tasks associated with the project remaining. Over the next few months, a ComEd transformer will be placed, permanent roadway lighting will be installed (currently on delay due to supply chain issues), a final walk through and punch list will be completed, and IDOT final closeout paperwork will be completed.

BLA, Inc. has reached the end of the available budget on their approved agreement for construction engineering services. BLA has submitted a proposal in the amount of \$154,080 to complete the remaining tasks associated with the project. Per an Intergovernmental Agreement between the Village of Schaumburg and the Village of Roselle, the Villages have agreed to a 50-50 split of the construction engineering costs for this project. The Village of Schaumburg will be responsible for 50% of the costs, estimated to be \$77,040. The Village has budgeted funds under its Vital Streets program to cover the additional construction engineering services needed for the project. As the lead agency for this project, the Village of Schaumburg will be invoiced and will pay for 100% of the construction engineering costs for the project. The Village of Schaumburg will be reimbursed by the Village of Roselle and IDOT for the Village of Roselle’s share of construction engineering costs.

<i>Recommended Action:</i>

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board approve additional expenditures for the Rodenburg Road Reconstruction Project from Irving Park Road to Central Avenue – Construction Engineering Services with BLA, Inc. of Itasca, IL in the amount of \$154,080.

ATTACHMENTS:

Description	Type
▫ Supplement Proposal	Exhibit



COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ANNIVERSARY RAISE

Local Public Agency

Village of Schaumburg

County

Cook/DuPage

Section Number

18-00132-00-PV

Prime Consultant (Firm) Name

BLA, Inc.

Prepared By

Kerry Field, P.E.

Date

10/6/2022

Consultant / Subconsultant Name

Job Number

C-91-029-22

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Supplemental Phase III Engineering

PAYROLL ESCALATION TABLE

CONTRACT TERM 6 MONTHS
START DATE 11/1/2024
RAISE DATE ANNIVERSARY

OVERHEAD RATE 102.02%
COMPLEXITY FACTOR 0
% OF RAISE 2.00%

ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

3

CALCULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

0.50%

The total escalation for this project would be:

0.50%

Local Public Agency

County

Section Number

Village of Schaumburg

Cook/DuPage

18-00132-00-PV

Consultant / Subconsultant Name

Job Number

C-91-029-22

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

MAXIMUM PAYROLL RATE	78.00
ESCALATION FACTOR	0.50%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Director of Construction Engineering	\$75.00	\$75.38
Resident Engineer II	\$54.28	\$54.55
Construction Engineer I	\$30.80	\$30.95
Sr. Marketing Coordinator	\$34.41	\$34.58
Director of Environmental Services (ESC)	\$56.00	\$56.28

Local Public Agency	County	Section Number
Village of Schaumburg	Cook/DuPage	18-00132-00-PV
Consultant / Subconsultant Name		Job Number
		C-91-029-22

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

Name	Direct Labor Total	Contribution to Prime Consultant
Rubino Engineering, Inc.		
Total	0.00	0.00

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency

Village of Schaumburg

County

Cook/DuPage

Section Number

18-00132-00-PV

Consultant / Subconsultant Name

Job Number

C-91-029-22

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			\$0.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day	132	\$65.00	\$8,580.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)		\$1.15	\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utlility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
TOTAL DIRECT COSTS:				\$8,580.00

Local Public Agency

Village of Schaumburg

County

Cook/DuPage

Section Number

18-00132-00-PV

Consultant / Subconsultant Name

Job Number

C-91-029-22

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

OVERHEAD RATE 102.02%

COMPLEXITY FACTOR 0.00%

TASK	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Director of Construction Engr	32	2,412	2,461	\$8,580.00	731		14,184	9.21%
Resident Engineer II	1040	56,733	57,879		17,192		131,804	85.54%
Construction Engineer I		-	-		-		-	0.00%
Sr. Marketing Coordinator		-	-		-		-	0.00%
Director of Environmental Serv.	16	900	919		273		2,092	1.36%
		-	-		-		-	
Rubino Engineering - QA Matl's		-	-		-	6,000	6,000	3.89%
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Subconsultant DL					0		-	0.00%
TOTALS	1088	60,045	61,259	8,580	18,196	6,000	154,080	100.00%

121,304

BLR 05513 (Rev. 05/17/22)

Local Public Agency

Village of Schaumburg

County

Cook/DuPage

Section Number

18-00132-00-PV

Consultant / Subconsultant Name

Job Number

C-91-029-22

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Director of Construction Engr			Resident Engineer II			Construction Engineer I			Sr. Marketing Coordinator			Director of Environmental Serv.		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Director of Construction Engineering	75.38	32.0	2.94%	2.22	32	100.00%	75.38												
Resident Engineer II	54.55	1,040.0	95.59%	52.14				1040	100.00%	54.55									
Construction Engineer I	30.95	0.0																	
Sr. Marketing Coordinator	34.58	0.0																	
Director of Environmental Services (ESC)	56.28	16.0	1.47%	0.83													16	100.00%	56.28
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TOTALS		1088.0	100%	\$55.19	32.0	100.00%	\$75.38	1040.0	100%	\$54.55	0.0	0%	\$0.00	0.0	0%	\$0.00	16.0	100%	\$56.28



**Recommendation to Authorize Participation in the Choice Partners National Purchasing Cooperative and Award the Ballpark Right Field Seating Project to BEAR Construction Company
11/7/2024
Engineering and Public Works Committee**

Presenter: Mark Rysavy, Facilities Division Manager
Lead Department: Engineering and Public Works

Accounts(s):	Budget:	Expense Request:
5269010-7401 (22042-20-230)	\$658,818.51	\$723,941.30

The budget status for this request is: Over Budget

Amount Over Budget: \$65,122.79

If amount requested is over budget, a detailed explanation of what account(s) the overage will be charged to will be provided in the Executive Summary or attached detail.

Executive Summary:

The only major project included in the Baseball Stadium Improvement and Modernization Program for the FY 24/25 Capital Improvement Plan (CIP) is the installation of a new tiered seating area along the right field line at Wintrust Field. Following the successful remodel of the left field seating deck in FY 23/24, Staff collaborated with ARCON Associates to develop construction drawings for a similar two-tiered seating area integrated into the grassy hillside along right field.

The project will modify the main concourse stairs to include a ramp, add a raised seating section along the upper walkway, and create a new field-level seating and table area adjacent to the field-level fence. All existing right field level fencing will be replaced with a new decorative railing system with drink rail, similar to the other new exterior suites and left field deck. Additionally, a new concrete retaining wall with a stamped brick appearance will be constructed between the two seating levels, matching the brick pattern of the newly repaired upper dock masonry wall. An alternate bid package was requested in the drawings to account for an extended 20-foot high netting system to protect the new occupants at the drink rail at field-level from foul balls. The designs have been reviewed and approved by the general manager of the Boomers.

BEAR Construction Company (BEAR) successfully completed the left field deck renovation and the upper dock masonry wall repair in FY 23/24, with their work being well received. With the current project scope being very similar to those previous two projects, Village Staff worked with BEAR and

ARCON Associates, Inc. to refine the drawings throughout the design process to align the work closer to the project budget. BEAR provided a final base project price of \$674,409.08 with the project funds of \$658,818.00 being available. Although this results in an overage of \$15,591.08, funds are available in the baseball stadium fund and a mid-year budget amendment will be requested.

BEAR provided an alternate bid package price that includes the netting extension in the amount of \$49,532.22. This work is unbudgeted and is accounted for later in the long-term CIP. Although there has always been access to this section as open hill space with low density seating, the new design puts more patrons directly along the edge of the field in seats. For the safety of the patrons, Staff recommends accepting this alternate and completing it as part of the overall right field seating project. The baseball stadium fund does support this additional expense. In return, the long-term netting expansion project scope would be reduced to only include the left field hill area when that project is completed.

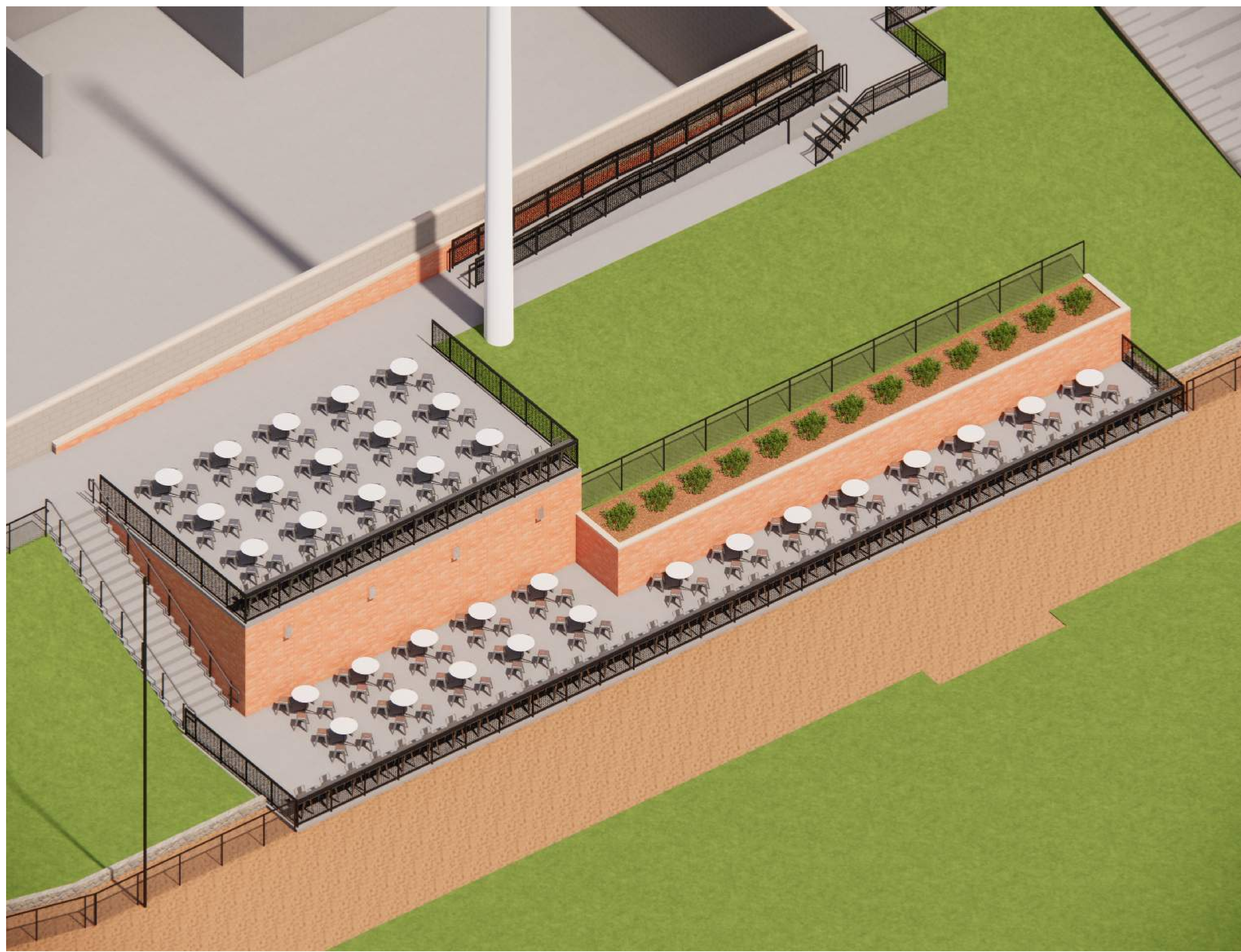
<i>Recommended Action:</i>

The Village Manager recommends that the Engineering and Public Works Committee recommend the Village Board approve participation in the Choice Partners National Purchasing Cooperative Contract #23-016MR-05 and award the Ballpark Right Field Seating Project to BEAR Construction Company of Rolling Meadows, IL, in the amount of \$723,941.30.

ATTACHMENTS:

Description	Type
▣ Exhibit	Exhibit
▣ Tiered Patio Seating Proposal	Backup Material
▣ Tiered Net System Proposal	Backup Material

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 www.arconassoc.com

TIERED PATIO SEATING
 at
WINTRUST FIELD
 1999 S Springinguth Rd.
 Schaumburg, Illinois

for the
Village of Schaumburg
 Schaumburg, Illinois
 60193



ISSUED FOR PERMIT

REVISIONS

No.	Date

Project Number:
 24008
Issue Date:
 September 17, 2024
Drawn by:
 BJS
Sheet Title:
 3D VIEWS
Sketch Number:

Sheet Number:

G2.0



Preliminary Estimate, by estimates

Admin User

Bear Construction

23/016MR-05 - Choice Partners - Contract Extension 01 - 2/24/2024 to 2/24/2025

Schaumburg - Boomers Tiered Patio Seating - CP-004

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

Division Summary (MF04)

01 - General Requirements	\$145,365.13
02 - Existing Conditions	\$33,434.20
03 - Concrete	\$207,444.06
04 - Masonry	\$3,795.00
05 - Metals	\$63,523.08
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$4,316.46
08 - Openings	
09 - Finishes	\$14,619.00
10 - Specialties	\$17,700.00
11 - Equipment	
12 - Furnishings	\$18,810.00
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$28,035.00
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$626,774.23
RSMeanS NORTH SUBURBAN, IL CCI 2024Q2, 113.60%	\$85,241.30

26 - Electrical	\$12,997.19
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	\$35,551.97
32 - Exterior Improvements	\$25,296.20
33 - Utilities	\$13,094.94
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	\$2,792.00
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$626,774.23

Contractors Coefficient 1 (-6.0000%)	\$(37,606.45)
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Grand Total \$674,409.08

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-1750-M Cost adjustment factors, protection of existing work, add to construction costs for particular job requirements, maximum Line item used for temporary construction material and barriers to be utilized for property protection - Working Mats for machines, construction barrier, protection to existing retaining wall, and field	Costs	674,000.0000	5.0000%	\$33,700.00	RSM23FAC M, O&P
2	01-31-13-20-0260 Field personnel, superintendent, average Superintendent for Project Operations and Supervision	Week	12.0000	\$3,725.00	\$44,700.00	RSM23FAC L, O&P
3	01-31-13-30-0050 Insurance, standard builders risk, maximum Insurance for Project Operations	Job	674,000.0000	0.8000%	\$5,392.00	RSM23FAC O&P
4	01-31-13-90-0100 Performance Bond, for buildings, maximum Payment and Performnce Bond for project operations	Job	674,400.0000	2.5000%	\$16,860.00	RSM23FAC O&P
5	01-45-23-50-1000 Concrete testing, aggregates, sieve analysis, washed, ASTM C 136 Concrete Testing - Sieve Anaylsis	Ea.	2.0000	\$140.00	\$280.00	RSM23FAC O&P
6	01-45-23-50-1800 Concrete testing, compressive strength test, ASTM C 39, incl. delivery to lab per cylinder Concrete Testing - Commpressive strength	Ea.	2.0000	\$40.00	\$80.00	RSM23FAC O&P
7	01-45-23-50-4850 Soil testing, permeability, recompacted Soil Testing - Permeability	Ea.	4.0000	\$275.00	\$1,100.00	RSM23FAC O&P
8	01-45-23-50-5150 Soil testing, shear tests, triaxial, maximum Soil Testing - shear tests	Ea.	4.0000	\$600.00	\$2,400.00	RSM23FAC O&P
9	01-54-33-20-0150-2 Rent per day for rent excavator diesel hydraulic crawler mounted 1 CY capacity Excavator for subgrade and foundation bank dirt removal	Ea.	10.0000	\$1,276.24	\$12,762.40	RSM23FAC E, O&P
10	01-54-33-20-5000-2 Rent per day for rent trencher wheel gas 4' deep 12" wide Trencher trenching footings, and drainage	Ea.	8.0000	\$1,142.22	\$9,137.76	RSM23FAC E, O&P
11	01-54-33-40-6410-3 Rent per week for rent toilet portable chemical Porta-John Rental for project duration	Ea.	12.0000	\$85.07	\$1,020.84	RSM23FAC E, O&P
12	01-54-33-50-3400-2 Rent per day for highway equip rental;road sweeper,self-propelled,8'wide,90 H.P. Street Sweeper for cleaning	Ea.	3.0000	\$436.71	\$1,310.13	RSM23FAC E, O&P
13	01-54-36-50-1200 Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck Mobilization of contractor equipment and crews	Ea.	8.0000	\$239.00	\$1,912.00	RSM23FAC L, E, O&P
14	01-54-36-50-1300 Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer Mobilization of contractor equipment and crews	Ea.	8.0000	\$390.00	\$3,120.00	RSM23FAC L, E, O&P

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

01 - General Requirements

Item	Description	UM	Quantity	Unit Cost	Total	Book
15 01-54-36-50-1400	Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mobilization of contractor equipment and crews	Ea.	2.0000	\$995.00	\$1,990.00	RSM23FAC L, E, O&P
16 01-71-23-13-1200	Boundary & survey markers, crew for building layout, 3 person crew Survey crew, provide control points, grade stakes, and layout for new structure.	Day	4.0000	\$2,400.00	\$9,600.00	RSM23FAC L, E, O&P

01 - General Requirements Total

\$145,365.13

02 - Existing Conditions

17 02-41-13-17-5200	Demolish, remove pavement & curb, remove concrete, mesh reinforced, to 6" thick, hydraulic hammer, excludes hauling and disposal fees Demolish and dispose concrete pad on C1.0 260/9	S.Y.	28.8889	\$18.90	\$546.00	RSM23FAC L, E, O&P
18 02-41-13-62-0600	Selective demolition, chain link fences & gates, fence, 5' high Demolish and dispose of existing fencing	L.F.	140.0000	\$2.53	\$354.20	RSM23FAC L, E, O&P
19 02-41-13-90-0500	Selective demolition, retaining walls, concrete retaining wall, 8' high, includes reinforcing Demolish and dispose of existing right side retaining wall.	L.F.	140.0000	\$29.50	\$4,130.00	RSM23FAC L, E, O&P
20 02-41-19-19-0800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost Dumpster for Construcion Debris	Week	12.0000	\$800.00	\$9,600.00	RSM23FAC M, O&P
21 02-41-19-19-2000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost Hauling of construction debris from site to dumpster site	C.Y.	240.0000	\$50.00	\$12,000.00	RSM23FAC L, O&P
22 02-41-19-20-0100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only Dumping / Tipping fees for construction debris	Ton	84.0000	\$81.00	\$6,804.00	RSM23FAC M, O&P

02 - Existing Conditions Total

\$33,434.20

03 - Concrete

23 03-11-13-45-0020	C.I.P. concrete forms, footing, continuous wall, plywood, 1 use, includes erecting, bracing, stripping and cleaning Furnish, install, and dismantle concrete footing forms	SFCA	1,056.0000	\$23.50	\$24,816.00	RSM23FAC M, L, O&P
24 03-11-13-85-2400	C.I.P. concrete forms, wall, job built, plywood, over 8' to 16' high, 1 use, includes erecting, bracing, stripping and cleaning Furnish, erect, and dismantle concrete forms for walls.	SFCA	3,368.0000	\$23.00	\$77,464.00	RSM23FAC M, L, O&P
25 03-11-13-85-2400-9475	C.I.P. concrete forms, for elevated walls, add, includes erecting, bracing, stripping and cleaning (Modified using 03-11-13-85-9475) Furnish, erect, and dismantle concrete forms for walls.	SFCA	3,468.0000	\$0.98	\$3,398.64	RSM23FAC L, O&P

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

03 - Concrete

Item	Description	UM	Quantity	Unit Cost	Total	Book
26 03-11-16-13-6100	CIP concrete form liner, ABS plastic, add to wall forming cost, ribbed, 3/4" deep x 1-1/2" OC, 1 use, includes erecting, stripping and cleaning Furnish, install, and dismantle brick form liner	SFCA	1,120.0000	\$12.50	\$14,000.00	RSM23FAC M, L, O&P
27 03-11-23-75-1000	C.I.P. concrete forms, stairs, alternate method, 1.0 LF/SF, 1 use, includes shoring, erecting, bracing, stripping and cleaning Furnish, erect, and dismantle Form work for concrete stairs. 20+8	LF Riser	28.0000	\$59.00	\$1,652.00	RSM23FAC M, L, O&P
28 03-15-16-20-0120	Control joint, concrete floor slab, sawcut in green concrete, 1" depth Provide and install all concrete control joints.	L.F.	275.0000	\$0.82	\$225.50	RSM23FAC M, L, E, O&P
29 03-15-16-30-3050	Expansion joint, polyethylene backer rod, 3/4" diameter Furnish and install all concrete expansion / backer rod joint.	L.F.	225.0000	\$1.81	\$407.25	RSM23FAC M, L, O&P
30 03-21-05-10-0120	Beam bolsters, for reinforcing steel, lower (BB), galvanized, 2" high, includes material only Rebar - Material Only 4372/100	C.L.F.	43.7200	\$86.50	\$3,781.78	RSM23FAC Grn, M, O&P
31 03-21-11-60-0502	Reinforcing steel, in place, footings, #4 to #7, A615, grade 60, incl labor for accessories, excl material for accessories Placing of all rebar for Concrete footings	Lb.	898.0000	\$1.55	\$1,391.90	RSM23FAC Grn, M, L, O&P
32 03-21-11-60-0702	Reinforcing steel, in place, walls, #3 to #7, A615, grade 60, incl labor for accessories, excl material for accessories Furnish and install all rebar for Concrete Walls	Lb.	1,988.0000	\$1.32	\$2,624.16	RSM23FAC Grn, M, L, O&P
33 03-30-53-40-4525	Structural concrete, in place, handicap access ramp (4000 psi), railing both sides, 5' wide, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing Frame, prep, and pour new ADA ramp.	L.F.	42.0000	\$895.00	\$37,590.00	RSM23FAC M, L, E, O&P
34 03-30-53-40-5010	Structural concrete, in place, slab on grade (3000 psi), 6" thick, includes concrete (Portland cement Type I), placing and broom finish, excludes forms and reinforcing Pour new slab on grade on elevated retaining wall platform & Lower level seating, and sidewalks 904+1368	S.F.	2,272.0000	\$5.25	\$11,928.00	RSM23FAC M, L, E, O&P
35 03-31-13-25-0130	Concrete, hand mix, for small quantities or remote areas, 3000 psi, using gas powered cement mixer, includes local bulk aggregate & sand, bagged Portland cement (Type I) and water, excludes, forms, reinforcing, placing & finishing Furnish and install all concrete for fence piers	C.F.	21.0000	\$11.00	\$231.00	RSM23FAC M, L, E, O&P
36 03-31-13-35-0300	Structural concrete, ready mix, heavyweight, 4000 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments Line item used for Concrete Material for Foundation Walls and Footings 41.5+20+19.3+12.3	C.Y.	93.1000	\$178.00	\$16,571.80	RSM23FAC M, O&P

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

03 - Concrete

Item	Description	UM	Quantity	Unit Cost	Total	Book
37 03-31-13-70-2150	Structural concrete, placing, continuous footing, deep, pumped, includes leveling (strike off) & consolidation, excludes material Frame, and prep concrete footer for pour - Exclude material 3.67*84*1/2	C.Y.	154.1400	\$38.00	\$5,857.32	RSM23FAC L, E, O&P
38 03-31-13-70-5100	Structural concrete, placing, walls, pumped, 12" thick, includes leveling (strike off) & consolidation, excludes material Structural concrete placing walls and stairs via direct chute - Exclude material	C.Y.	71.5000	\$55.50	\$3,968.25	RSM23FAC L, E, O&P
39 03-81-13-50-0300	Concrete sawing, concrete slabs, plain, up to 3" deep, includes blade cost, layout and set up time Perform all concrete saw-cutting as required.	L.F.	66.0000	\$2.14	\$141.24	RSM23FAC M, L, E, O&P
40 03-81-13-50-0300-0320	Concrete sawing, concrete, existing slab, plain, for each additional inch of depth over 3", includes blade cost, layout and set up time (Modified using 03-81-13-50-0320) Perform all concrete saw-cutting as required.	L.F.	66.0000	\$0.72	\$47.52	RSM23FAC M, L, E, O&P
41 03-82-13-10-0200	Concrete core drilling, core, reinforced concrete slab, 2" diameter, up to 6" thick slab, includes bit cost, layout and set up time Perform all concrete coring for electrical outlet boxes	Ea.	4.0000	\$91.50	\$366.00	RSM23FAC M, L, E, O&P
42 03-82-13-10-0700	Concrete core drilling, core, reinforced concrete slab, 6" diameter, up to 6" thick slab, includes bit cost, layout and set up time Perform all concrete coring for inlet	Ea.	2.0000	\$109.00	\$218.00	RSM23FAC M, L, E, O&P
43 03-82-13-10-0700-0750	Concrete core drilling, core, reinforced concrete slab, 6" diameter, up to 6" thick slab, includes bit cost, layout and set up time, for each additional inch of slab thickness in same hole, add (Modified using 03-82-13-10-0750) Perform all concrete coring for inlet	Ea.	2.0000	\$4.35	\$8.70	RSM23FAC M, L, E, O&P
44 03-82-13-10-1999	Concrete core drilling, includes bit cost, layout and set up time, minimum equipment/labor charge Line item used for coring equipment, sleeve, & setup	Job	1.0000	\$755.00	\$755.00	RSM23FAC L, E, O&P

03 - Concrete Total **\$207,444.06**

04 - Masonry

45 04-72-10-10-0150	Precast concrete coping, stock units, 14" wall, 16" wide, 4" tapers to 3-1/2", includes mortar, excludes scaffolding Furnish and install all Cast Stone Caps.	L.F.	110.0000	\$34.50	\$3,795.00	RSM23FAC M, L, O&P
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04 - Masonry Total **\$3,795.00**

05 - Metals

46 05-05-19-10-1430	Chemical anchor, 3/4" diameter x 9-1/2" L, in concrete, brick or stone, incl layout, drilling, threaded rod & epoxy cartridge Anchoring of new railing, includes drilling, rod, epoxy cartridge.	Ea.	388.0000	\$66.50	\$25,802.00	RSM23FAC M, L, E, O&P
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Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

05 - Metals

Item	Description	UM	Quantity	Unit Cost	Total	Book
	97*4					
47 05-12-23-65-2210	Steel plate, 1/4" T, warehouse price, no shop fabrication, welded in place Furnish and install all Escutcheon plates for railing .5*388	S.F.	194.0000	\$25.50	\$4,947.00	RSM23FAC M, L, E, O&P
48 05-52-13-50-0640	Railing, pipe, steel, galvanized, 3 rails, 3'-6" high, posts @ 5' OC, 1-1/2" diameter, shop fabricated Fabricate, deliver, and install new decorative railing.	L.F.	212.0000	\$134.00	\$28,408.00	RSM23FAC Grn, M, L, E, O&P
49 05-52-13-50-0640-4100	Railing, shop fabricated, for sloped rails for stairs, add (Modified using 05-52-13-50-4100) Fabricate, deliver, and install new sloped decorative railing.	L.F.	128.0000	\$34.11	\$4,366.08	RSM23FAC M, L, O&P

05 - Metals Total

\$63,523.08

07 - Thermal and Moisture Protection

50 07-65-10-10-9000	Sheet metal flashing, stainless steel, flexible sheets, .015" thick, 28 gauge, including up to 4 bends Furnish and install all Stainless Steel Flashing with Hemmed Edges 110 * 1.42	S.F.	156.2000	\$18.30	\$2,858.46	RSM23FAC M, L, O&P
51 07-92-13-20-0085	Joint sealants, caulking and sealants, bulk acrylic latex, 3/8" x 5/8", in place Perform all joint sealant for penetrations.	L.F.	450.0000	\$3.24	\$1,458.00	RSM23FAC M, L, O&P

07 - Thermal and Moisture Protection Total

\$4,316.46

09 - Finishes

52 09-91-23-62-1400	Electrostatic painting, irregular surfaces (furniture, door frames, etc.), two coats, on site Prime and paint all guard rails, hand rails, and chain link fence	S.F.	1,300.0000	\$9.35	\$12,155.00	RSM23FAC M, L, O&P
53 09-91-23-72-3200	Paints & coatings, walls & ceilings, interior, masonry or concrete block, latex paint, primer plus 2 finish coats, smooth, brush Stain concrete form liner per chosen color	S.F.	1,120.0000	\$2.20	\$2,464.00	RSM23FAC M, L, O&P

09 - Finishes Total

\$14,619.00

10 - Specialties

54 10-22-13-10-0300	Woven wire partitions, for tool or stock room enclosures, channel frame, painted wall panel, 1-1/2" diamond mesh, 10 ga. wire, 4' w x 7' h Line Item used for mesh panels withing new decorative rails. 212/4	Ea.	53.0000	\$320.00	\$16,960.00	RSM23FAC M, L, O&P
55 10-22-16-10-1500	Security gate, window type, 2'-4' w x 55" h	Opng.	1.0000	\$740.00	\$740.00	RSM23FAC M, L, O&P

Preliminary Estimate, by estimates

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Schaumburg - Boomers Tiered Patio Seating

10 - Specialties

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install one (1) metal gate for access in railing per design - Line item used to match priced for this item.					
10 - Specialties Total						\$17,700.00

12 - Furnishings

56	12-36-61-16-0100	L.F.	146.0000	\$120.00	\$17,520.00	RSM23FAC M, L, O&P
	Solid surface countertop, acrylic polymer, solid colors, pricing for orders of 100 LF or more, 25" wide Furnish and install all solid surface countertops (Drink Trays) per design.					
57	12-59-13-10-1220	Ea.	30.0000	\$43.00	\$1,290.00	RSM23FAC M, O&P
	Office systems furniture, panel hung, connector brackets, countertop, per pair Furnish and install all connector angles bracket to solid surface countertops (Drink Trays) per design.					
12 - Furnishings Total						\$18,810.00

22 - Plumbing

58	22-14-26-19-6830	L.F.	105.0000	\$267.00	\$28,035.00	RSM23FAC M, L, O&P
	Drain, trench, fiberglass for cement concrete encasement, 8" internal width, with heavy duty iron grate, not including trenching or concrete Furnish and install Trench drain on lower level					
22 - Plumbing Total						\$28,035.00

26 - Electrical

59	26-05-19-90-0030	C.L.F.	1.3850	\$94.00	\$130.19	RSM23FAC M, L, O&P
	Wire, copper solid, 600 volt, #12, type THW, normal installation conditions in wireway, conduit, cable tray Furnish and install all wiring for new electrical					
60	26-05-33-13-1870	L.F.	110.0000	\$35.50	\$3,905.00	RSM23FAC M, L, O&P
	Rigid galvanized steel conduit, 2" diameter, to 10' H, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF Furnish and install all conduit from light pole to new locations 50+10+50					
61	26-05-33-16-0950	Ea.	6.0000	\$69.00	\$414.00	RSM23FAC M, L, O&P
	Outlet boxes, pressed steel, concrete, set flush, 4" deep Furnish and install all new outlet boxes for GFCI's					
62	26-05-90-10-4330	Ea.	6.0000	\$258.00	\$1,548.00	RSM23FAC M, L, O&P
	Receptacle devices, residential, decorator style, GFI, EMT & wire, 20', 15 amp, incl box & cover plate Furnish and install all GFI for outlet boxes					
63	26-56-23-55-0300	Ea.	4.0000	\$1,750.00	\$7,000.00	RSM23FAC M, L, O&P
	Exterior LED fixture, modular, type IV, 120 V, 50 watt, incl lamps Furnish and install four (4) LED light fixture					
26 - Electrical Total						\$12,997.19

31 - Earthwork

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

31 - Earthwork

Item	Description	UM	Quantity	Unit Cost	Total	Book
64	31-22-13-20-0160 Rough grading sites, 8,100-10,000 S.F., skid steer & labor Rough Grading of existing site conditions	Ea.	1.0000	\$4,575.00	\$4,575.00	RSM23FAC L, E, O&P
65	31-22-16-10-1050 Fine grading, fine grade for small irregular areas, to 15,000 S.Y. Perform all fine grading for seed and blanket 4000/9	S.Y.	444.4444	\$3.66	\$1,626.67	RSM23FAC L, E, O&P
66	31-22-16-10-1100 Fine grading, fine grade for slab on grade, machine Fine grade for concrete areas. 2306/9	S.Y.	256.2222	\$2.48	\$635.43	RSM23FAC L, E, O&P
67	31-23-16-13-0060 Excavating, trench or continuous footing, common earth, 1/2 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering Excavate trench footing for concrete footing 160+345/27	B.C.Y.	172.7778	\$8.90	\$1,537.72	RSM23FAC L, E, O&P
68	31-23-16-42-0200 Excavating, bulk bank measure, 1 C.Y. capacity = 100 C.Y./hour, backhoe, hydraulic, crawler mounted, excluding truck loading Cut for new Subgrade.	B.C.Y.	400.0000	\$3.14	\$1,256.00	RSM23FAC L, E, O&P
69	31-23-23-13-0100 Backfill, heavy soil, by hand, no compaction Backfill all areas around new concrete areas and platforms	L.C.Y.	110.0000	\$54.50	\$5,995.00	RSM23FAC L, O&P
70	31-23-23-13-0100-0600 Backfill and compact, by hand, 6" layers, compaction in layers, vibrating plate, add to above (Modified using 31-23-23-13-0600) Backfill all areas around new concrete areas and platforms	B.C.Y.	110.0000	\$12.65	\$1,391.50	RSM23FAC L, E, O&P
71	31-23-23-20-1082 Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 40 miles, 40 MPH, excludes loading equipment Hauling of Excavated spoils nad any loose dirt loads	L.C.Y.	700.0000	\$22.00	\$15,400.00	RSM23FAC L, E, O&P
72	31-23-23-23-5640 Compaction, 4 passes, 6" lifts, riding, sheepsfoot or wobbly wheel roller Compact all subgrade as required.	B.C.Y.	510.0000	\$1.49	\$759.90	RSM23FAC L, E, O&P
73	31-25-14-16-1000 Synthetic erosion control, silt fence, install and remove, 3' high Furnish, install, and remove silt fence for constructon operations	L.F.	575.0000	\$4.13	\$2,374.75	RSM23FAC Grn, M, L, E, O&P

31 - Earthwork Total **\$35,551.97**

32 - Exterior Improvements

74	32-01-90-24-7350 Shrub pruning, prune trees from ground Furnish and install all shrubs per design	Ea.	13.0000	\$30.00	\$390.00	RSM23FAC L, O&P
75	32-06-10-10-0350 Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3,000 psi, 5" thick, excludes base	S.F.	188.0000	\$7.50	\$1,410.00	RSM23FAC M, L, O&P

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

32 - Exterior Improvements

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Furnish and install new sidewalk on East side on platform and by new ramp. 105+83					
76	32-11-23-23-2020 Base course drainage layers, aggregate base course for roadways and large paved areas, alternate method to figure base course, crushed stone, 1-1/2" maximum size, 4" deep Furnish and install all CA-6 Gravel over new concrete subgrade	Ton	110.0000	\$35.00	\$3,850.00	RSM23FAC M, L, E, O&P
77	32-11-23-23-2021 Base course drainage layers, aggregate base course for roadways and large paved areas, alternate method to figure base course, crushed stone, 1-1/2" maximum size, 6" deep Furnish and install all CA-7 Gravel	Ton	400.0000	\$34.00	\$13,600.00	RSM23FAC M, L, E, O&P
78	32-11-23-23-2021-6900 Base course drainage layers, aggregate base course for small and irregular areas, add (Modified using 32-11-23-23-6900) Furnish and install all CA-7 Gravel	Ton	400.0000	\$2.45	\$980.00	RSM23FAC L, E, O&P
79	32-18-16-13-0200 Playground protective surfacing, wood chip mulch, 6" deep Furnish and install all Hardwood Bark Mulch in planter bed	S.F.	360.0000	\$3.19	\$1,148.40	RSM23FAC M, L, O&P
80	32-31-13-25-0640 Fence, chain link, residential, vinyl covered, 1-5/8" post, 10' OC, 1-3/8" top rail, 2" corner post, 9 ga. wire, 4' high, schedule 20, includes excavation, excludes concrete Furnish and install new 4' tall chain link fence	L.F.	69.0000	\$16.20	\$1,117.80	RSM23FAC M, L, E, O&P
81	32-31-13-25-9000 Fence, chain link, residential, minimum labor/equipment charge Equipment charger for fencing installtion	Job	1.0000	\$915.00	\$915.00	RSM23FAC L, O&P
82	32-31-13-30-6580 Fence, chain link, gates & posts, line posts, galvanized, (1/3 post length in ground), 2-1/2" OD, 4', set in concrete, includes excavation Furnish and install all 2-1/2" ODSS-40 Line Posts	Ea.	6.0000	\$114.00	\$684.00	RSM23FAC M, L, E, O&P
83	32-31-13-30-7925 Chain link fence gates and posts, auger fence post hole, medium soil, 3' deep, by machine, includes excavation Auger all holes for fence concrete piers	Ea.	12.0000	\$18.50	\$222.00	RSM23FAC L, E, O&P
84	32-31-13-40-1000 Fence, fabric & accessories, fabric, galvanized, 9 ga., 1.2 oz. coat, 2" mesh, 4' Furnish and install all 2" mesh for new fencing	L.F.	60.0000	\$12.25	\$735.00	RSM23FAC M, L, E, O&P
85	32-31-13-64-0110 Fence, chain link, terminal posts, 16 ga., steel, galv, 2-1/2" x 6' x 0.065 wall, not incl. concrete, includes post cap, excavation Furnish and install all 3" OD SS-40 Terminal posts	Ea.	4.0000	\$61.00	\$244.00	RSM23FAC M, L, E, O&P

32 - Exterior Improvements Total

\$25,296.20

33 - Utilities

86	33-14-19-20-1000 Water utility distribution valve, air release valve, 1/2" inlet, excludes excavation and backfill	Ea.	1.0000	\$370.00	\$370.00	RSM23FAC M, L, O&P
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Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Patio Seating

33 - Utilities

Item	Description	UM	Quantity	Unit Cost	Total	Book
Furnish and install inlet on elevated platform per design						
87 33-41-16-10-3020	Subdrainage piping, vitrified clay, foundation drain, perforated, 5' lengths, 6" diameter, C700, excludes excavation and backfill Furnish and install perforated 6" PVC underdrain	L.F.	112.0000	\$20.50	\$2,296.00	RSM23FAC M, L, E, O&P
88 33-41-23-19-0100	Geotextile subsurface drainage filtration, fabric, laid in trench, polypropylene, ideal conditions Furnish and install draingae mat for trenches 83+262	S.Y.	345.0000	\$2.69	\$928.05	RSM23FAC M, L, O&P
89 33-41-23-19-0185	Geotextile subsurface drainage filtration, soil drainage mat on vertical wall, 0.44" thick Furnish and install 15 EPS Geofoam with connector plates 4300/9	S.Y.	477.7778	\$8.15	\$3,893.89	RSM23FAC M, L, O&P
90 33-41-23-19-0400	Geotextile subsurface drainage filtration, drainage material, pea stone fill in trench Furnish and install all subbase for trench infill 86+3	C.Y.	89.0000	\$63.00	\$5,607.00	RSM23FAC M, L, E, O&P

33 - Utilities Total

\$13,094.94

Alternate

91 CARP	CARP - 2023 - RSMeans Standard Books O&P Carpentry Labor to remove existing fencing and re-install Code: CARP Description: Carpenters Qty: 1 Hourly: 87.25	Hour	32.0000	\$87.25	\$2,792.00	CUSTOM L, O&P
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Alternate Total

\$2,792.00

Estimate Grand Total

674,409.08



Preliminary Estimate, by estimates

Admin User

Bear Construction

23/016MR-05 - Choice Partners - Contract Extension 01 - 2/24/2024 to 2/24/2025

Schaumburg - Boomers Tiered Net System - CP-005

Estimator: Admin User

Schaumburg - Boomers Tiered Net System

Division Summary (MF04)

01 - General Requirements	\$37,705.36
02 - Existing Conditions	
03 - Concrete	\$750.00
04 - Masonry	
05 - Metals	\$7,578.30
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$46,033.66
RSMean NORTH SUBURBAN, IL CCI 2024Q2, 113.60%	\$6,260.58

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$46,033.66

Contractors Coefficient 1 (-6.0000%)	\$(2,762.02)
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Grand Total \$49,532.22

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Net System

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-20-0260 Field personnel, superintendent, average Superintendent for project operations	Week	0.5000	\$3,725.00	\$1,862.50	RSM23FAC L, O&P
2	01-31-13-30-0050 Insurance, standard builders risk, maximum Insurance for project operations	Job	49,500.0000	0.8000%	\$396.00	RSM23FAC O&P
3	01-31-13-90-0100 Performance Bond, for buildings, maximum Bond for project operations	Job	49,500.0000	2.5000%	\$1,237.50	RSM23FAC O&P
4	01-54-09-60-0220 Safety nets, stock size combined mesh, 3-1/2" and 1/4" mesh, excl. supports Line Item used for Hi-Tenacity Netting 150*25	S.F.	3,750.0000	\$8.45	\$31,687.50	RSM23FAC M, O&P
5	01-54-33-20-0055-2 Rent per day for rent earth auger, truck-mounted, for fence & sign posts, utility poles Auguer equipment for pole holes	Ea.	2.0000	\$72.93	\$145.86	RSM23FAC E, O&P
6	01-54-33-40-0100-2 Rent per day for rent aerial lift, telescoping boom to 40' high, 500 lb. capacity, diesel Boom light for pole erection	Ea.	4.0000	\$594.00	\$2,376.00	RSM23FAC E, O&P
01 - General Requirements Total					\$37,705.36	
03 - Concrete						
7	03-31-13-35-0350 Structural concrete, ready mix, heavyweight, 4500 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments Concrete for pole bases - Material Only 10*2*2 / 27 *2	C.Y.	3.0000	\$184.00	\$552.00	RSM23FAC M, O&P
8	03-31-13-70-0800 Structural concrete, placing, column, square or round, pumped, 24" thick, includes leveling (strike off) & consolidation, excludes material Placing concrete for pole bases. 10*2*2 / 27 *2	C.Y.	3.0000	\$66.00	\$198.00	RSM23FAC L, E, O&P
03 - Concrete Total					\$750.00	
05 - Metals						
9	05-15-16-05-1600 Wire rope clip, 1/4" dia Line item used to furnish and install all spring loaded snaps	Ea.	122.0000	\$13.10	\$1,598.20	RSM23FAC Grn, M, L, O&P
10	05-15-16-60-3000 Steel wire rope, galvanized, aircraft cable, 7x7, 500' roll x 1/8" dia Furnish and install steel strand cable	L.F.	150.0000	\$0.59	\$88.50	RSM23FAC Grn, M, L, O&P

Preliminary Estimate, by estimates

Estimator: Admin User

Schaumburg - Boomers Tiered Net System

05 - Metals

Item	Description	UM	Quantity	Unit Cost	Total	Book
11 05-15-16-60-3100	Wire rope clamp, galvanized, 1/8" Furnish and install heavy duty end connectors	Ea.	122.0000	\$15.30	\$1,866.60	RSM23FAC Grn, M, L, O&P
12 05-75-13-10-0400	Aluminum column, extruded, stock unit, no cap or base, 15" dia 3 - 20' x 10-3/4" OD x .500 diameter post. Posts are to be 10" diameter. Bear added factor x 3.5 to account for additional 37" diameter (total of 52" diam). 25*2	L.F.	50.0000	\$80.50	\$4,025.00	RSM23FAC Grn, M, L, E, O&P
05 - Metals Total						\$7,578.30

Estimate Grand Total

49,532.22



**Recommendation to Award Bid for the Ballpark Elevator Modernization Project to Logic Elevator Solutions
11/7/2024
Engineering and Public Works Committee**

Presenter: Mark Rysavy, Facilities Division Manager
Lead Department: Engineering and Public Works

Accounts(s):	Budget:	Expense Request:
5269010-7401 (XXXXXX-20-230)	\$0	\$81,325

The budget status for this request is: N/A

Executive Summary:

The Wintrust Field baseball stadium currently contains three elevators, two of which require modernization and upgrades, as they are original installations from the stadium's opening in 1999. These upgrades are necessary to comply with State of Illinois mandates for life safety and to address significant component replacements due to aging. The freight elevator is scheduled to be modernized in FY 25/26 with a projected budget of \$156,000; however, a late season break down revealed a limited availability of parts to fix this elevator moving forward, elevating the urgency of this project. It is important to complete this project as soon as possible. Funds are available in the baseball stadium fund to cover the acceleration of this project and a midyear budget amendment will be requested. The Boomers agreed this work would be best completed prior to the 2025 season opening.

Staff prepared bid documents outlining the scope of work required by the State of Illinois as well as best practices for elevator modifications, which were released on September 27, 2024. Bids were opened on October 11, 2024. The overall scope of work includes:

- New non-proprietary microprocessor controller
- Harmonic door operator
- Hoistway interlocks, pickup rollers, hangers with rollers and gibs as necessary
- Main car operating panel in #4 stainless steel finish with video phone (2019 code)
- Hall fixtures at each floor in #4 stainless steel finish with hoistway access key switches at terminal floors
- Car riding lantern
- 3-D electronic door safety edge (2019 code)
- Hands free ADA video phone
- Car top inspection station
- Emergency exit switch

- Traveling cable, hoistway wiring, and machine room wiring
- ADA compliant signage
- One year warranty and maintenance from date of turnover

Five responses were received, all of which were qualified. The lowest qualified bidder was Logic Elevator Solutions (Logic) with a bid of \$79,900 plus \$1,425 for the alternate, bringing the total to \$81,325. Logic has previously performed elevator modernization in the Village, with their references providing excellent reviews, noting that all projects were completed expeditiously and within budget. Logic also informed Staff that this work should be completed well before opening day of the 2025 baseball season, which the Boomers are excited to hear.

In an effort to keep the bid costs down, Village Staff will complete some of the more cosmetic and simple repairs to the elevator such as lighting, cab wall protection, and internet connection at an estimated cost of \$3,500. The overall project cost is below the anticipated FY 25/26 CIP budget by \$74,675.

Given the need to move this project up in priority, the beneficial pricing of the bids, and the excellent references for Logic, Staff recommends moving forward with the unbudgeted work for the Wintrust Field Elevator Modernization.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board award the bid for the Ballpark Elevator Modernization Project to the lowest responsible bidder Logic Elevator Solutions of Lockport, IL in the amount of \$81,325.

ATTACHMENTS:

Description	Type
▣ Bid Tabulation	Backup Material
▣ Bid Submittal	Backup Material

Bid Tabulation - Wintrust Field Elevator Modernization			Colley Elevator Co.	KONE Inc.	Logic Elevator Solutions	SUBURBAN ELEVATOR DBA SCHINDLER	Total Elevator Service
Line Item	Description	UOM	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost
1	Elevator Modernization Base Bid	LS	\$86,710.00	\$128,880.00	\$79,900.00	\$99,979.00	\$81,250.00
2	Alternate #1 Emergency Battery Lowering System	LS	\$2,300.00	\$4,120.00	\$1,425.00	\$1,300.00	\$1,980.00
Total			\$89,010.00	\$133,000.00	\$81,325.00	\$101,279.00	\$83,230.00



CONTACT INFORMATION

LOGIC ELEVATOR SOLUTIONS BID SUBMITTAL

IFB No. 2024-IFB-082
Wintrust Field Elevator Modernization

RESPONSE DEADLINE: October 11, 2024 at 10:00 am
Report Generated: Monday, October 14, 2024

Submission Date: Oct 10, 2024 4:22 PM (CST)

Company:
Logic Elevator Solutions

Email:
chris@logicelevator.com

Contact:
Chris Bauer

Address:
16424 W Turnberry Circle Lockport, IL 60441

Phone:
(630) 981-4842

Website:
www.logicelevator.com

PRICE TABLES

WINTRUST FIELD ELEVATOR MODERNIZATION

Line Item	Description	Unit of Measure	Unit Cost
1	Elevator Modernization Base Bid	Lump Sum	\$79,900.00
2	Alternate #1 Emergency Battery Lowering System	Lump Sum	\$1,425.00



LOGIC ELEVATOR
SOLUTIONS

www.logicelevator.com
info@logicelevator.com
630.981.4842

16424 W Turnberry Cir
Lockport IL 60441

Village of Schaumburg
Atcher Municipal Center
101 Schaumburg Ct
Schaumburg, IL 60193

RE: Alternate Submittal

Wintrust Field
1999 Springinsguth Road
Schaumburg, IL 60193

Village of Schaumburg,

Please review the attached Alternate submittal for the Wintrust Field Modernization.

Submittal Documents

1. Alternate one (1) - Perform a Hydraulic Static Test to determine the integrity of the jack assembly. This test will determine if there is a leak in the assembly causing hydraulic oil to be lost in the surrounding ground. We are proposing this due to the large ring around the jack assembly and air in the hydraulic system when stepping on the elevator platform. \$3500.00
2. Addendum #1 – Alternate two (2) - Power Unit Replacement - Include an alternate (add) to replace the power unit as part of the project including the tank, pump and valve. \$14,100.00

Please let us know if you have any additional questions.

Thanks,


Chris Bauer
Field Operations
Logic Elevator Solutions

submittals

Surety Company Acknowledgement

STATE OF **ILLINOIS**
COUNTY OF **COOK** SS:

On this 11th day of October, 2024 before me personally appeared Lucianne Bischoff, to me known, who, being by me duly sworn, did depose and say: that (s)he resides at **Schaumburg, Illinois**, that (s)he is the **Attorney in Fact** of Great Midwest Insurance Company, the corporation described in and which executed the annexed instrument; that (s)he knows the corporate seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that (s)he signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.


Notary Public in and for the above County and State

My Commission Expires: 06/23/25



POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Courtney A. Flaska, Lucianne Bischoff, Christine Eitel, Samantha Bradtke, Kirk A. Liskiewitz, Mike Pohl, Bryan Adams

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

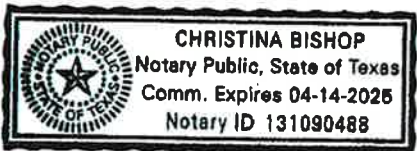


GREAT MIDWEST INSURANCE COMPANY

BY [Signature]
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY [Signature]
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 11th Day of October, 20 24



BY [Signature]
Leslie K. Shaunty
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

DETAIL EXCEPTIONS SHEET

EXCEPTIONS: Any exceptions must be clearly noted on the *Detail Exceptions Sheet(s)*. Failure to do so may be reason for rejection of the bid. It is not our intention to prohibit any potential Bidder from bidding by virtue of the specifications, but to describe the material and services actually required. The Village reserves the right to accept or reject any or all exceptions.

DETAIL EXCEPTIONS SHEET MUST BE SUBMITTED WITH THE BID RESPONSE.

Bidder's exceptions are:

Item # _____

Item # _____

Item # _____

Item # _____

Item # _____

Item # _____

Item # _____

Item # _____

Item # _____



Recommendation to Award Bid for the Prairie Center for the Arts Outdoor Stage Remodel to Manusos General Contracting, Inc.

11/7/2024

Engineering and Public Works Committee

Presenter: Mark Rysavy, Facilities Division Manager
Lead Department: Engineering and Public Works

Accounts(s):	Budget:	Expense Request:
6809010-7401 (25023-20-230)	\$326,250	\$247,083

The budget status for this request is: Under Budget

Amount Under Budget: \$79,167

If amount requested is over budget, a detailed explanation of what account(s) the overage will be charged to will be provided in the Executive Summary or attached detail.

Executive Summary:

The FY 24/25 Capital Improvement Plan (CIP) includes a project to repair and upgrade the existing Prairie Center for the Arts (PCA) outdoor theatre structure. Currently, the structure is open air with a number of decorative beams that are wrapped in a failing cementitious wood panel system. While this project is intended to replace all beam wraps with a more durable material, it will also be adding a solid roof to the structure for more protection of the performers below. To add the roof, some structural steel upgrades will be included in the scope of work. The final product will be a metal standing seam roof, with a stained wood plank underside. The beams will be wrapped in a marine grade product that has a wood grain finish to it and is a solid color that doesn't need painting or maintenance. Also associated with the upgrades are two alternates for simple lighting and receptacle additions and a small concrete pad to the east of the stage for sound equipment and personnel to work without standing in soils.

Wold Architects prepared construction documents for the full modifications, which were released for public bid on September 20, 2024. Bids were received from eight bidders on October 4, 2024. The two lowest bidders had bidding errors in their submittals and were disqualified. The lowest qualified bidder was Manusos General Contracting, Inc. with a cost of \$247,083 including the alternates for electric and concrete work. Staff performed a scope review of the drawings with the contractor to verify completeness of the bid and are confident all work is covered in the bid price. The budget for this project's construction contract was set at \$326,250 based on preliminary estimates, making this bid \$79,167 under budget.

Manusos General Contracting, Inc. has positive references and had completed the interior upgrades of the PCA theatre in years past. This work was satisfactory in the past and Staff expects this project to go well also. Staff recommends moving forward with Manusos General Contracting for the completion of the PCA outdoor stage remodel.

<i>Recommended Action:</i>

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board award the bid for the Prairie Center for the Arts Outdoor Stage Remodel to Manusos General Contracting, Inc. of Fox Lake, IL, in an amount not to exceed \$247,083.

ATTACHMENTS:

Description	Type
▣ Bid Tabulation	Exhibit
▣ Bid Submittal	Backup Material
▣ Drawings	Exhibit

Project: Prairie Center for the Arts Outdoor Stage Remodel
Bid No. 2024-IFB-079

Line Item	Description	Unit of Measure	BeeLiner Lean Services	BlueReef LLC	Boller Const. Co.	Camosy Inc.	Colmex Group Ltd.	DKersey Const. Co.	Manusos General Contracting, Inc.	YAD Const. LLC.
1	Base bid for main roof structure work	Lump Sum	\$362,000.00	\$153,700.00	\$315,000.00	\$260,000.00	\$304,750.00	\$442,430.00	\$231,367.00	\$119,250.00
2	Alternate for electric work	Lump Sum	\$15,000.00	\$10,640.00	\$8,750.00	\$10,400.00	\$15,750.00	\$19,800.00	\$8,985.00	\$2,500.00
3	Alternate for concrete slab	Lump Sum	\$18,000.00	\$7,600.00	\$6,000.00	\$14,200.00	\$5,750.00	\$9,800.00	\$6,731.00	\$3,500.00
TOTAL			\$395,000.00	\$171,940.00	\$329,750.00	\$284,600.00	\$326,250.00	\$472,030.00	\$247,083.00	\$125,250.00



[MANUSOS GENERAL CONTRACTING, INC.] RESPONSE DOCUMENT REPORT

IFB No. 2024-IFB-079

[Prairie Center for the Arts Outdoor Stage Remodel](#)

RESPONSE DEADLINE: October 4, 2024 at 10:00 am

Report Generated: Friday, October 4, 2024

Manusos General Contracting, Inc. Response

CONTACT INFORMATION

Company:

Manusos General Contracting, Inc.

Email:

manusos@manusosinc.com

Contact:

Gina Huber

Address:

91 Christopher Way
Fox Lake, IL 60020

Phone:

(847) 973-0600

Website:

N/A

Submission Date:

Oct 4, 2024 9:54 AM (Central Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Oct 4, 2024 8:37 AM by Gina Huber

Addendum #2

Confirmed Oct 4, 2024 8:37 AM by Gina Huber

QUESTIONNAIRE

1. Authorized Person(s)*

Please provide the following information for each person(s) authorized to submit a response on behalf of your organization:

Name

Title

Phone Number

Email Address

Jamie L. McKeown

Executive Vice President

847-973-0600

jamie@manososinc.com

2. Equal Employment Opportunity Clause*

EQUAL EMPLOYMENT OPPORTUNITY CLAUSE required by the Illinois Fair Employment Practices Commission as a material term of all public contracts.

During the performance of this contract, the contractor agrees as follows:

Line Item	Description	Unit of Measure	Unit Cost
1	Base bid for main roof structure work	lump sum	\$231,367.00
2	Alternate for electric work	lump sum	\$8,985.00
3	Alternate for concrete slab	lump sum	\$6,731.00



91 Christopher Way
Fox Lake, IL 60020
Phone: (847) 973-0600
Fax: (847) 973-0900

October 4, 2024

To Whom It May Concern:

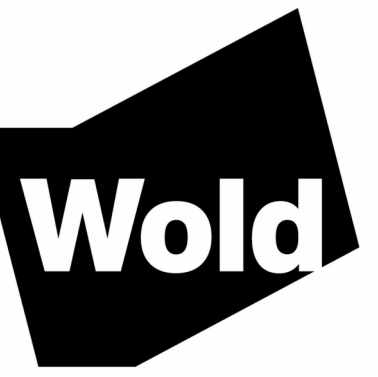
No Alternates to Specifications

Thank you,

Jamie L. McKeown

Vice President

Manusos General Contracting, Inc.



WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847.241.6100

JOHNSON WILBUR ADAMS, INC.
STRUCTURAL ENGINEERING

Structural Engineer

Johnson Wilbur Adams, Inc.
330 S. Naperville Road
Suite 300
Wheaton, IL 60187
TEL: (630) 653-9060

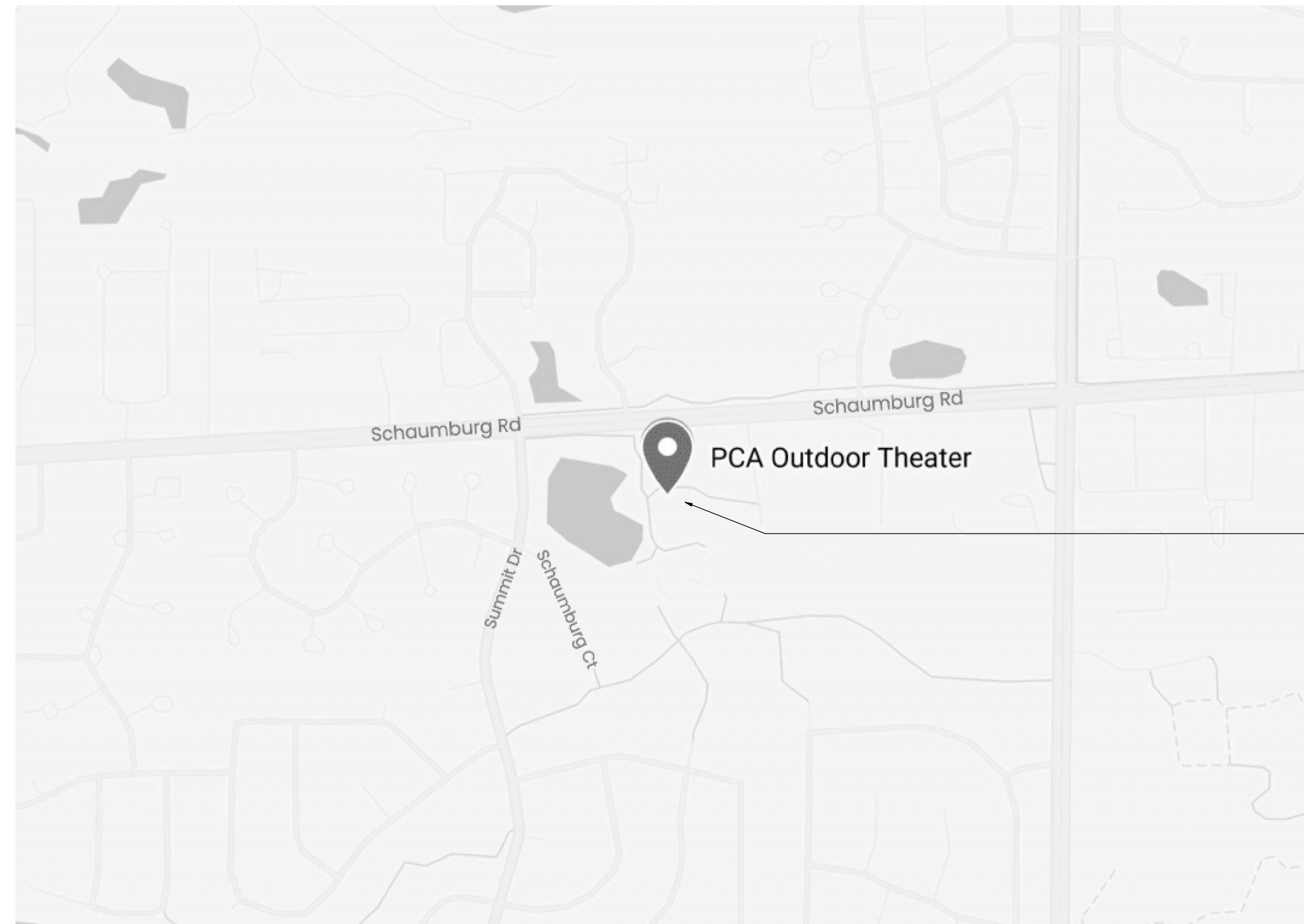
PCA Outdoor Theater Pergola Improvements

Village of Schaumburg

Schaumburg, Illinois

GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE SITE AND LOCAL CONDITIONS AND VERIFY ALL DATA PERTAINING TO THE SITE AND ITS RELATIONSHIP TO THE WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / ENGINEER OF DISCREPANCIES IN THE CONTRACT DOCUMENTS OR UPON THE DISCOVERY OF ANY CONDITIONS APPARENT OR HIDDEN, THAT COULD AFFECT THE CURRENT SCOPE OF THE PROJECT AND THE CONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE WORK OF ALL TRADES.
4. THE CONTRACTOR SHALL ENSURE EACH TRADE IS FAMILIAR WITH THE CONDITIONS OF THE PROJECT, HAS A FULL UNDERSTANDING OF THEIR WORK AND OF THE WORK OF TRADES WITH WHICH THEIR WORK INTERFACES.
5. CONTRACT DOCUMENTS ARE TO BE ISSUED TO ALL TRADES BY THE CONTRACTOR IN COMPLETE SETS SO THAT THE EXTENT AND COORDINATION OF WORK IS MADE POSSIBLE.
6. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE CURRENT LOCALLY ADOPTED BUILDING CODES AND ALL APPLICABLE COUNTY, STATE AND FEDERAL LAWS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO.
7. THE ARCHITECT / ENGINEER'S RESPONSIBILITY EXTENDS ONLY AND SOLELY TO THE PREPARATION OF THESE DRAWINGS. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF ANY WORK NOR FOR ANY LIABILITY IN ERECTION, INSTALLATION OR CONSTRUCTION DURING THE PERFORMANCE OF ANY WORK AS MAY BE REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS TO REMAIN FROM DAMAGE DUE TO ALTERATION AND CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ELEMENTS DAMAGED DURING THIS PROJECT.
9. THE INDICATIONS OF EXISTING CONDITIONS IN THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC. EXACT LOCATIONS, SIZES, EXTENTS AND CONDITIONS OF EXISTING CONSTRUCTION TO BE REMOVED, RELOCATED OR TO REMAIN SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR.
10. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. THROUGHOUT THE PROGRESS OF THE PROJECT, EACH TRADE SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS OF THE SITE AND OF INSTALLED WORK WHICH INTERFACES WITH AND / OR IMPACTS THEIR PORTION OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK WHEN A RESOLUTION CANNOT BE DETERMINED OR THE RESOLUTION WOULD CAUSE DESIGN INTENT TO BE ALTERED.
11. WHERE SPECIFIC DIMENSIONS, DETAILS AND DESIGN INTENT CANNOT BE DETERMINED, NOTIFY THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
12. WHERE DETAILING OF DESIGN INTENT MAY CAUSE CONFLICTS BETWEEN TRADES, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
13. DETAILS SHOWN IN THE CONTRACT DOCUMENTS ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED FOR THE WORK. ASSUME DETAILS NOT SHOWN ARE SIMILAR IN CONSTRUCTION TO THOSE DETAILED WITH RESPECT TO RELATIVE ASSEMBLIES. WHERE DESIGN INTENT CANNOT BE DETERMINED, THE CONTRACTOR SHALL CONSULT ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
14. DO NOT SCALE DRAWINGS. STATED DIMENSIONS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / ENGINEER IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND / OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
15. THE SELECTION OF MATERIALS AND DETAILS AS DESIGNATED BY THE DRAWINGS AND SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM VERIFYING WITH THE MATERIAL SUPPLIERS THAT THE PROPOSED MATERIALS ARE CORRECT AND PROPER FOR THE INTENDED APPLICATION AND USE.
16. CONTRACTOR IS RESPONSIBLE FOR TRANSPORTATION AND DISPOSAL OF ALL DEMOLITION ITEMS. DISPOSE OF ALL MATERIALS LEGALLY OFF SITE.



PROJECT LOCATION
201 Schaumburg CT
Schaumburg, IL 60193



Matthew Bickel

ARCHITECTURAL

- A2.00 DEMO FLOOR PLAN AND DEMO REFLECTED CEILING PLAN
- A3.00 FLOOR PLAN AND REFLECTED CEILING PLAN

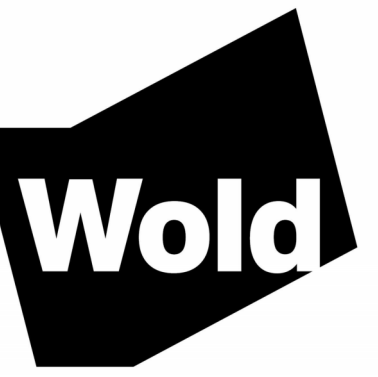
STRUCTURAL

- S3.00 STRUCTURAL

PCA Outdoor Theater Pergola Improvements

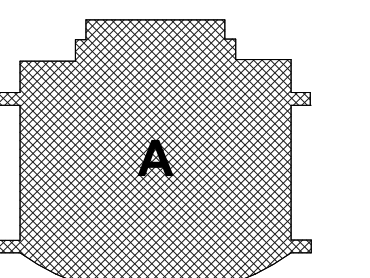
210 Schaumburg Ct., Schaumburg IL 60193

Village of Schaumburg
1601 ROSELLE ROAD,
SCHAUMBURG, ILLINOIS 60193



WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067

woldac.com | 847.241.6100



KEY PLAN

EFFECTIVE CODE REFERENCES - VILLAGE OF SCHAUMBURG

2021 INTERNATIONAL BUILDING CODE (IBC), AS AMENDED BY THE VILLAGE OF SCHAUMBURG BUILDING PROGRAM

2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), AS AMENDED BY THE VILLAGE OF SCHAUMBURG BUILDING PROGRAM

2020 NATIONAL ELECTRICAL CODE (NEC), AS ADOPTED BY THE VILLAGE OF SCHAUMBURG ELECTRICAL BOARD

2018 ILLINOIS ACCESSIBILITY CODE

2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Illinois.

ARCHITECT
Matthew James Bickel
License Number: 001-020883 Date: 11/30/2024

Description	Revisions	
	Date	Num

Comm: 243081
Date: August 30, 2024
Drawn: MQ/SR
Check: KE
North

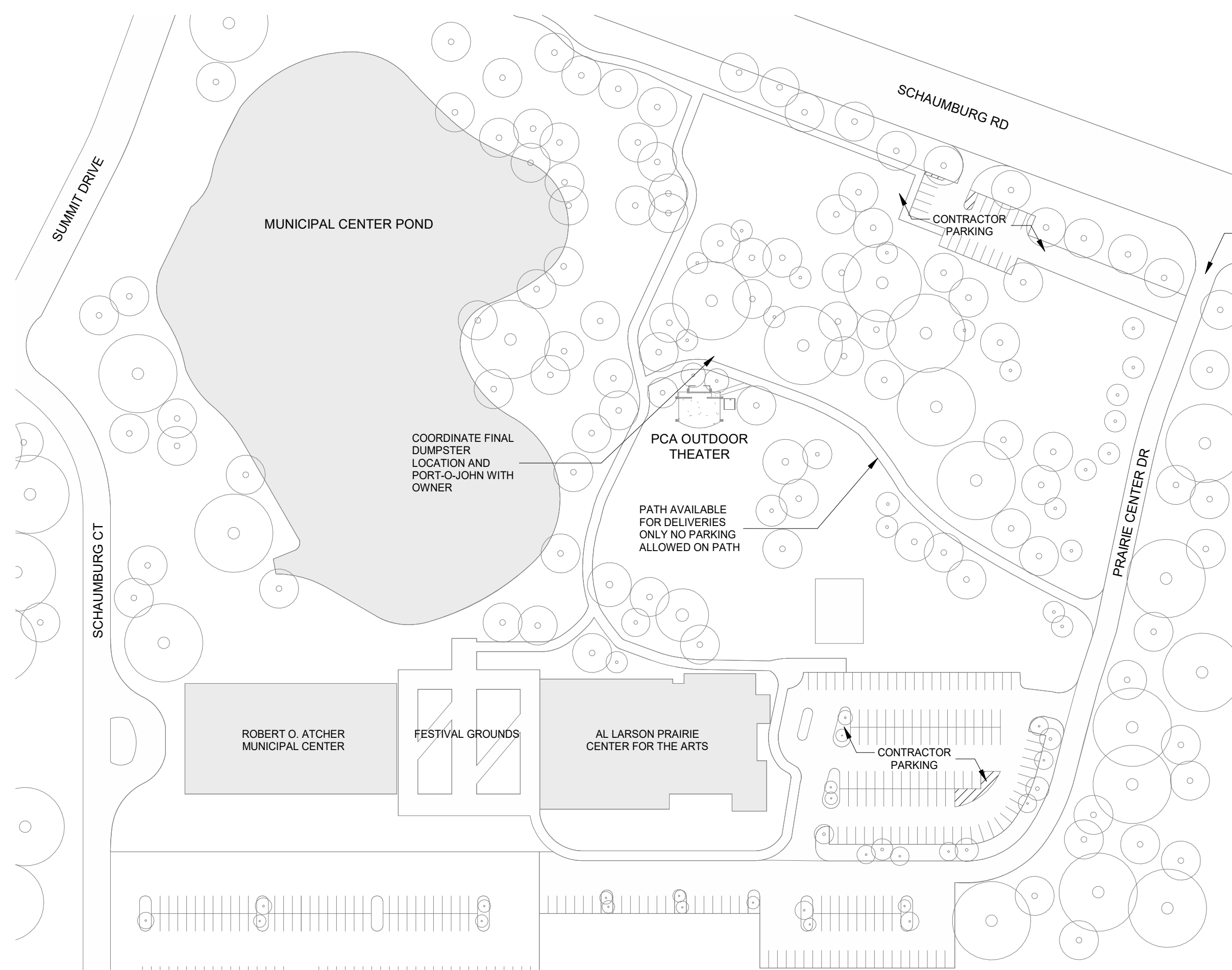
DEMO FLOOR PLAN AND DEMO REFLECTED CEILING PLAN

Scale: As indicated

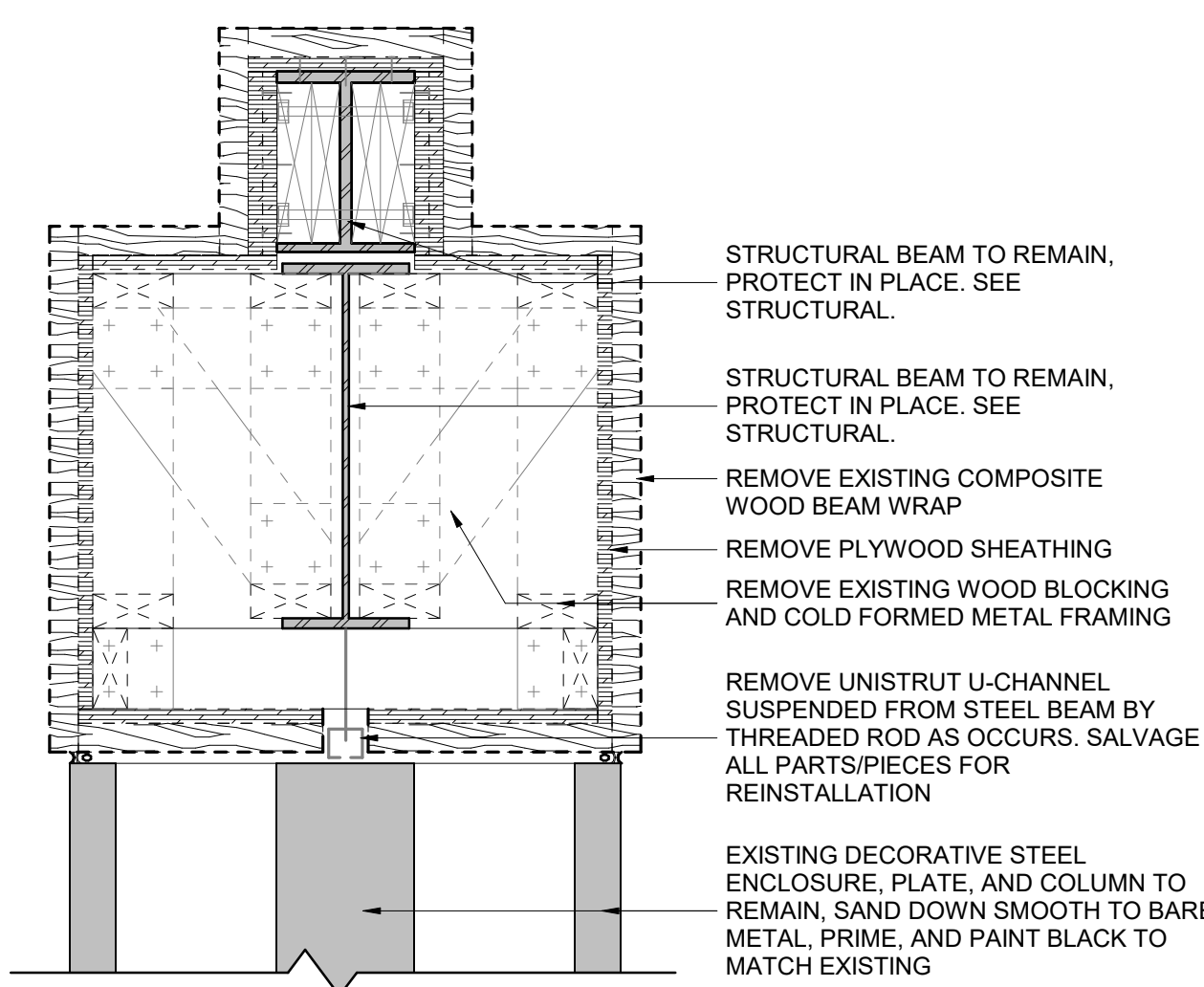
A2.00

SITE ACCESS PLAN GENERAL NOTES:

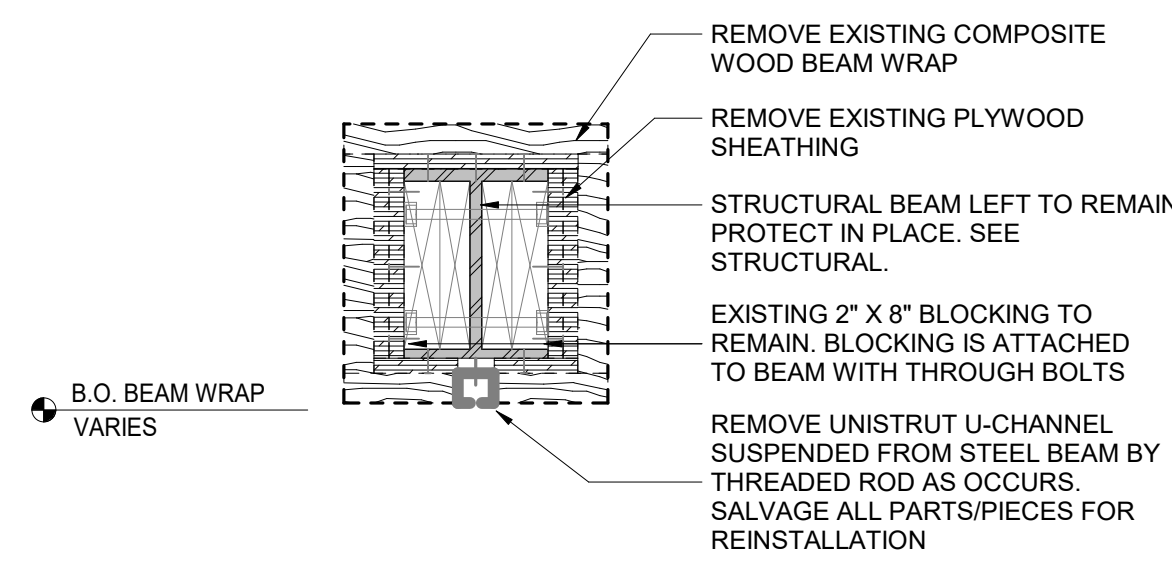
1. PARKING FOR CONTRACTORS AVAILABLE IN VISITOR PARKING LOTS AS NOTED ON THE SITE PLAN.
2. CONTRACTOR RESPONSIBLE FOR COORDINATION OF DUMPSTER WITH OWNER.
3. PROVIDE APPROPRIATE SIGNAGE TO INFORM SITE USERS OF CONSTRUCTION ACTIVITIES AND TRAFFIC EXPECTATIONS.
4. CONTRACTOR RESPONSIBLE FOR CONTAINMENT AND CLEANING OF CONSTRUCTION DUST AND DEBRIS AFTER ANY DEMOLITION OR INSTALLATION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT THAT THEY CHOOSE TO STORE ON SITE. PROVIDE ADEQUATE STORAGE UNITS OR FENCING AS REQUIRED.
6. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL REQUIRED SITE EGRESS AS COORDINATED WITH OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY SITE DAMAGE FROM CONSTRUCTION ACTIVITIES TO ORIGINAL CONDITION.



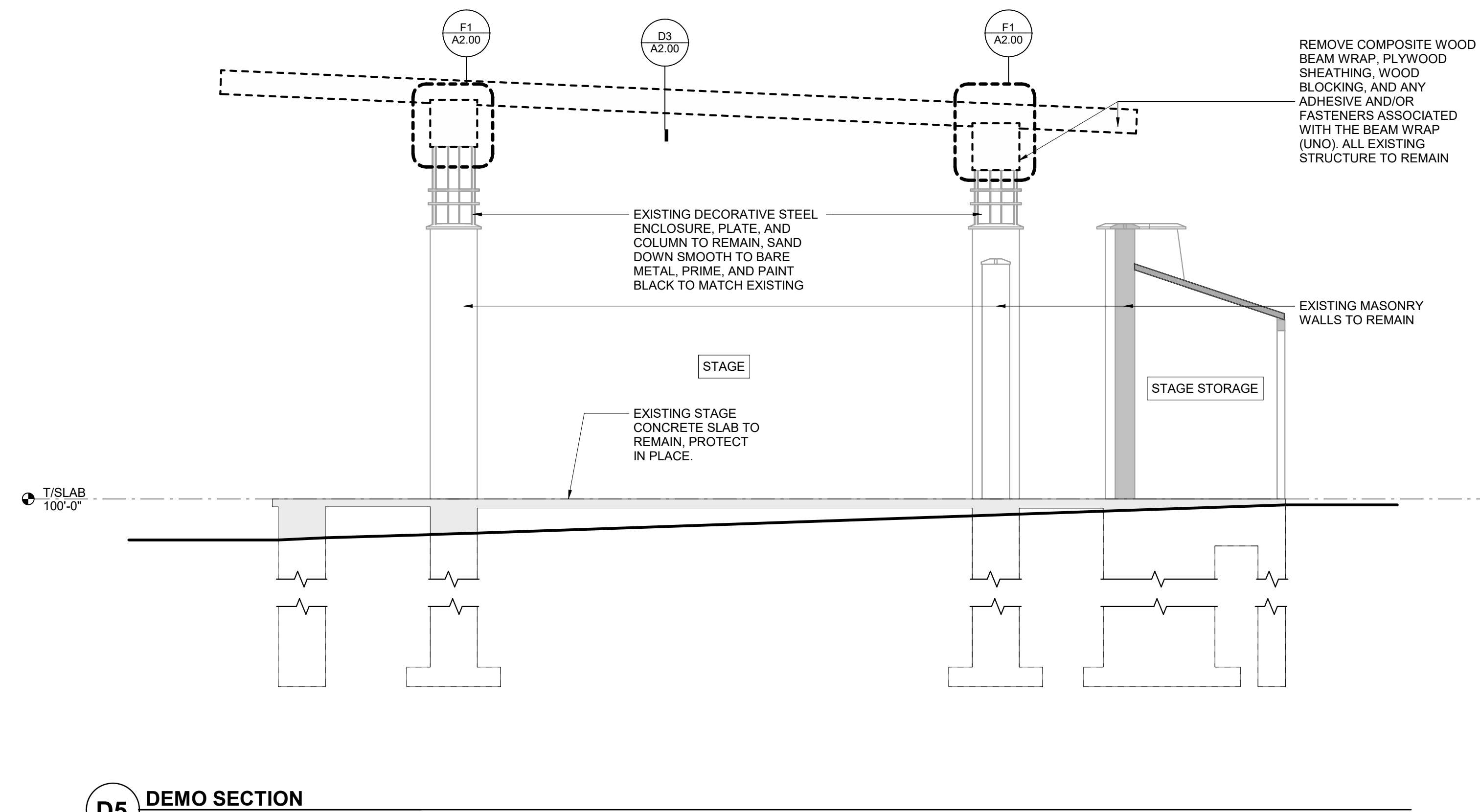
C1 SITE ACCESS PLAN
1" = 100'-0"
0 75' 150'



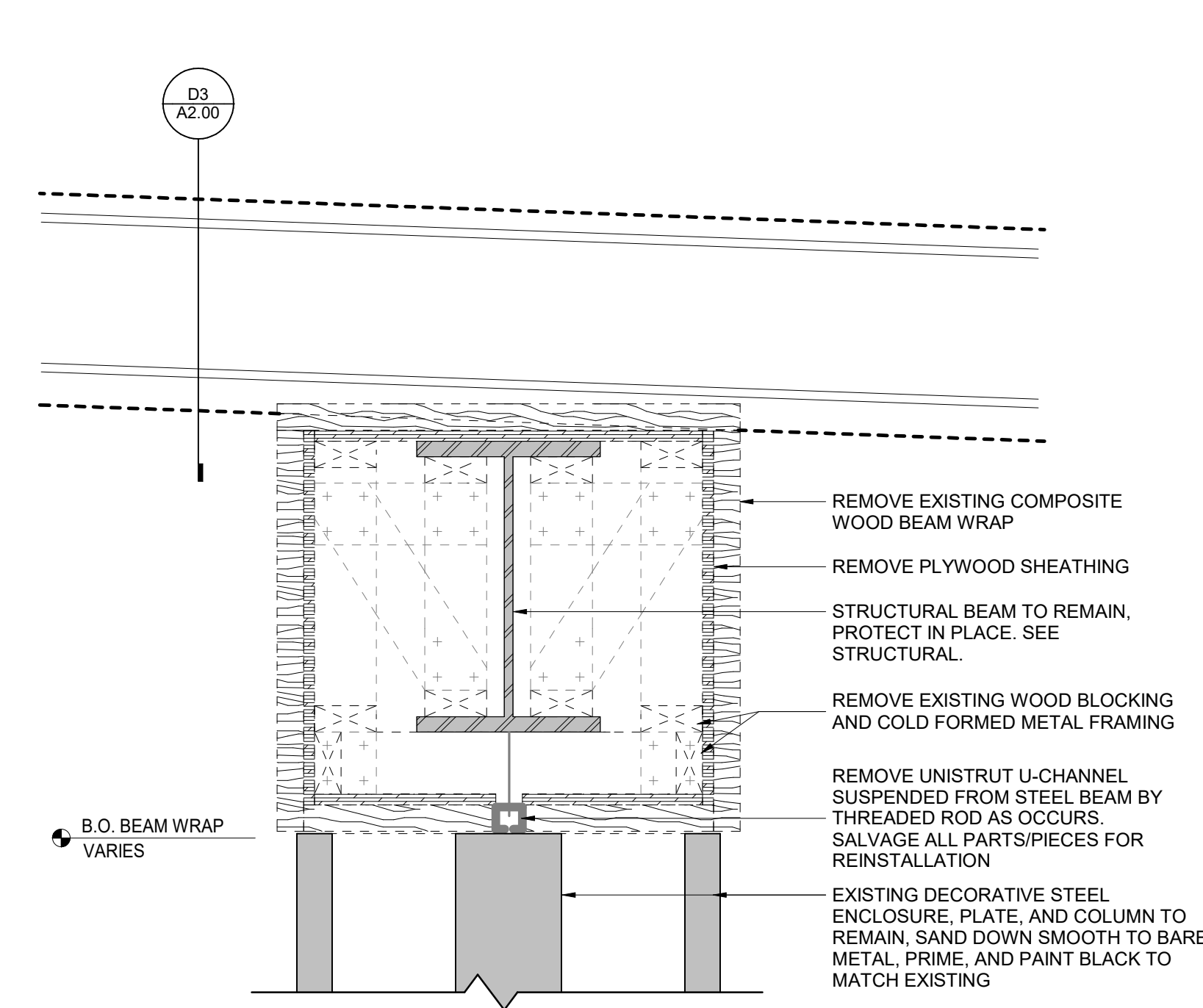
D1 BEAM WRAP DEMOLITION DETAIL
1 1/2" = 1'-0"
0 1/2' 1'



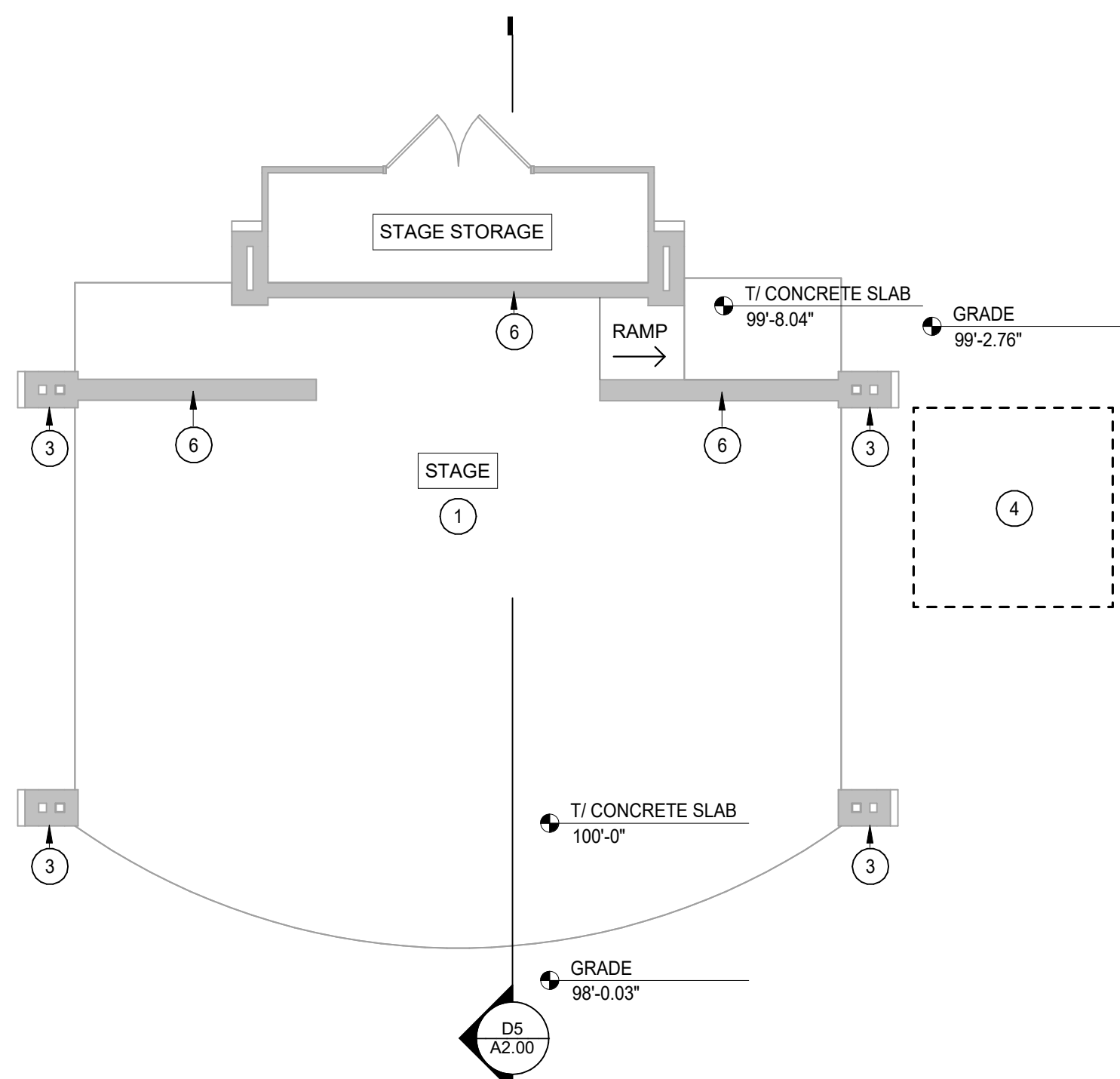
D3 BEAM WRAP DETAIL
1 1/2" = 1'-0"
0 1/2' 1'



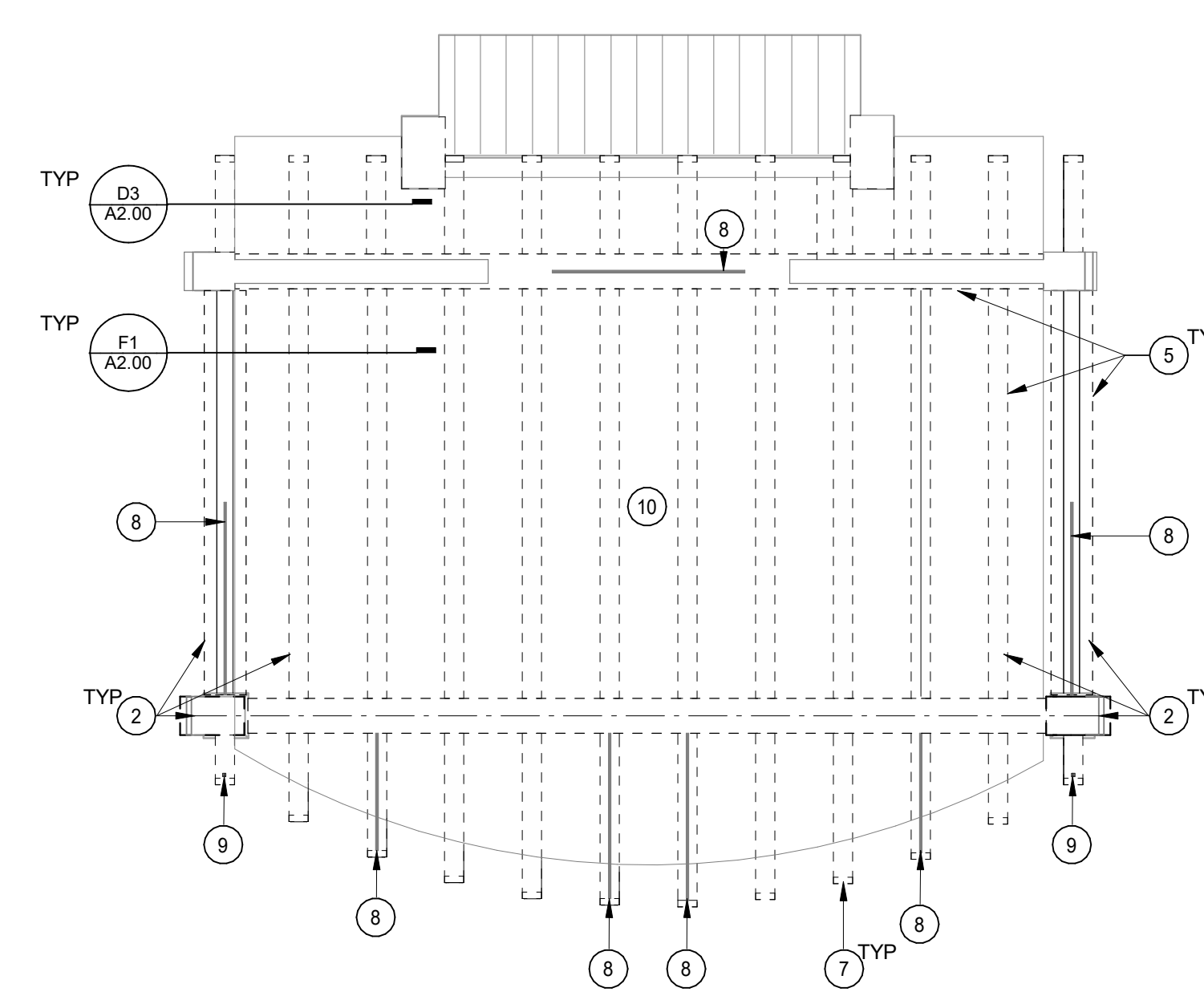
D5 DEMO SECTION
1/4" = 1'-0"
0 3' 6'



F1 BEAM WRAP DEMOLITION DETAIL
1 1/2" = 1'-0"
0 1/2' 1'



F3 MAIN LEVEL DEMOLITION PLAN
1/8" = 1'-0"
0 6' 12'



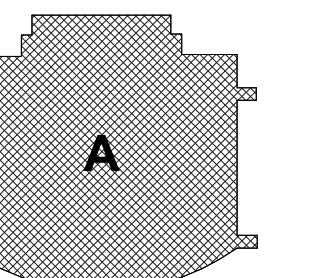
F5 MAIN LEVEL DEMOLITION REFLECTED CEILING PLAN
1/8" = 1'-0"
0 6' 12'

DEMOLITION GENERAL NOTES

1. DEMOLITION NOTES AND PLANS ARE PROVIDED AS A GUIDE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND EXAMINE DRAWINGS AND DETAILS TO DETERMINE EXTENT AND LIMITS OF DEMOLITION REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL ASPECTS OF DEMOLITION. CONTRACTOR TO REVIEW ALL DRAWINGS FOR ADDITIONAL DETAILS AND CONSTRUCTION SEQUENCING NOTES.
3. CONTRACTOR TO COORDINATE DEMOLITION WITH DETAILS AND STRUCTURAL DRAWINGS TO INSTALL NEW LITELS OR STRUCTURAL COMPONENTS TO SUPPORT EXISTING STRUCTURE.
4. PROVIDE AND COORDINATE ALL DEMOLITION AND RECONSTRUCTION WITH NEW WORK PLAN DIMENSIONS AND INSTALLATION OF NEW MATERIALS AND FINISHES, AS REQUIRED, WHETHER INDICATED ON DRAWINGS OR NOT.
5. PROVIDE SMOOTH AND CLEAN SUBSTRATE TO ALL AREAS RECEIVING NEW FINISHES. COORDINATE WORK WITH PLANS AND THE ROOM FINISH SCHEDULE.
6. ALL RELATED WOOD BLOCKING SUPPORT STRUCTURE, HARDWARE CONNECTION DEVICES, ADHESIVES, AND/OR MASTIC SHALL BE REMOVED FROM SURFACES AT ITEMS NOTED FOR REMOVAL. PROVIDE SURFACES ACCEPTABLE FOR PATCHING AND/OR NEW WORK.
7. DEMOLITION NOTES WITHOUT ARROWS INDICATE THAT THE NOTE APPLIES TO THE ENTIRE ROOM.

DEMOLITION PLAN KEY NOTES:

1. EXISTING STAGE CONCRETE SLAB TO REMAIN, PROTECT IN PLACE.
2. EXISTING STEEL COLUMN/BEAM TO REMAIN, PROTECT IN PLACE.
3. EXISTING STEEL COLUMN, AND DECORATIVE STONE AND METAL WRAP TO REMAIN, PROTECT IN PLACE.
4. ALTERNATE #1: EXCAVATE AREA FOR NEW CONCRETE SLAB. SEE FLOOR PLANS FOR EXTENT OF WORK.
5. REMOVE EXISTING COMPOSITE WOOD BEAM WRAP, PLYWOOD SHEATHING, WOOD BLOCKING, AND ANY ADHESIVE AND/OR FASTENERS ASSOCIATED WITH THE BEAM WRAP.
6. EXISTING MASONRY WALLS TO REMAIN.
7. REMOVE EXISTING ALUMINUM END CAP(S) IN THEIR ENTIRETY.
8. REMOVE UNISTRUT U-CHANNEL SUSPENDED FROM STEEL BEAM BY THREADED ROD. SALVAGE ALL PARTS/PIECES FOR REINSTALLATION.
9. REMOVE, SALVAGE AND REINSTALL J-HOOKS AS NECESSARY TO COMPLETE OTHER WORK - COORDINATE WITH GC.
10. CONTRACTOR RESPONSIBLE FOR REMOVING, SALVAGING/PROTECTING AND REINSTALLING THE EXISTING CAMERAS, LIGHTING, AND OTHER CEILING MOUNTED DEVICES FOR REINSTALLATION INCLUDING ALL CABLE MANAGEMENT. COORDINATE STORAGE OF ALL ITEMS WITH OWNER.



KEY PLAN



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT in the State of Illinois.

under the laws of the State of Illinois
Matthew James Bickel
Matthew James Bickel
License Number: 001-020883 Date: 11/30/2024

Description	Revisions	
	Date	Num

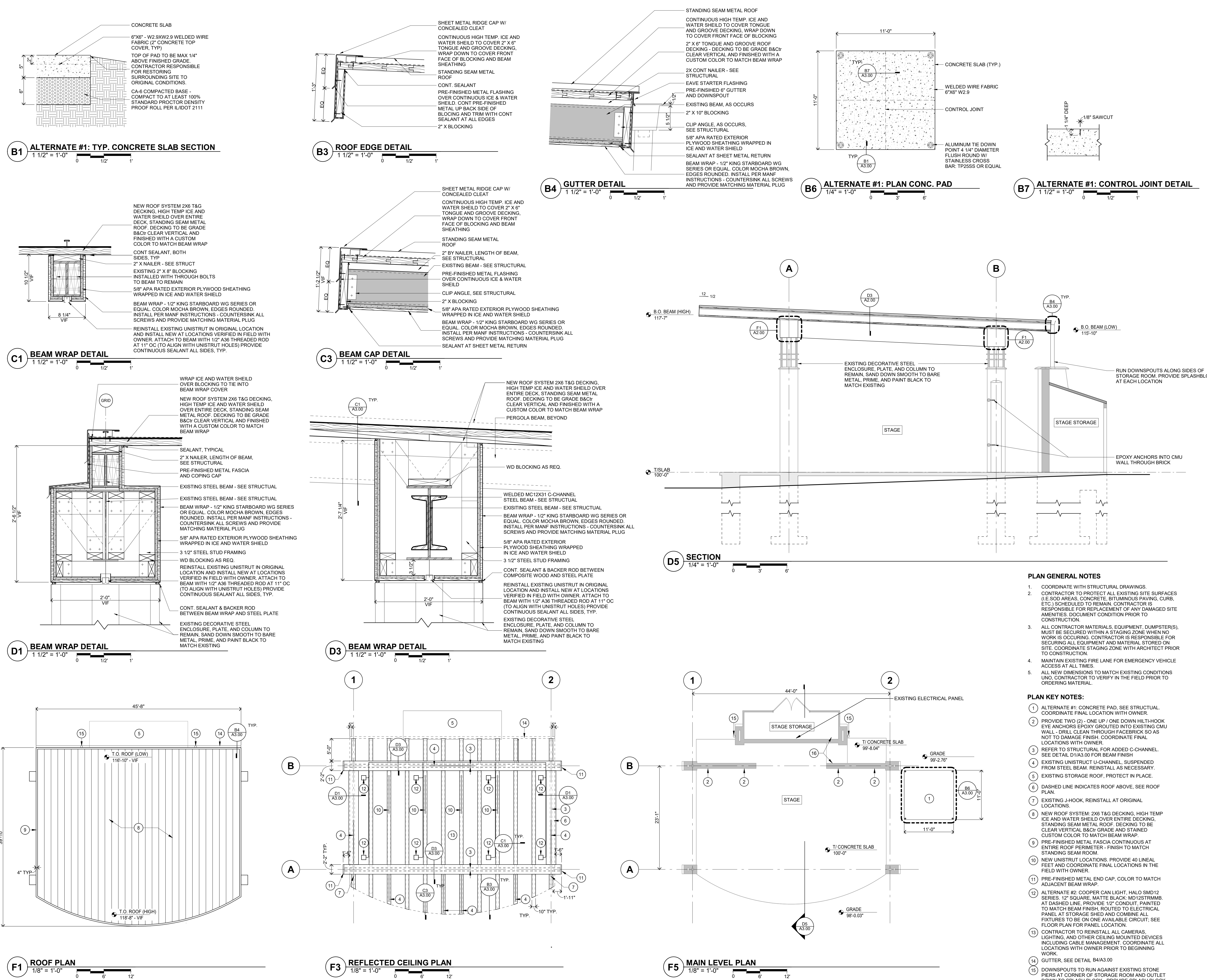
Comm: 243081
Date: August 30, 2024
Drawn: MQ/SR
Check: KE
North

FLOOR PLAN AND REFLECTED CEILING PLAN

Scale: As indicated

A3.00

IL



A



**Recommendation to Waive Competitive Bidding and Award the Temporary Village Hall Construction Project at 1000 Woodfield Road to Camosy Incorporated
11/7/2024
Engineering and Public Works Committee**

Presenter: Mark Rysavy, Facilities Division Manager
Lead Department: Engineering and Public Works

Accounts(s):	Budget:	Expense Request:
6809010-7401 (25004-20-230)	\$2,359,500	\$1,464,487

The budget status for this request is: Under Budget

Amount Under Budget: \$895,013

If amount requested is over budget, a detailed explanation of what account(s) the overage will be charged to will be provided in the Executive Summary or attached detail.

Executive Summary:

The Village purchased the property at 1000 Woodfield Road on August 15, 2024 with the intention of using it as a temporary Village Hall during the demolition and reconstruction of Atcher Municipal Center. Once the temporary use is completed, the site will be used for the new home of the Police Department. To make the property function as a Village Hall, Staff has been working with Camosy Incorporated, the project’s approved construction manager, to develop some simple diagrams to modify the existing building.

Through multiple site visits and iterations of possible interior layouts using the existing office spaces, Staff has settled on a final layout. The first floor south wing will be used for a small amount of Finance and Community Development Staff to serve the Public’s immediate needs for utility bill payment and permit processing. One first floor office suite will be used to replace Russ Parker Hall, while another will be used for conference rooms and executive session. On the north end of the first floor, a new training space for 50 people or more will be set up.

The remaining Staff will be located on the fourth floor and will have access to the three main lobby elevators and five stairways for access. The south wing will include the remaining Community Development, Economic Development, and Transportation Staff. The north wing will include IT, Communications and Outreach, Village Manager’s Office, and Finance Staff. The east wing will be the new home of the Village President and his Staff, the Village Clerk, and Human Resources.

The scope of work involved to transition this existing office building into a temporary Village Hall includes the following:

- Security cameras inside and outside
- Door access controls at exterior and strategic interior doors
- IT infrastructure: firewall, server relocation, building Wi-Fi and hardwire, fiber at exterior and interior
- Conference room technology
- Board room technology
- Dais and seating relocation and built-up floor for board room
- Miscellaneous electric repairs, replacements, and cubicle reconnections
- Mechanical repairs and controls
- Minor plumbing repairs and reconditioning
- Several new doors and walls for security purposes
- Limited patching and painting of some damaged interior walls
- New counters for the public facing Finance and Community Development Departments
- Ceiling repairs
- Flooring repairs
- Interior signage
- Minor fire protection modifications
- Demolition of water damaged areas from previous roof leaks

While trying to minimize the amount of work to the existing building, there is still a large amount of coordination and work to be completed to make this transition possible. Camosy provided a price of \$1,464,487 to complete the temporary build out. Staff has worked closely with Camosy throughout this process and is confident this price is a good value for the work being completed. This cost translates to \$21.29 per square foot, which is far below the average tenant buildout cost in the open market. Of this nearly \$1.47 million contract, approximately \$300,000 worth of equipment will be reused in the new building. With the goal of moving into this temporary Village Hall space at 1000 Woodfield Road, Staff recommends moving forward with a contract with Camosy Incorporated. The cost of construction is being covered by a mid-year transfer of funds from the Police Station design account into the construction line of the new Village Hall account.

<i>Recommended Action:</i>

The Village Manager recommends that the Engineering and Public Works Committee recommend the Village Board waive competitive bidding and award the Temporary Village Hall Construction Project at 1000 Woodfield Road to Camosy Incorporated of Zion, IL, in an amount not to exceed \$1,464,487.

ATTACHMENTS:

Description	Type
▣ Proposal	Backup Material
▣ Temporary Plan	Exhibit
▣ Memo	Backup Material

Village of Schaumburg Temporary Village Hall

RECAP



Project Budget Worksheet - 10/25/2024

0033-24 Conceptual information

25-Oct-24

ITEM	DESCRIPTION	68,800 SF	Con Budget	SF/TOTAL
1.00	GENERAL CONDITIONS		\$83,761	\$1.22
1.20	FINAL CLEANING	NIC	\$0	\$0.00
2.10	BUILDING DEMOLITION		\$62,690	\$0.91
6.00	CARPENTRY		\$99,120	\$1.44
7.50	BUILTUP ROOFING & SHEET METAL		\$5,000	\$0.07
7.65	EPDM ROOFING & SHEET METAL	NIC	\$0	\$0.00
7.90	CAULKING & SEALANTS		\$23,240	\$0.34
8.10	DOORS / FRAMES / HARDWARE		\$41,480	\$0.60
8.40	ALUMINUM STOREFRONT/ GLASS & GLAZING		\$2,720	\$0.04
9.26	METAL STUDS & DRYWALL		\$49,250	\$0.72
9.51	ACOUSTICAL CEILINGS		\$29,350	\$0.43
9.60	FLOOR COVERINGS		\$61,650	\$0.90
9.90	PAINTING & WALL COVERING		\$75,800	\$1.10
10.00	MISCELLANEOUS SPECIALTIES		\$77,270	\$1.12
12.00	MOTORIZED WINDOW TREATMENTS	NIC	\$0	\$0.00
14.20	TRACTION ELEVATORS		\$2,500	\$0.04
15.30	FIRE PROTECTION		\$2,000	\$0.03
15.40	PLUMBING		\$17,200	\$0.25
15.80	HVAC		\$135,000	\$1.96
16.00	ELECTRICAL		\$550,000	\$7.99
24.00	PROJECT CONTINGENCY	NIC	\$0	\$0.00
27.00	INSURANCE		\$6,345	\$0.09
28.00	SUPERVISION		\$102,621	\$1.49
29.00	CONSTRUCTION FEE		\$28,557	\$0.42
30.00	BOND PREMIUM		\$8,933	\$0.13
TOTAL CONSTRUCTION COSTS			\$1,464,487	\$21.29

**Village of Schaumburg
Temporary Village Hall**

RECAP



Project Budget Worksheet - 10/25/2024

0033-24 Conceptual information

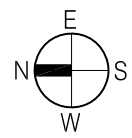
25-Oct-24

ITEM	DESCRIPTION	68,800 SF	Con Budget	SF/TOTAL
	FEES & SOFT COSTS	NIC		
	ARCHITECTURAL FEES	X	\$0	
	HAZARDOUS MATERIAL ABATEMENT	X	\$0	
	FURNITURE & FURNISHINGS	X	\$0	
	KITCHEN & LAUNDRY EQUIPMENT	X	\$0	
	FITNESS EQUIPMENT	X	\$0	
	COMPUTOR SYSTEMS	X	\$0	
	WIRELESS NETWORK	X	\$0	
	MAINTENANCE & JANITORIAL EQUIPMENT	X	\$0	
	TELEPHONE SYSTEM	X	\$0	
	WIRELESS TELEPHONE BOOSTERS & AMPLIFIERS	X	\$0	
	MISC EQUIPMENT & FURNISHINGS	X	\$0	
	SURVEYS & SOIL INVESTIGATIONS	X	\$0	
	FIBER OPTIC SEVICE PROVIDER	X	\$0	
	HVAC - COMMISSIONING	X	\$0	
	MOVING COSTS	X	\$0	
	OWNER CONTINGENCY	X	\$0	
	TOTAL FEES AND FF&E		\$0	
	TOTAL PROJECT COSTS		\$1,464,487	\$21.29

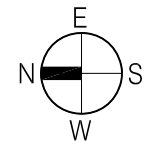
- Department Legend**
- CIRCULATION
 - GENERAL PROGRAM
 - MISC
 - OFFICE/ADMIN
 - SUPPORT
 - ▨ STORAGE



FIRST FLOOR PLAN
 1000 WOODFIELD RD
 SCHAUMBURG, IL 60173



- Department Legend**
- CIRCULATION
 - GENERAL PROGRAM
 - MISC
 - OFFICE/ADMIN
 - SUPPORT
 - STORAGE



FOURTH FLOOR PLAN
 1000 WOODFIELD RD
 SCHAUMBURG, IL 60173



VILLAGE OF SCHAUMBURG

ENGINEERING & PUBLIC WORKS DEPARTMENT / 714 S. PLUM GROVE ROAD / SCH AUMBURG, IL 60193 - 4329 847. 895.
7100 / FA X 847. 895. 6086 / WWW.VILLAGEOFSCHAUMBURG.COM

Date: October 28, 2024
To: Mike Hall, Director of Engineering and Public Works
From: Mark Rysavy, Facilities Division Manager
Subject: **Temporary Village Hall Construction Costs**

Purpose

To accompany the Agenda Item Summary for the Temporary Village Hall Construction project at 1000 E. Woodfield Road, this memo provides a further breakdown of the scope of work to be completed. The overall goal is to minimize the cost of construction with strategic work that is focused on the unique requirements for a village hall, along with safety, security, and code related issues within the temporary facility.

Unique Functions

Unlike most temporary office facilities, the Village of Schaumburg requires some more unique requirements to function as a municipal location. The main board room, commonly referred to as Russ Parker Hall, will need to be recreated to hold village board meetings and the numerous other current events that utilize the existing space. To do so, the construction contract will relocate the existing dais, existing fixed seating, and portions of the audio/video system to be able to stream meetings and provide for proper presentations within the new space. New technology will supplement the existing technology to allow this existing equipment to work in a vastly different shape and size for the temporary board room. A series of monitors will be used instead of projectors and screens due to the shorter ceiling height.

Also unique to the temporary facility is the need to bring people in for transactions within the Finance Department and Community Development Department. This requires the construction of counters and walls to separate the staff from the public and provide a writing surface for forms and licenses to be filled out. These new walls will also provide secure access from the public side of the building to the private office portion of the facility through locked doors, allowing for multiple exits and entrances for staff.

Directional and interior signage will need to be provided. With the building only being partially occupied, proper directional signage will be necessary for the public, the staff, and any emergency personnel that have to visit the building.

Security

While most staff will be located on the fourth floor, safety and security of the entire staff is important. About a dozen doors will be added to section off public and private areas of the building. Along with physical doors, the first level of security includes proximity card access being added to any doors entering the building, along with any doors within the building that separate public from private. The second level of security comes from the installation of cameras in strategic locations throughout the building and outside the building. Full camera coverage of all spaces will not be provided, but cameras in areas that the public can occupy will be installed.

Perhaps less unique to a municipal building, but stronger and more secure than most office spaces, the Village computer network and file system requires a new fire wall and secure wiring to specific devices around the facility. Cameras, wireless access points, payment locations, and specialized printers throughout all departments will be hard wired. Outside of these types of devices, the remaining computers will run

wirelessly through a secure network without the cost of physical cables and connections. IT's ability to support wireless computer connections in a secure way is a major cost savings over providing redundant wired connections to every computer in the facility. The positive side of spending money on these technologies is **nearly \$300,000 of the equipment costs will be directly transferrable to the new facilities.**

Required by Code for Occupancy

From a code and life safety perspective, the remaining work satisfies the need to keep people safe during the day and in case of an emergency.

- There are several plumbing repairs to make to the existing bathrooms. After years of non-use, many seals and gaskets require replacement to repair leaks. Some fixtures may end up requiring replacement, but that number is expected to be low.
- The existing emergency lighting (not just exit signs) have completely failed. As many as 50 - 2 x 4 foot recessed ceiling light fixtures will require replacement or significant part replacement to function again. The existing emergency lighting is not backed up by the small building generator, but instead uses individual battery packs to function properly.
- All new cubicles (using existing furniture to be relocated) will need to be wired for power throughout the building. There are roughly 50 cubicles in the building, with the remaining staff to be relocated in existing offices.
- Mechanically the systems are very old, and while still working, they require significant effort to keep running for the next two years that the facility will be in use. Additionally, the previous owner removed a number of mechanical control boxes in the ceiling and used them in other facilities they owned. This was not discovered until after the Village's maintenance contractors opened ceilings to identify issues. These control boxes will need to be purchased and installed to allow for proper air flow. Some units from the second floor are being evaluated to be reused on the fourth floor, as the second floor will remain unoccupied.
- A small amount of exit signs will need to be modified or replaced to direct emergency traffic in the proper direction with the small modifications proposed due to new doors and security items listed above.

Schaumburg Standards

Not all work within this construction contract is focused on life safety, code required, and functional purposes. There is a small amount of money dedicated to the exterior entry repainting on the west entrance of the building. The cost to remove and repaint all the peeling window frame and wall paint on the exterior of the building is extremely high for a building that will be demolished in the near future. Instead, staff is developing a concept to prepare and paint roughly 50 linear feet in width around the entry, from the ground to the roof. Along with a modest temporary sign, the repainted entry will provide the standard that the Village of Schaumburg typically demonstrates, without spending a great deal of money on the entire building.

Additionally, the lunchroom on the fourth floor was damaged by a previous roof leak. A small amount of the budget is allocated to the flooring and counter replacement within this space. The goal is to reuse existing millwork from the unoccupied portions of the building to rebuild the lunchroom. There is also a small amount of flooring in a storage room that will be used to replace the damaged flooring.

The first-floor restrooms have been recently redecorated, but the fourth-floor restroom finishes are original to the building and require work. Rather than completely remodel the restrooms, the Village's construction Manager, Camosy Construction has suggested a decorative epoxy covering on all floors and walls. This "Miracle Method" as it is known, provides for a cleanable non-slip decorative finish over any surface. This work will provide a cleaner and more acceptable standard of finish not only for staff use, but for any visitors to the Village Manager's office or Village President's office.

Staff feels the included scope of work for the temporary village hall is warranted and justifiable as necessary and required work to bring the building closer to the Village of Schaumburg's standards.