



December 6, 2018

Mr. John Ingram/Mr. Bill Cunningham  
Public Works Director/Assistant Public Work Director  
Village of Orland Park  
15655 Ravinia Avenue  
Orland Park, IL 60464

**Re: Sportsplex Phase I Recommendations**

Mr. Ingram & Mr. Cunningham,

Per our conversation, CTS recommends the following solution/s at the Sportsplex to improve comfort levels at the Sportsplex. Listed below are our recommendations for performing work in the priority 1 area/s.

**Priority 1:** Second Floor: Fitness Center near front windows and Pilates area, Treadmill area near TRX/Queenax, Group X Studio & Doorways leading to the Gymnastics Room from the track area mezzanine. Unit serving these spaces is RTU1

**Phase I Recommendations:**

- ✓ RTU-1 Replacement: Tonnage shall be increased from 60 to 70 ton
- ✓ Replace eleven (11) VAVs & associated hot water valves
- ✓ Additional supply diffuser installation and/or relocation as needed
- ✓ Install Door Systems Leading to the Gym Track Area from Gymnastics
  - Install two (2) 36" wood doors, hollow metal door frames, hollow metal glass sidelights, panic hardware & drywall top sections; paint to match existing building theme.
- ✓ Structural modifications as needed
- ✓ Associated RTU-1 & VAV Controls
  - Communications wiring from RTU to BAS & associated graphics/programming.
  - Install Eleven (11) new VAV controllers with associated actuators and wiring; programming.
  - Replace eleven (11) space sensors with upgraded sensors to include humidity, carbon dioxide & space temperature options. Some of these sensors may be relocated for optimal functionality.

- ✓ Remove six (6) existing ceiling fans and Install five (5) De-stratification Fans with wall mounted controllers (3)

**Electrical Upgrades:**

- ✓ Upgrading the switchgear for all RTUs
- ✓ RTU-1 Electrical feed upgrade

**Temporary Wall Partitioning:**

- ✓ Temporary partitioning to accommodate three phased sections of work
  - Section 1: Install/remove 1 set of double doors leading from the main hall to the weight lifting area & associated plastic coverings; patching/painting as necessary.
  - Section 2: Install/remove 1 door leading from the front desk to the exercise area/s & associated running track plastic coverings; patching/painting as necessary.
  - Section 3: Install/remove 1 main wooden partition, splitting the exercise areas equally into East/West partitions with associated plastic coverings; patching/painting as necessary.

**NOT TO EXCEED: \$805,685.00**

**Notes:**

- Electrical MCC shall be de-energized while switchgear is replaced for all RTUs

**Exclusions:**

- This price does not include premium time
- Fan guarding is not included
- This does not include existing Sportsplex equipment removal or relocation

Sincerely,

Michele A. James  
CTS Account Manager  
773.633.0691 (p)  
[mjames@ctsgroup.com](mailto:mjames@ctsgroup.com)