



February 28th, 2017

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

Re: Domestic Water Upgrade & Shower Renovations

Mr. Ingram & Mr. Haney,

Per our conversation, CTS recommends the following solution for Upgrading the Sportsplex Domestic Water System and Shower Renovations:

Sportsplex Scope of Work for DW Heaters and Shower Renovation:

Domestic Hot Water System

- Demo and remove existing storage tank and heat exchanger. Domestic hot water (DHW) and heating hot water system will be decoupled.
- Provide and install two (2) new water heaters with new expansion tank to match heater requirements.
- Connect new DHW system to existing distribution system.
- Insulate new piping.
- Tie-in new system to existing temperature controls to display real-time status.
- Provide start up and commissioning of new system.
- De-commissioning of existing temporary domestic hot water system.

Shower Renovation

General

- Demolition of existing shower piping and removal of drywall as needed to access existing piping.
- Demolition of existing temperature control system and mixing valve.
- Remove existing towel hooks, benches, mirrors and grab bars at the existing Men's room shower area and reinstall after ceramic tile installation.
- Remove existing towel hooks, benches, mirrors and grab bars, curtain rods at the existing Women's room shower area and reinstall after ceramic tile installation.

Shower Stalls

- Furnish and installed new hot and cold water piping to each shower in men's and women's shower area.
- Provide and install all necessary hardware – shower head and single valve or individual valve for water temperature control.
- Provide compartment overhead braced floor mounted Phenolic shower partitions at East side of Men's room shower area.
- Provide overhead shower rod at the existing Handicap shower in Men's shower area.

Ceramic Tile

- Remove existing ceramic tile floors in Men's and Women's shower area only.
- Float and prep floors in order to install new 2"x2" Mosaic floor tile.
- Prepare existing cinder block walls to accept new ceramic wall tile.
- Install new ceramic wall tile for the walls in shower area for both men's and women's locker room.
- Install epoxy grout on walls and standard grout on floors.

The following areas were added to the original "Not to Exceed" proposal in order to meet the required code compliance and ADA guidelines. These account for the additional \$105,224 above the original proposal of \$489,500.

These additional costs of \$105,224 are broken out as follows: General Construction (47%), Plumbing (15%), Architectural (11%), Project Development (8%), Mechanical/Electrical (9%), Structural (10%). A detailed description of this scope of work is as follows:

ADA and Code Compliance Scope of Work

Shower Renovation

The existing Men's shower drains do not meet code and will require the removal of the floor to install trench drains to meet code. The base project also includes partially removing the CMU wall for the ADA shower in the Men's shower room to meet existing ADA requirements. Below is a scope of work for the added cost to address ADA issues and Code compliance in the Men's Shower Area;

Demo

- Removal of Entire Ceiling (drywall) in ADA Shower
- Saw cut and remove existing concrete slab in men's shower area.
- Saw cut and remove CMU in Men's ADA shower.

Shower Areas

- Provide and install new Polymer Trench Drain and Grate.
- Install new 2" stainless steel vent piping and connect new vent piping for the new Trench Drains in the Men's shower area.
- Provide longer overhead shower rod at the existing ADA shower in Men's shower area to accommodate larger opening.

Drywall/Carpentry:

- Provide metal framing repairs at removed ceiling area in ADA shower.
- Installation of new Denssheild backer board for ADA shower ceiling.
- Install STO coatings at ADA shower room only.

Painting

- Prepare and paint new drywall ceilings with Epoxy paint in ADA shower area.
- Prepare and paint block walls in areas as noted on design drawings with Epoxy paint.

Ceramic Tile

- Float and prep floors up to 3/8" in order to install new 2"x2" Mosaic floor tile.
- Prepare remaining CMU wall in ADA shower to accept new ceramic wall tile.
- Install waterproofing, Epoxy grout, Sealer and Caulk at CMU wall in ADA shower

Misc.

- Debris removal (Spoils from cutting, CMU, Concrete Floor, Drywall...Etc.)
- Additional labor to cut and replace Men's Shower Area Floor.
- Re - Mobilization once floor cures (approximately 28 days)

The following additional alternates have also been provided for consideration:

Alternate Add FIM -1.1 Family Restroom Shower Upgrades

For and added cost, CTS can provide a renovated Family Restroom Shower Area and new distribution piping to allow for temperature control at each shower. Renovation will include new tile flooring, the addition of wall tile for the back wall where the new shower fixture will be installed. The scope of work will be similar to the Women's shower upgrades.

Alternate Add FIM - 1.2 Lighting Upgrades

For and added cost, CTS can provide new fixture in the all shower areas in place of reusing the existing fixtures. Fixtures will be rated for use in shower areas.

Alternate Add FIM - 1.3 Replace Hot and Cold Water Mixing Valves

For an added cost, CTS can provide new Hot and Cold Water Temperature Mixing Valves (TMV) in the Men's and Women's shower areas in place of reusing the existing valves. New TMVs will be mounted in existing cabinets. New TMVs will be Symmons 7-400A, lead free valve with piping assembly, temperature gauge and outlet ball valve.

Domestic Water and Shower Renovation Pricing:	\$594,724
Alternate Add FIM -1.1 Family Restroom Shower Upgrades	\$ 39,892
Alternate Add FIM - 1.2 Lighting Upgrades	\$ 6,431
Alternate Add FIM - 1.3 Replace Hot and Cold Water Mixing Valves	\$ 6,278

Total Domestic Water and Shower Renovation Pricing with Alternates above: \$647,325

Please contact me if you have any questions or need additional information. Thanks again.

Sincerely,

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