



VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Master

File Number: 2024-0728

File ID: 2024-0728

Type: MOTION

Status: PASSED

Version: 0

Reference:

Controlling Body: Board of Trustees

File Created Date : 09/23/2024

Agenda Entry: OPHFC Emergency Wall and Tile Repairs

Final Action: 10/07/2024

Title: OPHFC Emergency Wall and Tile Repairs

Notes:

Sponsors:

Res/Ord Date:

Attachments: Proposal - R. Carlson and Sons, Sole Source
Request Form - R. Carlson and Sons

Res/Ord Number:

Drafter:

Hearing Date:

Department
Contact:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	Public Works Department	09/23/2024	INTRODUCED TO BOARD	Board of Trustees			
0	Board of Trustees	10/07/2024	APPROVED				Pass

Text of Legislative File 2024-0728

..Title

OPHFC Emergency Wall and Tile Repairs

History

After investigating concerns of water damage around the walls of several rooms in the Orland Park Health and Fitness Center (OPHFC), it was determined that immediate repairs should be made to correct these issues.

The scope of work includes the removal and replacement of walls and tile in the Family Changing Room, Spa Treatment Room, Storage Room, and Men's Locker Room, as well as testing and remediation of any mold present in these areas. It should be noted that the Spa Treatment Room is leased by Northwestern Memorial HealthCare.

Public Works staff subsequently contacted three (3) contractors to request proposals for these repairs, however only R. Carlson and Sons, Inc. was able to provide a

proposal. R. Carlson and Sons, Inc. also confirmed that they would be able to complete these repairs in approximately three (3) weeks. The proposal from R. Carlson and Sons, Inc. is provided for reference and a summary is provided below:

R. Carlson and Sons, Inc.

Base Bid: \$38,500.00

Options 1-5: \$39,456.25

Total Proposal Price: \$77,956.25

To avoid further wall and tile damage and allow for the safe use of these areas, Public Works is requesting an emergency approval of this proposal by the Village Board. As such, staff recommends approving the proposal from R. Carlson and Sons, Inc. for Emergency Wall and Tile Repairs at the Orland Park Health and Fitness Center, including the base bid and all five (5) Options, for a total of \$77,956.25 plus an approximate 20% contingency (\$15,000.00) for a total project cost of \$92,956.25.

Contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time of Board approval. A higher-than-normal contingency is requested due to the possibility that additional wall and tile repairs may be needed once the walls have been opened up and the damage is more extensive than realized.

Financial Impact

Funding is available in GL account 3008010-570700 for this work.

Recommended Action/Motion

I move to waive bidding requirements and accept the proposal from R. Carlson and Sons, Inc. dated September 24, 2024, for Emergency Wall and Tile Repairs at the Orland Park Health and Fitness Center including all five (5) Options for a total not to exceed \$92,956.25 (\$77,956.25 plus an approximate 20% contingency of \$15,000.00);

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

Allow the Village Manager to approve change orders not to exceed the contingency amount.