

GLENCOE PARK DISTRICT
Committee of the Whole Meeting
Monday, December 5, 2022 | 7:00pm
Takiff Center

Consistent with the requirements of the Illinois Compiled Statutes
5 ILCS 120/1 through 120/6 (Open Meetings Act), notices of this meeting were posted.
Location of the meeting Takiff Center, 999 Green Bay Rd, Glencoe, IL 60022

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Matters from the Public
- IV. Watts Recreational Center Bids
- V. Update on the Final Tax Extension
- VI. Personnel - Discussion on the % Merit Increases
- VII. Other Business
 - a. Commissioner Update on Village Planning Commission Meeting
- VIII. Executive Session
 - a. Personnel - Topic 5ILCS 120/2(c)(1)
- IX. Adjourn

The Glencoe Park District is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are asked to contact the Park District at 847-835-3030. Executive Director email: lsheppard@glencoeParkDistrict.com

The Board of Park Commissioners welcomes public comments during all meetings.

Key rules governing participation

All comments will be limited to three (3) minutes per person and no longer than 30 minutes for all comments.

IV. Watts Recreational Center Bids

Glencoe Park District
December 2022 Committee of the Whole Meeting

MEMORANDUM

TO: Board of Park Commissioners
CC: Department Heads
FROM: Lisa Sheppard, Executive Director
SUBJECT: Watts Recreational Center Bids
DATE: November 29, 2022

At the November Board meeting, Commissioners discussed Watts Bids and agreed to continue the Watts renovation project, despite the higher than expected bid results. The first four bids that have long lead times were approved. It was communicated to the Board that the remaining 16 bid packages were currently being reviewed and would need to be approved in December. Attached are the remaining bids that need approval at the December Board meeting.

In addition, at the November meeting, a few Board members asked for more detail on the history of the project, conceptual/estimated budgets, bid figures, and the “heat sheet” for other infrastructure items. Those details are attached for your review.

In the last nine years, we have completed over \$9 million in projects in very favorable bid climates. When we started this project in 2019, we reviewed the “heat sheet” of our assets, ADA and infrastructure improvements, and the need for more space for our before- and after-school programs. We then held multiple community meetings to discuss the facility improvements.

The Board advanced this project based on need, community input, and the announcement of potential PARC grant funding, which this project was perfectly suited for. The PARC grant awarded the District \$2.5 million.

When we began this project and applied for the PARC grant, there was still a very favorable bid climate. Then the unexpected 2020 global pandemic happened. No one could have forecasted the severity and length of the pandemic. Added to that were global supply chain issues and material/labor shortages, putting our economy in a tailspin. The result was escalated prices in all areas.

We don't take lightly the increased cost of this project, but are fortunate to have the resources to complete it and provide a facility that meets the needs of our before- and after-school programs and other enrichment opportunities while at the same time improving our ADA accessibility, facility infrastructure, and a much-needed facelift to our historic Watts facility. The significant grant funding combined with investing in additional space for some of our highest performing programs added to the appeal of this project over others. We are confident that this investment will ensure that Watts remains a valued and cherished asset to the community for years to come.

MEMORANDUM

TO: Board of Park Commissioners
FROM: Lisa Sheppard, Executive Director and Kyle Kuhs, Director of Parks and Planning
SUBJECT: Watts Renovation: Remaining Bid Packages
DATE: November 30, 2022

A total of two bids were received for “Selective Demolition” with Alpine Demolition being the lowest responsible bidder at \$188,800. Below is a summary of bids received.

Contractor Name	Total Bid
Alpine Demolition	\$188,800
Break Thru Enterprises	\$198,300
Us Dismantlement	No Bid

A total of four bids were received for “Earth Retention and Excavation” with Thatcher Foundations being the lowest responsible bidder at \$271,000. Below is a summary of bids received.

Contractor Name	Total Bid
Thatcher Foundations	\$271,000
Doetsch Contractors	\$286,000
DK Contractors	\$357,028
Lenny Hoffman Excavating	\$380,777
Keller Group	No Bid

A total of three bids were received for “Concrete” with Tor Construction being the lowest responsible bidder at \$296,000. Below is a summary of bids received.

Contractor Name	Total Bid
Tor Construction	\$296,000
Elliot Construction	\$374,600
Schaeffges Brothers	\$382,500
Manusos General Contracting	No Bid

A total of four bids were received for “Masonry” with MPZ Masonry being the lowest responsible bidder at \$148,100. Below is a summary of bids received.

Contractor Name	Total Bid
MPZ Masonry	\$148,100
Midwest Masonry	\$162,800
Rasco Mason Contractors	\$170,000
Mastership Construction	\$253,000
Ebben Masonry	No Bid
JAC Masonry	No Bid

MEMORANDUM

A total of three bids were received for “Structural Steel and Miscellaneous Metals” with T.A. Bowman being the lowest responsible bidder at \$295,500. Below is a summary of bids received.

Contractor Name	Total Bid
T.A. Bowman	\$295,500
S.G. Krauss Co.	\$299,000
Western Architectural Iron	\$313,500

A total of four bids were received for “Roofing & Sheet Metal” with R.E. Burke Roofing being the lowest responsible bidder at \$311,904. Below is a summary of bids received.

Contractor Name	Total Bid*
R.E. Burke Roofing	\$311,904
L. Marshall Roofing	\$508,000
Metalmaster- Roofmaster	\$556,509
A-1 Roofing	\$557,100

*Including alternate for new shingles for the entire building

A total of two bids were received for “Cold Formed Metal Framing, Drywall & Acoustical Ceilings” with The Levy Company being the lowest responsible bidder at \$378,800. Below is a summary of bids received.

Contractor Name	Total Bid
The Levy Company	\$378,800
Wendell Builders	\$429,732
Kole Construction	No Bid

A total of six bids were received for “Ceramic Tile” with Trostrud being the lowest responsible bidder at \$22,174. Below is a summary of bids received.

Contractor Name	Total Bid
Trostrud	\$22,174
All-Type Tile	\$25,400
Bourbon Tile	\$26,750
Pinnacle Flooring	\$28,570
Tiles In Style	\$30,110
Johnson Floor Co.	\$33,512
Northern Illinois Terrazzo & Tile	No Bid

MEMORANDUM

A total of four bids were received for “Painting” with Cosgrove Construction being the lowest responsible bidder at \$54,950. Below is a summary of bids received.

Contractor Name	Total Bid
Cosgrove Construction	\$54,950
Ascher Brothers Co.	\$58,800
Tiles In Style	\$59,980
Oosterbaan & Sons	\$66,690
D.E.S. Painting	No Bid

A total of one bid was received for “Fire Protection” with Nelson Fire Protection being the lowest responsible bidder at \$198,433. Below is a summary of bids received.

Contractor Name	Total Bid
Nelson Fire Protection	\$198,433
US Alliance Fire Protection	No Bid

A total of seven bids were received for “Plumbing” with Ernie Peterson Plumbing being the lowest responsible bidder at \$208,350. Below is a summary of bids received.

Contractor Name	Total Bid
Ernie Peterson Plumbing	\$208,350
Helm Mechanical	\$215,000
Warren F. Thomas Plumbing	\$221,650
DeFranco Plumbing	\$222,489
National Heat & Power	\$225,000
Martin Petersen Co.	\$225,500
Jensen’s Plumbing & Heating	\$245,900

A total of six bids were received for “HVAC” with Jensen’s Plumbing & Heating being the lowest responsible bidder at \$317,200. Below is a summary of bids received.

Contractor Name	Total Bid
Jensen’s Plumbing & Heating	\$317,200
Atomatic Mechanical	\$332,100
Quality Mechanical	\$343,870
Helm Mechanical	\$352,000
Amber Mechanical	\$375,000
National Heat & Power	\$380,000
Martin Petersen Co.	No Bid

MEMORANDUM

A total of one bid was received for “Asphalt Paving” with Accu-Paving Co. being the lowest responsible bidder at \$55,466. Below is a summary of bids received.

Contractor Name	Total Bid
Accu-Paving Co.	\$55,466
Chadwick Contracting	No Bid
J.A. Johnson Paving	No Bid
Troch-McNeil Paving	No Bid

A total of one bid was received for “Landscaping” with Milieu Design LLC. being the lowest responsible bidder at \$55,170. Below is a summary of bids received.

Contractor Name	Total Bid
Milieu Design, LLC.	\$55,170

A total of one bid was received for “Fencing” with Action Fence Co. being the lowest responsible bidder at \$17,893. Below is a summary of bids received.

Contractor Name	Total Bid
Action Fence Co.	\$17,893
The Fence Store	No Bid

A total of three bids were received for “Site Utilities” with LoVerde Construction Co. being the lowest responsible bidder at \$177,711. Below is a summary of bids received.

Contractor Name	Total Bid*
LoVerde Construction Co.	\$177,711
DK Construction	\$245,756
Lenny Hoffman Excavating	\$279,777

Watts Recreational Center Renovation Timeline

- July 9, 2019: The Board began discussions on the next 3-year Master Plan Capital Projects (Fund 69).
- August 20, 2019: Parks and Facilities Tour
- September 3, 2019: Began discussion of prioritizing fiscal year 2021/22, 2022/23, and 2023/24 projects in Funds 67/69. This included a review of the Master/ Comprehensive Plan, ACG Plan (fixed asset replacement), ADA Transition Plan, and 5-year Condition Assessment review.
- Fall 2019: A site master planning process was conducted for the Watts Recreational Center to identify required repairs, ADA improvements, and design new improvements for the facility. The process consisted of a series of public meetings with residents and the Board.
- November 4, 2019: Discussion on Fund 65 and 67/69 Capital Projects/Master Plan projects continued.
- November 5, 2019: Community Input Meeting on Watts Recreational Center possible renovations. This included a community survey on the project.
- November 28, 2019: Watts Advisory Group Meeting on the potential renovation and review of the site plan.
- December 3, 2019: A site plan recommendation was presented and discussed at the Committee of the Whole meeting. Based on Board consensus at the meeting, President Brooks directed staff to move forward in developing the renovation plan based on the design presented.
- December 17, 2019: The Board adopted a Resolution of Authorization for the State of Illinois Department of Natural Resources Park and Recreational Facility Construction (PARC) Grant Application for the Watts Recreational Center renovation project with the scope as presented in the December 3, 2019 Committee of the Whole meeting. The grant would fund activation of the existing 2nd-floor program space, an expansion of the program space, interior renovation, elevator construction, and ADA upgrades.

It was communicated that by passing this Resolution, the Board was committing to this project should we receive the PARC grant.

- March 2020: The COVID-19 global pandemic began.

- March 16, 2021: GPD is awarded the PARC grant for \$2,500,000 in state funding to renovate Watts (one of 17 projects awarded PARC grant funds). The project includes updates to ADA-accessibility, including an elevator and a secondary entrance. Ice-skating support spaces will be renovated, plus a new multi-purpose room, restrooms, and storage areas will be added. New dasher boards will be installed at both skating rinks.
- June 28, 2021: Executive Director signs the agreement and sends it back to IDNR.
- November 3, 2021: IDNR approved the agreement. We had to wait to have a signed agreement before beginning work on this project, which took four months from the Park District signing the agreement to IDNR sending it back to us.
- May 20, 2022: GPD held the bid opening.
- May 31, 2022: Recommend to Board to reject all bids, except the dasher board bid package and go back out to bid in October. This allowed us to time to receive the delayed second installment of Cook County taxes and to determine if bids are accurate. The Watts project was budgeted prior to the pandemic. The budget prior to the pandemic was \$4,450,000, the cost estimate prior to bidding was \$4,871,000, and bids came in at \$5.88 million in May. The Board agreed and approval of the bids was tabled.
- June 3, 2022: GPD is granted a one-year extension for the PARC Grant.
- November 4, 2022: GPD has a second bid opening for Watts Recreational Center for \$6.1 million.
- November 15, 2022: The Board discusses the bid results. At a vote of four ayes and one abstain, the Board approved four of the bids with the understanding that the rest would be approved in December, once staff and consultants continued the vetting process.

Watts Construction Cost Estimates and Bid Results Breakdown

Wight & Co.	Conceptual Budget 11/19/2019	Conceptual Budget 9/22/2021	WB Olson	Cost Estimate 4/12/2022	Bid Results 5/20/2022	Bid Results 11/4/2022
Total Construction Cost Estimate	\$ 4,138,898.00	\$ 4,663,812.00	Total Construction Cost Estimate	\$4,871,642.00	\$5,885,578.00	\$6,041,632.00
Foundation	154,844.00	266,166.00	Selective demolition	105,000.00	184,700.00	188,800.00
Floor construction	66,629.00	82,493.00	Earth retention & excavation	279,577.00	265,000.00	271,000.00
Interior construction	378,114.00	432,606.00	Concrete	182,300.00	223,800.00	296,000.00
Stair construction	66,128.00	107,760.00	Masonry	55,260.00	131,250.00	148,100.00
Exterior closure	202,900.00	204,350.00	Structural steel and misc. metals	340,000.00	281,500.00	295,500.00
Elevator	150,000.00	150,000.00	Elevator (moved to general trades for bid)	140,000.00		
Roof construction	84,978.00	110,351.00	General trades	376,200.00	589,500.00	567,450.00
Roofing	48,908.00	91,176.00	Roofing	124,340.00	332,200.00	311,904.00
Plumbing	119,100.00	110,850.00	Metal wall panels	85,500.00	21,293.00	22,174.00
HVAC	88,600.00	183,624.00	Aluminum doors, storefront, and curtain wall	210,000.00	415,000.00	386,300.00
Electrical	136,120.00	118,912.00	Drywall and acoustical	239,000.00	280,000.00	378,800.00
Low voltage	152,460.00	155,596.00	Flooring	117,802.00	277,315.00	214,849.00
Ice equipment	423,000.00	439,920.00	Painting	40,000.00	55,025.00	54,950.00
Sitework	722,417.00	614,813.00	Fencing		22,070.00	17,893.00
Fire protection (Including soft costs,alternate)	92,750.00	66,684.00	Ice rink work	410,000.00		
General conditions 10%	279,420.00	344,883.00	Fire protection	158,500.00	142,146.00	198,433.00
Subtotal construction	\$ 3,166,368.00	\$ 3,480,184.00	Plumbing	202,745.00	192,900.00	208,350.00
Contingency	442,601.00	630,823.00	HVAC	322,000.00	295,841.00	317,200.00
Soft costs	529,929.00	552,805.00	Electrical	340,000.00	488,895.00	479,479.00
Subtotal other	\$ 972,530.00	\$ 1,183,628.00	Asphalt paving	30,000.00	47,350.00	55,466.00
			Landscaping	50,000.00	52,700.00	55,170.00
			Site utilities	96,500.00	252,711.00	177,711.00
			General conditions	275,657.00	275,657.00	324,056.00
			Construction contingency 5%	213,239.00	245,563.00	252,699.00
			Jobsite requirements	84,400.00	84,400.00	84,400.00
			Subcontractor bonds 1.5% (actual amount baked into bid)	63,972.00		
			Bid contingency 5% (development buffer for details)	213,239.00		
			Subtotal of construction costs	\$4,659,323.00	\$5,156,816.00	\$5,306,684.00
			CGL insurance 0.85%	39,604.00	43,833.00	45,107.00
			Construction management fee 3.25%	152,715.00	169,021.00	173,933.00
			Pre-construction services	20,000.00	20,000.00	20,000.00
			Dasher boards (bid package accepted 7/22)	-	445,908.00	445,908.00
			Ice rink controls Allowance (No bid)	-	50,000.00	50,000.00
			Subtotal other	\$212,319.00	\$728,762.00	\$734,948.00

Glencoe Park District
 Watts Recreation Center Reno
 Conceptual Budget
 November 19, 2019



Clarifications

- 1) Costs are based on Union / Prevailing Labor Wage Rates
- 2) Costs are based on 1st shift (regular) work hours, Monday through Friday
- 3) Estimate is based on todays costs and are not escalated to a future date

Scope Description	Quantity	Unit	Unit Cost	Item Total
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GENERAL CONDITIONS / GENERAL REQUIREMENTS	10.0%			\$279,420
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Watts Recreation Center	10,890	SF	\$256.58	\$2,794,198
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<u>Foundations & Substructure</u>	Subtotal		\$14.22/SF	\$154,844
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Foundations:

Formwork:

Foundation walls to basement for new elevator. 1'W x 10'D	700	SF	\$12.00	\$8,400
Foundation walls for new stair enclosure. 1'W x 3'D	186	SF	\$12.00	\$2,232
Foundation walls at enclosed vestibule. 1'W x 3'D	192	SF	\$12.00	\$2,304
3' wide footing	196	SF	\$8.00	\$1,568

Reinforcing Steel:

Foundation walls to basement for new elevator, 250#/CY	3,241	LF	\$1.50	\$4,861
Foundation walls for new stair enclosure. 1'W x 3'D, 250#/CY	861	LBS	\$1.50	\$1,292
Foundation walls at enclosed vestibule. 1'W x 3'D, 250#/CY	889	LBS	\$1.50	\$1,333
3' wide footing, 70#/CY	762	LBS	\$1.50	\$1,143

Concrete:

Foundation walls to basement for new elevator. 1'W x 10'D	13	CY	\$250.00	\$3,241
Foundation walls for new stair enclosure. 1'W x 3'D	3	CY	\$250.00	\$861
Foundation walls at enclosed vestibule. 1'W x 3'D	4	CY	\$250.00	\$889
3' wide footing	11	CY	\$220.00	\$2,396

Strip Formwork:

Foundation walls to basement for new elevator. 1'W x 10'D	700	LF	\$0.75	\$525
Foundation walls for new stair enclosure. 1'W x 3'D	186	SF	\$0.75	\$140
Foundation walls at enclosed vestibule. 1'W x 3'D	192	SF	\$0.75	\$144
3' wide footing	196	SF	\$0.75	\$147

Premium for nonproductive foundation work	1	LS	\$7,868.81	\$7,869
Slab on grade for new stair enclosure	1	LS	\$3,500.00	\$3,500
Slab on grade at front entrance	1	LS	\$3,500.00	\$3,500
Slab on grade for new Program Room vestibule	1	LS	\$3,500.00	\$3,500
Elevator pit	1	LS	\$25,000.00	\$25,000
Possible slab work at Program Room	1	LS	\$10,000.00	\$10,000
Possible foundation work at Program Room	1	LS	\$20,000.00	\$20,000
Premium for surrounding foundation work for new elevator	1	LS	\$50,000.00	\$50,000

<u>Floor Construction</u>	Subtotal		\$6.12/SF	\$66,629
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Structural steel for second floor infill	1,322	SF	\$30.00	\$39,660
Decking for second floor infill	1,322	SF	\$5.00	\$6,610
Concrete topping for second floor infill	1,322	SF	\$7.00	\$9,254
Premium for low productivity	1	LS	\$11,104.80	\$11,105

<u>Roof Construction</u>	Subtotal		\$7.80/SF	\$84,978
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Structural steel for second floor addition roof	1,655	SF	\$30.00	\$49,650
Structural steel for canopy at Program Room vestibule	200	SF	\$45.00	\$9,000

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Structural steel for Program Room vestibule	200	SF	\$30.00	\$6,000
Roof decking	2,055	SF	\$3.00	\$6,165
Premium for low productivity	1	LS	\$14,163.00	\$14,163
Stair Construction	Subtotal			\$66,128
Stair enclosure. CMU, vapor barrier, rigid insulation & brick veneer. 24'H	744	SF	\$62.00	\$46,128
Metal stair	1	EA	\$20,000.00	\$20,000
Exterior Closure	Subtotal			\$202,900
Exterior Walls:				
Addition walls. Gyp, 6" MS, batt, sheathing, vapor barrier, 2" rigid, brick veneer. 1.	2,100	SF	\$57.50	\$120,750
Storefront at entrance vestibule	190	SF	\$85.00	\$16,150
Storefront at Program Room new vestibule	190	SF	\$85.00	\$16,150
Storefront at second floor Program Room	110	SF	\$85.00	\$9,350
Curtainwall at new stair enclosure. Assumed 10'x24'	240	SF	\$100.00	\$24,000
Steel header allowance for opening at Program Room	1	LS	\$5,000.00	\$5,000
Exterior Doors/Windows:				
Single dr w/ frame & hardware	1	EA	\$1,500.00	\$1,500
Single alum dr & hardware	1	EA	\$2,500.00	\$2,500
Auto sliding door - single panel	1	EA	\$7,500.00	\$7,500
Roofing	Subtotal			\$48,908
Membrane roofing system	2,055	SF	\$16.00	\$32,880
Fire treaded plywood blocking	208	LF	\$16.00	\$3,328
Aluminum coping	208	LF	\$25.00	\$5,200
Fix damage from roof leak at Program Room	1	LS	\$7,500.00	\$7,500
Interior Construction	Subtotal			\$378,114
Partitions:				
Gyp walls. Gyp, 3-5/8 MS, batt, gyp. 12'H	1,692	SF	\$16.00	\$27,072
CMU elevator shaft from basement to second floor. 36'H	1,440	SF	\$26.00	\$37,440
Furring at 1st flr Program Room. Assumed 10'H	1,040	SF	\$7.50	\$7,800
Infill coiling counter door opening	1	EA	\$1,500.00	\$1,500
Infill opening at removed door & double sidelite	1	LS	\$5,000.00	\$5,000
Shoring for new beam header at lobby opening, allowance	1	LS	\$10,000.00	\$10,000
New beam for widened opening at Lobby, allowance	1	LS	\$10,000.00	\$10,000
Flooring/Base:				
VCT	2,777	SF	\$6.00	\$16,662
Carpet	1,260	SF	\$6.00	\$7,560
Rubber flooring	2,065	SF	\$12.00	\$24,780
Rubber base	1,040	LF	\$3.50	\$3,640
Ceramic tile	122	SF	\$16.00	\$1,952
Walk off mat at Vestibule	1	LS	\$1,500.00	\$1,500
New stair treads	3	EA	\$1,000.00	\$3,000
Wall Finishes:				
Paint walls. 10'H	11,054	SF	\$1.00	\$11,054
Ceramic wall tile full height. 10'H	620	SF	\$16.00	\$9,920
Misc. wall patch, allowance	1	LS	\$10,000.00	\$10,000
Ceilings:				
ACT ceilings	5,937	SF	\$6.00	\$35,622
Gyp ceilings	234	SF	\$15.00	\$3,510
Paint gyp ceilings	234	SF	\$3.00	\$702
Misc. ceiling work, allowance	1	LS	\$5,000.00	\$5,000
Casework:				
Reception Desk	23	LF	\$1,000.00	\$23,000
PLAM base cabs w/ top at Program Rm	20	LF	\$350.00	\$7,000

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PLAM base cabs w/ top at Kitchenette	10	LF	\$350.00	\$3,500	
PLAM base cabs w/ quartz top at Coffee	6	LF	\$350.00	\$2,100	
PLAM upper cabs at Program Rm	20	LF	\$250.00	\$5,000	
PLAM upper cabs at Kitchenette	11	LF	\$250.00	\$2,750	
Full height storage cabinet at Program Rm	11	LF	\$450.00	\$4,950	
Countertop at Skate Rm	42	LF	\$150.00	\$6,300	
Countertop at Staff Office	25	LF	\$150.00	\$3,750	
Coat hooks, open cubbies Skate Rm	25	LF	\$250.00	\$6,250	
Skate storage	21	LF	\$250.00	\$5,250	
Specialties:					
Grab bars	14	EA	\$85.00	\$1,190	
Toilet paper dispenser	4	EA	\$65.00	\$260	
Soap dispenser	4	EA	\$125.00	\$500	
Mirror	4	EA	\$300.00	\$1,200	
Paper towel dispenser/disposal	4	EA	\$350.00	\$1,400	
Lockable "purse" lockers	18	EA	\$450.00	\$8,100	
Fixed benches	4	EA	\$1,500.00	\$6,000	
Replace door thresholds	3	EA	\$250.00	\$750	
Bench at Program Room vestibule	1	EA	\$2,500.00	\$2,500	
Interior Doors/Windows:					
Storefront at Program Room new vestibule	190	SF	\$85.00	\$16,150	
Single dr w/ frame & hardware	11	EA	\$1,500.00	\$16,500	
Single dr w/ frame, sidelite & hardware	2	EA	\$1,800.00	\$3,600	
Single alum dr & hardware	1	EA	\$2,500.00	\$2,500	
Pair dr w/ frame & hardware	1	EA	\$3,400.00	\$3,400	
Windows at Staff Office	2	EA	\$1,500.00	\$3,000	
Auto sliding door - single panel	1	EA	\$7,500.00	\$7,500	
Conveying			Subtotal	\$13.77/SF	\$150,000
3 stop elevator	1	LS	\$150,000.00	\$150,000	
Plumbing			Subtotal	\$10.94/SF	\$119,100
Sink at Program Room	2	EA	\$2,500.00	\$5,000	
Sink at Bathroom	4	EA	\$2,500.00	\$10,000	
Toilet	4	EA	\$4,500.00	\$18,000	
Roof drains for canopy at Program Room vestibule	2	EA	\$1,800.00	\$3,600	
Piping & insulation	1	LS	\$20,000.00	\$20,000	
Fix waste piping for toilet. Has basement access	1	LS	\$2,500.00	\$2,500	
Add backflow preventor for main	1	EA	\$10,000.00	\$10,000	
Replace galvanized piping in building, allowance	1	LS	\$50,000.00	\$50,000	
HVAC			Subtotal	\$8.14/SF	\$88,600
Relocate existing HVAC equipment to roof of new addition, allowance	1	LS	\$10,000.00	\$10,000	
HVAC system for new addition, complete	1,465	SF	\$40.00	\$58,600	
Control tie in	1	LS	\$20,000.00	\$20,000	
Replace furnace. Not included				\$0	
Fire Protection			Subtotal	\$0.00/SF	\$0
Fire protection system, not included (see alternate)				\$0	
Standard Electrical			Subtotal	\$12.50/SF	\$136,120
New LED lighting at entire building	10,890	SF	\$8.00	\$87,120	
New LED fixtures for rink light poles	14	EA	\$2,250.00	\$31,500	
Rework convenience power	1	LS	\$15,000.00	\$15,000	
Electrical connection for heaters at trellis	1	LS	\$2,500.00	\$2,500	

Glencoe Park District
 Watts Recreation Center Reno
 Conceptual Budget
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New electrical service. Not included

\$0

Low Voltage

Subtotal		\$14.00/SF	\$152,460
Fire alarm system, complete	10,890 SF	\$4.00	\$43,560
New PA system/audio system, complete	10,890 SF	\$4.00	\$43,560
New camera system, complete	10,890 SF	\$6.00	\$65,340

Ice Equipment

Subtotal		\$38.84/SF	\$423,000
IR03 upgrade to new version of panel software w/ required facility specific customizati	1 LS	\$7,000.00	\$7,000
IR03 add the PC monitor enterprise product (does not include PC hardware)	1 LS	\$16,000.00	\$16,000
IR05 replace NHL size dasher board system	1 LS	\$280,000.00	\$280,000
IR05 replace studio rink dasher board system	1 LS	\$100,000.00	\$100,000
IR06 replace broken & settled perimeter concrete around ice rink floors	1 LS	\$20,000.00	\$20,000

Sitework

Subtotal		\$66.34/SF	\$722,417
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Site Preparation:

Clear & grub	28,061 SF	\$0.75	\$21,046
Remove double swing gate	1 EA	\$1,500.00	\$1,500
Remove sidewalk	3,731 SF	\$5.00	\$18,655
Remove light bollards. Assumed quantity	5 EA	\$250.00	\$1,250
Remove coiling counter door	2 EA	\$150.00	\$300
Remove millwork at Kitchen, Skate Rental & Staff Office	1 LS	\$2,500.00	\$2,500
Remove sinks at Kitchen	4 EA	\$500.00	\$2,000
Remove walls. Assumed 10'H	1,980 SF	\$5.00	\$9,900
Remove wall furring at Program Room. Assumed 10'H	1,040 SF	\$5.00	\$5,200
Remove interior masonry wall at Vestibule/Skate Rental	1 LS	\$2,500.00	\$2,500
Remove floor construction at elevated Staff Office	1 LS	\$1,500.00	\$1,500
Remove stairs to elevated Staff Office	1 EA	\$750.00	\$750
Remove single door	8 EA	\$150.00	\$1,200
Remove pair door	1 EA	\$200.00	\$200
Remove toilet	4 EA	\$500.00	\$2,000
Remove bathroom sink	3 EA	\$500.00	\$1,500
Remove urinal	1 EA	\$500.00	\$500
Remove toilet partitions	3 EA	\$250.00	\$750
Remove walls around vault. 10'H	220 SF	\$10.00	\$2,200
Remove window	1 EA	\$500.00	\$500
Remove portion of exterior wall at second floor	1 LS	\$2,500.00	\$2,500
Remove asbestos tile at second floor	1,417 SF	\$20.00	\$28,340
Remove lighting	9,059 SF	\$1.00	\$9,059
Remove ceiling	4,659 SF	\$1.00	\$4,659
Remove flooring	3,368 SF	\$1.00	\$3,368
Remove roof & structure at Program Room	1,534 SF	\$10.00	\$15,340
Remove operable partition & enclosure	1 EA	\$2,500.00	\$2,500
Remove flooring at stair treads	3 EA	\$1,000.00	\$3,000
Remove slab for new elevator	1 LS	\$2,500.00	\$2,500
Remove exterior door w/ double sidelite at Program Room	2 EA	\$1,000.00	\$2,000
Remove drinking fountain	1 EA	\$500.00	\$500
Remove existing fire alarm system	10,890 SF	\$2.00	\$21,780
Remove grease trap at Kitchen	1 LS	\$5,000.00	\$5,000
Cut hole in foundation wall for new elevator access to basement	1 LS	\$5,000.00	\$5,000
Remove trash enclosure, complete	1 LS	\$2,500.00	\$2,500
Remove portion of exterior wall at 1st floor Program Room	1 LS	\$5,000.00	\$5,000
Shoring allowance at removed portion of ext. wall at 1st flr Program RM	1 LS	\$7,500.00	\$7,500
Temp protection for exposed building after roof removal	1 LS	\$7,500.00	\$7,500

Site Improvements:

Fencing	179 LF	\$150.00	\$26,850
Double swing gate	1 LS	\$3,500.00	\$3,500

Glencoe Park District
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New sidewalk	8,698	SF	\$6.00	\$52,188
Premium for ADA ramp	1	LS	\$750.00	\$750
High puck net. Assumed 30'H	206	LF	\$205.00	\$42,230
Patch sidewalk at removed light bollards if required, allowance	1	EA	\$1,500.00	\$1,500
Asphalt	13,931	SF	\$3.50	\$48,759
Curb and gutter	881	LF	\$24.00	\$21,144
New concrete aprons to street	924	SF	\$10.00	\$9,240
Trash enclosure foundation	1	LS	\$7,500.00	\$7,500
Trash enclosure slab	1	LS	\$2,500.00	\$2,500
Trash CMU w/ brick veneer enclosure. Assumed 8'H	408	SF	\$45.00	\$18,360
Trash enclosure gates	1	LS	\$1,500.00	\$1,500
Bike racks	8	EA	\$1,000.00	\$8,000
Exterior trellis between rinks. Approx. 72' long	1,080	SF	\$55.00	\$59,400
Heaters at exterior trellis	4	EA	\$5,000.00	\$20,000
Rework exist. Sidewalks for new sidewalk layout, allowance	1	LS	\$5,000.00	\$5,000
Misc. work at road where new parking is tying in	1	LS	\$7,500.00	\$7,500
Landscaping, allowance	1	LS	\$75,000.00	\$75,000
Asphalt striping allowance	1	LS	\$7,500.00	\$7,500
Remarking of field, Not included				\$0
Site Utilities:				
Replace water main from street to building, allowance (scope unknown)	1	LS	\$100,000.00	\$100,000
SUBTOTAL - CONSTRUCTION COSTS				\$3,073,618
CONTINGENCIES				
Project Contingency		10%		\$307,362
Escalation - fall 2020 start of construction		4%		\$135,239
SUBTOTAL - CONTINGENCIES				\$442,601
CONSTRUCTION TOTAL + CONTINGENCIES	10,890 SF		\$323/SF	\$3,516,219
SOFT COSTS				
CM Fee & Precon Fee		4%		\$140,649
Insurance		1%		\$36,569
A/E Fees (Architectural/Structural/MEPFP, Civil & Landscaping)		8%		\$292,549
A/E Reimbursables				\$25,000
Misc. (Commissioning, Testing, Permits)		1%		\$35,162
SUBTOTAL - SOFT COSTS				\$529,929
PROJECT TOTAL	10,890 SF		\$372/SF	\$4,046,148

Glencoe Park District

Watts Recreation Center Ice Melting Pit at Existing Zamboni Room
 Conceptual Budget
 November 19, 2019



Clarifications				
1) Costs are based on Union / Prevailing Labor Wage Rates				
2) Costs are based on 1st shift (regular) work hours, Monday through Friday				
3) Estimate is based on todays costs and are not escalated to a future date				
Scope Description	Quantity	Unit	Unit Cost	Item Total
GENERAL CONDITIONS / GENERAL REQUIREMENTS		10.0%		\$4,730
Watts Recreation Center	1	SF	\$47,300.00	\$47,300
Foundations & Substructure	Subtotal		\$25,000.00/SF	\$25,000
Ice melting pit	1	LS	\$25,000.00	\$25,000
Plumbing	Subtotal		\$10,300.00/SF	\$10,300
Drain for ice melting pit	1	EA	\$1,800.00	\$1,800
Heater in ice melting pit	1	EA	\$3,500.00	\$3,500
Piping & insulation	1	LS	\$5,000.00	\$5,000
Standard Electrical	Subtotal		\$1,000.00/SF	\$1,000
Electrical connection for heater	1	EA	\$1,000.00	\$1,000
Sitework	Subtotal		\$11,000.00/SF	\$11,000
Site Preparation:				
Remove portion of slab for ice melting pit	1	LS	\$2,500.00	\$2,500
Excavation, allowance	1	LS	\$5,000.00	\$5,000
Backfill, allowance	1	LS	\$3,500.00	\$3,500
SUBTOTAL - CONSTRUCTION COSTS				\$52,030
CONTINGENCIES				
Project Contingency		10%		\$5,203
Escalation - fall 2020 start of construction		4%		\$2,289
SUBTOTAL - CONTINGENCIES				\$7,492
CONSTRUCTION TOTAL + CONTINGENCIES				\$59,522
SOFT COSTS				
CM Fee & Precon Fee		4%		\$2,381
Insurance		1%		\$619
A/E Fees (Architectural/Structural/MEPFP, Civil & Landscaping)		8%		\$4,952
A/E Reimbursables				\$0
Misc. (Commissioning, Testing, Permits)		1%		\$595
SUBTOTAL - SOFT COSTS				\$8,547
PROJECT TOTAL				\$68,070

Glencoe Park District
Watts Recreation Center Fire Protection
Conceptual Budget
November 19, 2019



Clarifications

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Scope Description	Quantity	Unit	Unit Cost	Item Total
GENERAL CONDITIONS / GENERAL REQUIREMENTS		10.0%		\$6,445
Watts Recreation Center	10,890	SF	\$5.92	\$64,450
<u>Interior Construction</u>	<u>Subtotal</u>		<u>\$.92/SF</u>	<u>\$10,000</u>
Partitions:				
Patch existing walls allowance	1	LS	\$5,000.00	\$5,000
Ceilings:				
Misc. ceiling work, allowance	1	LS	\$5,000.00	\$5,000
<u>Fire Protection</u>	<u>Subtotal</u>		<u>\$5.00/SF</u>	<u>\$54,450</u>
Fire protection system	10,890	SF	\$5.00	\$54,450
SUBTOTAL - CONSTRUCTION COSTS				\$70,895
CONTINGENCIES				
Project Contingency		10%		\$7,090
Escalation - fall 2020 start of construction		4%		\$3,119
SUBTOTAL - CONTINGENCIES				\$10,209
CONSTRUCTION TOTAL + CONTINGENCIES				\$81,104
SOFT COSTS				
CM Fee & Precon Fee		4%		\$3,244
Insurance		1%		\$843
A/E Fees (Architectural/Structural/MEFPF, Civil & Landscaping)		8%		\$6,748
A/E Reimbursables				\$0
Misc. (Commissioning, Testing, Permits)		1%		\$811
SUBTOTAL - SOFT COSTS				\$11,647
PROJECT TOTAL				\$92,750

Glencoe Park District

Watts Recreation Center New Zamboni Enclosure & Driveway

Conceptual Budget

November 19, 2019



Clarifications

- 1) Costs are based on Union / Prevailing Labor Wage Rates
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Scope Description	Quantity	Unit	Unit Cost	Item Total
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GENERAL CONDITIONS / GENERAL REQUIREMENTS		15.0%		\$41,895
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Watts Recreation Center	332	SF	\$841.26	\$279,300
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Foundations & Substructure	Subtotal		\$131.58/SF	\$43,686
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Foundations:

Formwork:

Foundation walls. 1'W x 3'D
3' wide footing

	462	SF	\$12.00	\$5,544
	154	SF	\$8.00	\$1,232

Reinforcing Steel:

Foundation walls. 1'W x 3'D, 250#/CY
3' wide footing, 70#/CY

	2,139	LBS	\$1.50	\$3,208
	599	LBS	\$1.50	\$898

Concrete:

Foundation walls. 1'W x 3'D
3' wide footing

	9	CY	\$250.00	\$2,139
	9	CY	\$220.00	\$1,882

Strip Formwork:

Foundation walls for new stair enclosure. 1'W x 3'D
3' wide footing

	462	SF	\$0.75	\$347
	154	SF	\$0.75	\$116

Slab on grade
Ice melting pit

	332	SF	\$10.00	\$3,320
	1	LS	\$25,000.00	\$25,000

Roof Construction

Subtotal		\$34.52/SF		\$11,460
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Structural steel
Roof decking

	332	SF	\$30.00	\$9,960
	1	LS	\$1,500.00	\$1,500

Exterior Closure

Subtotal		\$242.80/SF		\$80,610
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Exterior Walls:

CMU, vapor barrier, rigid insulation & brick veneer. Assumed 15'H

	1,155	SF	\$62.00	\$71,610
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Exterior Doors/Windows:

Single dr w/ frame & hardware
Overhead door

	1	EA	\$1,500.00	\$1,500
	1	EA	\$7,500.00	\$7,500

Roofing

Subtotal		\$33.04/SF		\$10,969
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Membrane roofing system
Fire treaded plywood blocking
Aluminum coping
Gutters & downspouts

	332	SF	\$16.00	\$5,312
	77	LF	\$16.00	\$1,232
	77	LF	\$25.00	\$1,925
	1	LS	\$2,500.00	\$2,500

Interior Construction

Subtotal		\$15.53/SF		\$5,155
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Flooring/Base:
Sealed concrete
Wall Finishes:

	1	LS	\$2,500.00	\$2,500
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Glencoe Park District

Watts Recreation Center New Zamboni Enclosure & Driveway

Conceptual Budget

November 19, 2019



Paint walls. 15'H	1,155	SF	\$1.00	\$1,155
Ceilings:				
Paint exposed ceiling	1	LS	\$1,500.00	\$1,500
Plumbing				
	Subtotal		\$45.00/SF	\$14,940
Drain for ice melting pit	1	EA	\$1,800.00	\$1,800
Heater in ice melting pit	1	EA	\$3,500.00	\$3,500
Trench drain	20	LF	\$150.00	\$3,000
Piping & insulation	332	SF	\$20.00	\$6,640
HVAC				
	Subtotal		\$15.06/SF	\$5,000
Electric unit heater	1	EA	\$5,000.00	\$5,000
Fire Protection				
	Subtotal		\$5.00/SF	\$1,660
Fire protection system, not included	332	SF	\$5.00	\$1,660
Standard Electrical				
	Subtotal		\$43.13/SF	\$14,320
Electrical service	1	LS	\$10,000.00	\$10,000
Electrical connection for ice melting pit heater	1	EA	\$500.00	\$500
Electrical connection for unit heater	1	EA	\$500.00	\$500
LED lighting & convenience power	332	SF	\$10.00	\$3,320
Low Voltage				
	Subtotal		\$22.59/SF	\$7,500
New camera system, complete	1	LS	\$7,500.00	\$7,500
Sitework				
	Subtotal		\$253.01/SF	\$84,000
Site Preparation:				
Clear and grub, allowance	1	LS	\$7,500.00	\$7,500
Excavation, allowance	1	LS	\$7,500.00	\$7,500
Foundation backfill, allowance	1	LS	\$5,000.00	\$5,000
Site Improvements:				
Driveway to South side of rinks, allowance	4,000	SF	\$6.00	\$24,000
Landscape repair allowance	1	LS	\$5,000.00	\$5,000
Site Utilities:				
Sanitary/Storm piping	1	LS	\$25,000.00	\$25,000
Triple oil basin	1	LS	\$10,000.00	\$10,000

SUBTOTAL - CONSTRUCTION COSTS **\$321,195**

CONTINGENCIES			
Project Contingency	12%		\$38,543
Escalation - fall 2020 start of construction	4%		\$14,390

SUBTOTAL - CONTINGENCIES **\$52,933**

CONSTRUCTION TOTAL + CONTINGENCIES **\$374,128**

SOFT COSTS			
CM Fee & Precon Fee	6%		\$22,448
Insurance	1%		\$3,966
A/E Fees (Architectural/Structural/MEPFP, Civil & Landscaping)	12%		\$47,589
A/E Reimbursables			\$0

Glencoe Park District

Watts Recreation Center New Zamboni Enclosure & Driveway

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Misc. (Commissioning, Testing, Permits)	1%	\$3,741	
SUBTOTAL - SOFT COSTS		\$77,744	
PROJECT TOTAL	332 SF	\$1,361/SF	\$451,871

Glencoe Park District
 Watts Recreation Center Reno
 Conceptual Budget
 September 22, 2021



Clarifications

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- 3) Estimate is based on todays costs and are not escalated to a future date

Scope Description	Quantity	Unit	Unit Cost	Item Total
Watts Recreation Center	11,114	SF	\$282.10	\$3,135,301
<u>Foundations & Substructure</u>	Subtotal		\$23.95/SF	\$266,166
Foundations:				
Formwork:				
Foundation walls to basement for new elevator. 1'W x 10'D	820	SF	\$12.00	\$9,840
Foundation walls for new stair/vestibule enclosure. 1'W x 3'D	486	SF	\$12.00	\$5,832
Foundation walls at enclosed entry vestibule. 1'W x 3'D	192	SF	\$12.00	\$2,304
3' wide footing	302	SF	\$8.00	\$2,416
Reinforcing Steel:				
Foundation walls to basement for new elevator, 250#/CY	3,796	LF	\$1.50	\$5,694
Foundation walls for new stair/vestibule enclosure. 1'W x 3'D, 250#/CY	2,250	LBS	\$1.50	\$3,375
Foundation walls at enclosed entry vestibule. 1'W x 3'D, 250#/CY	889	LBS	\$1.50	\$1,333
3' wide footing, 70#/CY	1,174	LBS	\$1.50	\$1,762
Concrete:				
Foundation walls to basement for new elevator. 1'W x 10'D	15	CY	\$250.00	\$3,796
Foundation walls for new stair/vestibule enclosure. 1'W x 3'D	9	CY	\$250.00	\$2,250
Foundation walls at enclosed entry vestibule. 1'W x 3'D	4	CY	\$250.00	\$889
3' wide footing	17	CY	\$220.00	\$3,691
Strip Formwork:				
Foundation walls to basement for new elevator. 1'W x 10'D	820	LF	\$0.75	\$615
Foundation walls for new stair/vestibule enclosure. 1'W x 3'D	486	SF	\$0.75	\$365
Foundation walls at enclosed entry vestibule. 1'W x 3'D	192	SF	\$0.75	\$144
3' wide footing	302	SF	\$0.75	\$227
Tie in new foundations to existing, allowance	1	LS	\$5,000.00	\$5,000
Slab on grade for new stair enclosure	1	LS	\$3,500.00	\$3,500
Slab on grade at front entrance	1	LS	\$3,500.00	\$3,500
Slab on grade for new Program Room vestibule	1	LS	\$3,500.00	\$3,500
Elevator pit	1	LS	\$25,000.00	\$25,000
SOG work for elevator & program room	1	LS	\$50,000.00	\$50,000
Shoring for new elevator foundation install	1	LS	\$131,133.19	\$131,133
<u>Floor Construction</u>	Subtotal		\$7.42/SF	\$82,493
Structural steel for second floor infill	1,322	SF	\$48.00	\$63,456
Decking for second floor infill	1,322	SF	\$6.00	\$7,932
Concrete topping for second floor infill	1,322	SF	\$8.40	\$11,105
<u>Roof Construction</u>	Subtotal		\$9.93/SF	\$110,351
Structural steel for second floor addition & stairwell	1,723	SF	\$48.00	\$82,704
Structural steel for vestibule/canopy at Program Room	391	SF	\$48.00	\$18,768
Roof decking	2,114	SF	\$4.20	\$8,879
<u>Stair Construction</u>	Subtotal		\$9.70/SF	\$107,760

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Stair enclosure. 24'H	960	SF	\$81.00	\$77,760
Metal stair	1	EA	\$25,000.00	\$25,000
Concrete infill of stair	1	LS	\$5,000.00	\$5,000
Exterior Closure	Subtotal			\$204,350
Exterior Walls:			\$18.39/SF	
Stud wall assembly	1,935	SF	\$60.00	\$116,100
Storefront	550	SF	\$85.00	\$46,750
Curtainwall at new stair enclosure. Assumed 10'x24'	240	SF	\$100.00	\$24,000
Steel header allowance for opening at Program Room	1	LS	\$7,500.00	\$7,500
Exterior Doors/Windows:				
Single alum dr & hardware	1	EA	\$2,500.00	\$2,500
Auto sliding door - single panel	1	EA	\$7,500.00	\$7,500
Roofing	Subtotal			\$91,176
Roofing assembly at new stair/vestibule	644	SF	\$20.00	\$12,880
Roofing assembly at 2nd floor addition	1,484	SF	\$20.00	\$29,680
Roof blocking	226	LF	\$16.00	\$3,616
Alum coping	226	LF	\$25.00	\$5,650
Allowance for roof work at relocated mech equipment	1	LS	\$10,000.00	\$10,000
Connection between new and existing	153	LF	\$100.00	\$15,300
Rework of soffit/fascia at new entry vestibule	1	EA	\$2,500.00	\$2,500
Fix damage from roof leak at Program Room	1	LS	\$7,500.00	\$7,500
Soffit at Program Room Vestibule canopy	162	SF	\$25.00	\$4,050
Interior Construction	Subtotal			\$432,606
Partitions:				
Gyp walls. 12'H	1,992	SF	\$22.00	\$43,824
New drywall & furring at 1st floor Program Room. Assumed 10'H	1,180	SF	\$8.00	\$9,440
Storefront at Program Room new vestibule. 10'H	180	SF	\$75.00	\$13,500
CMU shaft walls around new elevator. 36'H	1,620	SF	\$30.00	\$48,600
Misc. patch/repair allowance	1	LS	\$5,000.00	\$5,000
Shoring for new beam header at lobby opening, allowance	1	LS	\$10,000.00	\$10,000
New beam for widened opening at Lobby, allowance	1	LS	\$10,000.00	\$10,000
Flooring/Base:				
LVT	5,398	SF	\$8.00	\$43,184
Rubber flooring	825	SF	\$12.00	\$9,900
Walk off carpet at vestibules	321	SF	\$35.00	\$11,235
Rubber base	1,120	LF	\$3.50	\$3,920
Misc. patch/repair allowance	1	EA	\$5,000.00	\$5,000
Ceramic tile at 2nd floor bathrooms	134	SF	\$16.00	\$2,144
New stair treads	3	EA	\$1,000.00	\$3,000
Wall Finishes:				
Paint walls. 10'H	12,320	SF	\$1.00	\$12,320
Ceramic wall tile full height. 10'H	650	SF	\$16.00	\$10,400
Misc. wall patch, allowance	1	LS	\$5,000.00	\$5,000
Ceilings:				
ACT ceilings	6,338	SF	\$6.00	\$38,028
Gyp ceiling at 2nd floor bathrooms	137	SF	\$15.00	\$2,055
Paint gyp ceilings	137	SF	\$3.00	\$411
Misc. ceiling work, allowance	1	LS	\$5,000.00	\$5,000
Premium for concealing fire protection & electrical at glulam beam area	1	LS	\$10,000.00	\$10,000
Casework:				

Glencoe Park District
 Watts Recreation Center Reno
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Base cabs w/ top at 1st flr Program Room	10	LF	\$350.00	\$3,500	
Wardrobes at 1st flr Program Room	6	LF	\$450.00	\$2,700	
Base cabs w/ top at Coffee	6	LF	\$350.00	\$2,100	
Countertop at Skate Room	42	LF	\$150.00	\$6,300	
Countertop at Staff office	27	LF	\$150.00	\$4,050	
Shelving at Skates	21	LF	\$250.00	\$5,250	
Reception desk	22	LF	\$1,200.00	\$26,400	
Base cabs w/ top at Kitchenette	11	LF	\$350.00	\$3,850	
Upper cabs at Kitchenette	11	LF	\$250.00	\$2,750	
Base cabs w/ top at 2nd flr Program Room	10	LF	\$350.00	\$3,500	
Upper cabs at 2nd flr Program Room	10	LF	\$250.00	\$2,500	
Wardrobes at 2nd flr Program Room	6	LF	\$450.00	\$2,700	
Coat hooks, open cubbies Skate Rm	25	LF	\$250.00	\$6,250	
Specialties:					
Grab bars	18	EA	\$85.00	\$1,530	
Toilet paper dispenser	6	EA	\$65.00	\$390	
Soap dispenser	7	EA	\$125.00	\$875	
Mirror	6	EA	\$300.00	\$1,800	
Paper towel dispenser/disposal	7	EA	\$350.00	\$2,450	
Lockable "purse" lockers	18	EA	\$450.00	\$8,100	
Fixed benches	4	EA	\$1,500.00	\$6,000	
Replace door thresholds	3	EA	\$250.00	\$750	
Bench at Program Room vestibule	1	EA	\$2,500.00	\$2,500	
Interior Doors/Windows:					
Single dr w/ frame & hardware	11	EA	\$1,500.00	\$16,500	
Single alum dr & hardware	1	EA	\$2,500.00	\$2,500	
Pair dr w/ frame & hardware	1	EA	\$3,400.00	\$3,400	
Windows at Staff Office	3	EA	\$1,500.00	\$4,500	
Auto sliding door - single panel	1	EA	\$7,500.00	\$7,500	
Conveying			Subtotal	\$13.50/SF	\$150,000
3 stop elevator	1	LS	\$150,000.00	\$150,000	
Plumbing			Subtotal	\$9.97/SF	\$110,850
New double sink at Kitchenette in existing location	1	EA	\$1,500.00	\$1,500	
New double sink at 1st flr Program Room	1	EA	\$2,500.00	\$2,500	
New toilet in existing location	3	EA	\$1,000.00	\$3,000	
New bathroom sink in existing location	3	EA	\$750.00	\$2,250	
New double sink at 2nd flr Program Room	1	EA	\$2,500.00	\$2,500	
New bathroom sink	1	EA	\$2,500.00	\$2,500	
New toilet	1	EA	\$4,500.00	\$4,500	
Floor drains	2	EA	\$1,800.00	\$3,600	
Roof drains	6	EA	\$1,000.00	\$6,000	
Elevator sump pump	1	EA	\$5,000.00	\$5,000	
Piping & insulation	1	LS	\$15,000.00	\$15,000	
Fix waste piping for toilet. Has basement access	1	LS	\$2,500.00	\$2,500	
Add backflow preventor for main	1	EA	\$10,000.00	\$10,000	
Replace galvanized piping in building, allowance	1	LS	\$50,000.00	\$50,000	
HVAC			Subtotal	\$16.52/SF	\$183,624
HVAC system for new addition, complete	1,954	SF	\$40.00	\$78,160	
HVAC at new entry vestibule	1	LS	\$5,000.00	\$5,000	
Rework HVAC at 2nd floor	1,423	SF	\$8.00	\$11,384	

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Rework HVAC at 1st floor	2,385	SF	\$8.00	\$19,080
Control tie in	1	LS	\$30,000.00	\$30,000
Relocate existing HVAC equipment to roof of new addition, allowance	1	LS	\$40,000.00	\$40,000
Replace furnace. Not included				\$0
Fire Protection	Subtotal			\$66,684
Fire protection system	11,114	SF	\$6.00	\$66,684
Standard Electrical	Subtotal			\$118,912
New LED lighting at entire building	11,114	SF	\$8.00	\$88,912
Rework convenience power	1	LS	\$30,000.00	\$30,000
New LED fixtures for rink light poles, not included				\$0
New electrical service. Not included				\$0
Low Voltage	Subtotal			\$155,596
Fire alarm system, complete	11,114	SF	\$4.00	\$44,456
New PA system/audio system, complete	11,114	SF	\$4.00	\$44,456
New camera system, complete	11,114	SF	\$6.00	\$66,684
Ice Equipment	Subtotal			\$439,920
IR03 upgrade to new version of panel software w/ required facility specific customiz	1	LS	\$7,280.00	\$7,280
IR03 add the PC monitor enterprise product (does not include PC hardware)	1	LS	\$16,640.00	\$16,640
IR05 replace NHL size dasher board system	1	LS	\$291,200.00	\$291,200
IR05 replace studio rink dasher board system	1	LS	\$104,000.00	\$104,000
IR06 replace broken & settled perimeter concrete around ice rink floors	1	LS	\$20,800.00	\$20,800
Sitework	Subtotal			\$614,813
Site Preparation:				
Remove exterior walls	1	LS	\$2,500.00	\$2,500
Remove exterior storefront	330	SF	\$5.00	\$1,650
Remove interior CMU walls	300	SF	\$10.00	\$3,000
Remove interior gyp walls. Assumed 12'H	3,276	SF	\$5.00	\$16,380
Remove single dr & frame	15	EA	\$150.00	\$2,250
Remove pair dr & frame	3	EA	\$200.00	\$600
Remove dry wall from perimeter of 1st flr program room. Assumed 10'H	1,060	SF	\$5.00	\$5,300
Remove countertop coiling door at kitchen	3	EA	\$150.00	\$450
Remove sink & piping at kitchen	1	EA	\$750.00	\$750
Remove triple sink at kitchen leave piping for new sink	1	EA	\$500.00	\$500
Remove toilet accessories	1	LS	\$2,500.00	\$2,500
Remove interior windows at Staff Office	2	EA	\$250.00	\$500
Remove toilet & cap piping	1	EA	\$750.00	\$750
Remove urinal & cap piping	1	EA	\$750.00	\$750
Remove sink	3	EA	\$500.00	\$1,500
Remove toilet	3	EA	\$500.00	\$1,500
Remove double sink at 1st flr Program Room	1	EA	\$500.00	\$500
Remove roofing & roof structure	1,532	SF	\$10.00	\$15,320
Remove vault door	1	EA	\$1,000.00	\$1,000
New opening in exterior wall on 2nd floor	1	EA	\$2,500.00	\$2,500
Widen existing window opening on 2nd flr	1	EA	\$2,000.00	\$2,000
Widen existing int. window opening for new door	1	EA	\$1,500.00	\$1,500
Excavation & haul off, allowance	1	LS	\$25,000.00	\$25,000

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Aggregate fill, allowance	1	LS	\$7,500.00	\$7,500
Misc. earthwork, allowance	1	LS	\$15,000.00	\$15,000
Remove trees for new street parking	5	EA	\$250.00	\$1,250
Remove/relocate street lights for new street parking	3	EA	\$5,000.00	\$15,000
Remove/relocate hydrant for new street parking	1	EA	\$5,000.00	\$5,000
Remove/relocate stop sign for new street parking	1	LS	\$500.00	\$500
Remove/relocate telephone box/wiring for new street parking	1	LS	\$30,000.00	\$30,000
Remove flooring	3,604	SF	\$1.00	\$3,604
Remove asbestos tile at second floor	1,417	SF	\$20.00	\$28,340
Remove ceiling	5,021	SF	\$1.00	\$5,021
Remove lighting	8,384	SF	\$1.00	\$8,384
Remove double swing gate	1	EA	\$1,500.00	\$1,500
Remove sidewalk	5,251	SF	\$3.00	\$15,753
Remove landscaping for new street parking	5,103	SF	\$1.00	\$5,103
Remove curb & gutter for new street parking	456	LF	\$5.00	\$2,280
Remove light bollards. Assumed quantity	5	EA	\$250.00	\$1,250
Remove millwork at Kitchen, program rm, Skate Rental & Staff Office	1	LS	\$3,500.00	\$3,500
Remove floor construction at elevated Staff Office	1	LS	\$1,500.00	\$1,500
Remove stairs to elevated Staff Office	1	EA	\$750.00	\$750
Remove walls around vault. 10'H	220	SF	\$10.00	\$2,200
Remove window	1	EA	\$500.00	\$500
Remove operable partition & enclosure	1	EA	\$1,500.00	\$1,500
Remove flooring at stair treads	3	EA	\$500.00	\$1,500
Remove drinking fountain	1	EA	\$500.00	\$500
Remove existing fire alarm system	10,890	SF	\$0.75	\$8,168
Remove grease trap at Kitchen	1	LS	\$2,500.00	\$2,500
Cut hole in foundation wall for new elevator access to basement	1	LS	\$7,500.00	\$7,500
Remove trash enclosure, complete	1	LS	\$2,500.00	\$2,500
Remove portion of exterior wall at 1st floor Program Room	1	LS	\$5,000.00	\$5,000
Shoring allowance at removed portion of ext. wall at 1st flr Program RM	1	LS	\$7,500.00	\$7,500
Temp protection for exposed building after roof removal	1	LS	\$10,000.00	\$10,000
Site Improvements:				
Asphalt for new street parking	5,129	SF	\$3.50	\$17,952
Curb & gutter	486	LF	\$24.00	\$11,664
New sidewalk	5,305	SF	\$7.00	\$37,135
Fencing	181	LF	\$150.00	\$27,150
Double swing gate	1	LS	\$3,500.00	\$3,500
Premium for ADA ramp	1	LS	\$750.00	\$750
Trash enclosure foundation	1	LS	\$7,500.00	\$7,500
Trash enclosure slab	1	LS	\$2,500.00	\$2,500
Trash CMU w/ brick veneer enclosure. Assumed 8'H	408	SF	\$45.00	\$18,360
Trash enclosure gates	1	LS	\$1,500.00	\$1,500
Bike racks	15	EA	\$1,000.00	\$15,000
Rework/patch existing sidewalk, allowance	1	LS	\$5,000.00	\$5,000
Misc. work at road where new parking is tying in	1	LS	\$10,000.00	\$10,000
Landscaping, allowance	1	LS	\$25,000.00	\$25,000
Striping allowance	1	LS	\$7,500.00	\$7,500
Remarking of field, Not included				\$0
Trellis & heaters, not included				\$0
Puck net, not included				\$0
North parking lot, not included				\$0
Site Utilities:				
Replace water main from street to building, allowance (scope unknown)	1	LS	\$120,000.00	\$120,000
Rework storm sewer for new street parking	1	LS	\$15,000.00	\$15,000

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SUBTOTAL - CONSTRUCTION COSTS			\$3,135,301
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CONTINGENCIES			
Project Contingency	10%		\$313,530
General Conditions/General Requirements	10%		\$344,883
Escalation - Spring 2022 start of construction	4%		\$137,953
Unknown Market Conditions	5%		\$179,339

SUBTOTAL - CONTINGENCIES			\$975,706
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CONSTRUCTION TOTAL + CONTINGENCIES	11,114 SF	\$370/SF	\$4,111,006
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SOFT COSTS			
CM Fee & Precon Fee	4%		\$164,440
Insurance	1%		\$42,754
A/E Fees (Architectural/Structural/MEPFP, Civil & Landscaping)	LS		\$279,500
A/E Reimbursables			\$25,000
Misc. (Commissioning, Testing, Permits)	1%		\$41,110

SUBTOTAL - SOFT COSTS			\$552,805
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PROJECT TOTAL	11,114 SF	\$420/SF	\$4,663,811
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Add cost for new fire pump, connections & misc. work to Skate Sharpening Rm in basement to accommodate pump	1	LS	\$120,000.00	\$120,000
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PROJECT ESTIMATE - 50% CONSTRUCTION DOCUMENTS

JOB: Glencoe Walls Center Renovation and Addition
 A&E: Wight & Co.

Trade Description	Estimate Value	Budget Total
<u>Selective Demolition</u>	105,000	105,000
<u>Excavation</u>		
Building Addition	16,777	115,577
Keno & Co. - Elevator excavation	98,800	
<u>Earth Retention</u>		164,000
Keller	164,000	
Thatcher	180,000	
<u>Concrete</u>		182,300
Eagle	182,300	
Elliot	199,300	
<u>Masonry</u>	55,260	55,260
<u>Structural Steel and Misc. Metals</u>		340,000
Western Architectural Iron	340,000	
<u>General Trades</u>	376,200	376,200
<u>Roofing</u>	124,340	124,340
Metal Wall Panels	85,500	85,500
<u>Aluminum Doors, Storefront, and Curtain Wall</u>		210,000
Prime Architectural	210,000	
Illinois Architectural Glass	226,800	
<u>Drywall and Acoustical</u>		239,000
Kole Construction	239,000	
<u>Flooring</u>	117,802	117,802
<u>Painting</u>		40,000
Ascher	40,000	
<u>Ice Rink Work</u>		410,000
Becker	410,000	
<u>Elevator</u>		140,000
Thyssen Krupp	140,000	
<u>Fire Protection</u>		158,500
US Alliance	158,500	
<u>Plumbing</u>		202,745
National Heat & Power	202,745	
<u>HVAC</u>		322,000
National Heat & Power	322,000	
<u>Electrical</u>		340,000
Lyons & Pinner Electric	340,000	
<u>Asphalt Paving</u>	30,000	30,000
<u>Landscaping</u>		50,000
Twin Oaks	50,000	
Site Utilities	96,500	96,500
<u>General Conditions</u>	275,657	275,657
<u>Jobsite Requirements</u>	84,400	84,400
<u>Subcontractor Bonds</u>	1.5%	63,972
<u>Construction Contingency</u>	5%	213,239
<u>Bid Contingency</u>	5%	213,239
Subtotal of Construction Costs		4,659,323
CGL Insurance	0.85%	39,604
Construction Management Fee	3.25%	152,715
Builder's Risk Insurance	-	By GPD
Permit Fees	-	By GPD
Construction Manager Bond	-	Excluded
Pre-Construction Services	-	20,000
Total Construction Cost		\$ 4,871,642

Estimate is based upon 50% CD documents from Wight & Co, dated 3/4/22.

Alternates (not included in budget values above):

1 Gathering plaza	\$	21,428
2 Player boxes	\$	74,480
	\$	95,908

PROJECT ESTIMATE - PRELIMINARY BID RESULTS

JOB: Glencoe Park District - Watts Center Renovation and Addition
A&E: Wight & Co.

Trade Description		5/20/22 Bid Results	11/4/22 Bid Results	Delta	
1	Selective Demolition	184,700	188,800	4,100	
2	Earth Retention & Excavation	265,000	271,000	6,000	
3	Concrete	223,800	296,000	72,200	
4	Masonry	131,250	148,100	16,850	
5	Structural Steel and Misc. Metals	281,500	295,500	14,000	
6	General Trades	589,500	567,450	(22,050)	
7	Roofing & Sheet Metal * Incl. Replacement of Exist. Shingles	332,200	311,904	(20,296)	
8	Aluminum Doors, Storefront, and Curtain Wall	415,000	386,300	(28,700)	
9	Drywall and Acoustical	280,000	378,800	98,800	
10	Ceramic Tile	21,293	22,174	881	
11	Flooring	277,315	214,849	(62,466)	
12	Painting	55,025	54,950	(75)	
13	Fire Protection	142,146	198,433	56,287	
14	Plumbing	192,900	208,350	15,450	
15	HVAC	295,841	317,200	21,359	
16	Electrical	488,895	479,479	(9,416)	
17	Asphalt Paving	47,350	55,466	8,116	
18	Landscaping	52,700	55,170	2,470	
19	Fencing	22,070	17,893	(4,177)	
20	Site Utilities	252,711	177,711	(75,000)	
21	General Conditions	275,657	324,056	48,399	
22	Jobsite Requirements	84,400	84,400	0	
23	Construction Contingency - 5% per Contract	245,563	252,699	7,137	
		-	-	0	
Subtotal of Construction Costs		5,156,816	5,306,684	149,869	
	CGL Insurance	0.85%	43,833	45,107	1,274
	Construction Management Fee	3.25%	169,021	173,933	4,912
	Builder's Risk Insurance	-	By GPD	By GPD	-
	Permit Fees	-	By GPD	By GPD	-
	Construction Manager Bond	-	Excluded	Excluded	-
	Pre-Construction Services	-	20,000	20,000	0
	FF&E	-	By GPD	By GPD	-
Total Construction Cost		\$ 5,389,670	\$ 5,545,724	156,055	

Dasher Board Replacement	445,908	445,908	0
* Includes Dasherboard Portion of Players Box Alternate			
Ice Rink Control System - Allowance	50,000	50,000	0
Total Construction Cost Including Dasherboard Replacement	\$ 5,885,578	\$ 6,041,632	156,055

Alternates (Not included in budget values above):

1 Gathering plaza	\$ 16,985	\$ 42,699	25,713
2 Player boxes, including \$75,000 allowance for precast portion of design	\$ 250,976	\$ 274,614	23,638
3 Fireplace	\$ 69,871	\$ 67,165	(2,705)
4 Smaller elevator	\$ -	\$ (10,000)	(10,000)
	\$ 337,832	\$ 374,479	36,646
Grand Total Including Alternates	\$ 6,223,410	\$ 6,416,111	192,701

Note:

Figures are preliminary. Trade bids are subject to scope reviews.

GPD has agreed to pre-payment of certain materials (TBD) for advanced purchases to avoid escalation costs.

CONDITION ASSESSMENT

5 Year Condition Assessment - Engineering Survey

- 5 New Amenity
- 4 Remaining useful life expected to be greater than 6 years
- 3 Amenity is in generally good serviceable condition. May need repairs or renovations to improve functionality/operational efficiency.
- 2 Amenity is near the end of its useful life, managing the element is inefficient and costly. The functionality may be impacted by changing site conditions. Amenity is duplicated within the District's infrastructure
- 1 Amenity is at the end of its useful life

Priority	Amenity		Typical Useful Life	Conditon Assesment
	WATTS CENTER EQUIPMENT/ROOFS	Date	Years	Remaining Useful Life %
● 1	DOMESTIC HOT WATER HEATER ZAM/BACK BATH	2001	10	5%<
● 1	FIRE PROTECTION PANEL	2001	15	5%<
● 1	BASEMENT AC/HEATER	2001	15	5%<
● 1	WATER MAIN (LEAD)	1965	-	5%<
● 1	SHINGLE ROOF	2001	20	5%<
● 1	DASHER BOARDS	2001	20	5%<
● 2	EVAPORATIVE CONDENSOR	2001	20	10%
● 2	COMPRESSOR CONTROL COMPUTERS	2001	20	10%
● 2	COMPRESSOR ROOM LIFE SAFETY SYSTEMS UPDATE	2001	20	10%
● 3	OVERHEAD RINK LIGHTS	2001	25	28%
● 3	COMPRESSORS	2001	30	40%
● 3	COOLING FLOOR	2001	30	40%
● 4	DOMESTIC HOT WATER HEATER SINGLE BATH-CONC	2013	10	40%
● 4	EXTERIOR FACILITY LIGHTS	2016	20	85%
● 4	RTU 1	2018	15	93%
● 4	RTU 2	2018	15	93%
● 4	RTU 3	2018	15	93%
● 4	RTU 4	2018	15	93%
● 4	EXTERIOR PAINTING	2019	12	100%
● 4	MEMBRANE ROOF	2019	20	100%



5 Year Condition Assessment - Staff Recommendation

Budget Year 2023-24 (Updated 11/22/2022)

- 5 New Amenity
- 4 Remaining useful life expected to be greater than 6 years
- 3 Amenity is in generally good serviceable condition. May need repairs or renovations to improve functionality/operational efficiency. Amenity may be duplicated within the District's infrastructure
- 2 Amenity is near the end of its useful life, managing the element is inefficient and costly. The functionality may be impacted by changing site conditions. Amenity is duplicated within the District's infrastructure
- 1 Amenity is at the end of its useful life

Priority	Amenity	Typical Useful Life	Condition Assessment	Estimated Capital Expenses	Within 5 years
	Playgrounds	Install Date	Years	Remaining Useful Life %	
● 4	Duke	2020	22	91%	-
● 4	Vernon	2018	22	82%	-
● 4	Old Elm	2018	22	82%	-
● 4	Woodlawn	2018	20	80%	-
● 4	Astor	2017	22	77%	-
● 4	West	2017	18	72%	-
● 4	Phil Thomas/Shelton	2016	20	70%	-
● 3	Friends*	2013	18	50%	-
● 3	Glencoe Beach*	2012	15	33%	\$300,000
● 1	Lakefront*	2001	10	20%	\$500,000
● 2	Milton*	2008	10	5%<	\$225,000
Playground Total					\$1,025,000
Athletic Field & Site Amenities					
● 4	Berlin Mustang	2015	25	72%	-
● 4	Watts Soccer	2007	25	40%	-
● 3	Watts Bronco*	2006	25	36%	-
● 2	West Pony*	1995	25	15%	\$600,000
● 2	West K-Ball*	1995	25	15%	\$400,000
● 1	Takiff Softball/Soccer	1980	25	5%<	\$540,000
● 1	Takiff Field Lights	1980	25	5%<	\$500,000
Athletic Field Total					\$2,040,000
Courts - Full Replacement					
● 4	Watts Basketball	2017	30	83%	-
● 3	Central Tennis	2011	30	63%	-
● 3	Kalk Basketball	2011	30	63%	-
● 3	Shelton Tennis	2001	30	30%	-
● 3	Watts Tennis	1999	30	23%	-
● 2	West Tennis	1994	30	7%	\$282,626
● 1	Lakefront Tennis	2001	15	5%<	\$465,000
	New Lighted Tennis Court*	New	25	N/A	-
Courts Total					\$747,626
Watts					
● 2	Compressors	2000	25	20%	\$800,000
● 2	Cooling Floor (2)	2000	25	20%	\$1,200,000
Watts Total					\$2,000,000
Takiff					
● 4	Takiff Shingle Roof	2016	30	80%	-
● 4	Takiff Interior Renovation	2007	25	40%	-
● 3	Takiff TPO Flat Roof	2008	20	30%	-
Takiff Total					\$0
Maintenance Center*					
● 1	Maintenance Center*	1930-1985	25	5%<	\$8,000,000
Maintenance Center Total					\$8,000,000
Lakefront/Beach					
● 5	Pier Surface/Railing	2022	20	100%	-
● 5	North Beach/Boating Stairs	2021	30	97%	-
● 5	South Overlook	2019	40	93%	-
● 5	North Overlook	2019	40	93%	-
● 5	Halfway House	2019	40	93%	-
● 4	Pier Structure	-	40	55%	-
● 3	Glencoe Beach Spray Ground	2012	15	33%	\$250,000
● 3	Safran Beach House Remodel	1996	30	13%	\$600,000
● 3	Sun Shelters & Boardwalk	1996	30	13%	\$300,000
● 1	Surface Water Management	2002	N/A	10%	\$100,000
● 1	Center Bluff Stabilization	1980	40	5%>	\$152,000
● 1	Crib Wall	1960	40	5%>	\$300,000
● 1	Beach Stairs*	1920	50	5%>	\$1,000,000
	Lakefront Park Entryway/Paths	New	50	N/A	-
Lakefront/Beach Total					\$2,702,000
Misc. Park					
● 5	Kalk Park Drainage System	2021	35	97%	-
● 5	Old GB RD. Park Walking Path	2020	30	93%	-
● 5	Veterans Park	2020	25	92%	-
● 5	Duke Water Feature	2020	20	90%	-
● 4	Liza's Gazebo	2016	30	80%	-
● 2	14n Retaining Wall*	-	30	20%	\$250,000
● 1	Shelton Pathway/Drainage*	2005	50	5%<	-
Misc. Park Total					\$250,000
New Stand Alone Park Amenities					
	Skate Park	New	20	N/A	-
	Flooded Parks*	New	35	N/A	TBD
Deferred Maintenance Backlog					\$16,764,626

*Recommended that a design plan be developed for more accurate project pricing.

Fund 67/69 - Projected Fund Balance

Final Referendum Bond Payment **Rolling 10 year Average**

	Actual 3/1/21-2/28/22 FY 22	Projected 3/1/22-2/28/23 FY 23	Projected 3/1/23-2/29/24 FY 24	Projected 3/1/24-2/28/25 FY 25	Projected 3/1/25-2/28/26 FY 26	Projected 3/1/26-2/28/27 FY 27	Projected 3/1/27-2/29/28 FY 28
Capital Transfer	300,000	1,450,000	1,250,000	960,000	956,000	1,011,600	942,750
Special Rec Transfer	200,000	-	500,000	250,000	257,500	265,000	273,000
Grants	200,000	-	-	1,250,000	1,250,000	600,000	-
Interest Income	4,916	105,000	57,500	10,000	10,000	10,000	10,000
Donations	135,940	112,000	-	-	-	-	-
Miscellaneous	-	117,585	-	-	-	-	-
Total Revenue	840,856	1,784,585	1,807,500	2,470,000	2,473,500	1,886,600	1,225,750
Architect/Design/Misc	53,064	70,000	100,000	-	-	-	-
Connect Glencoe	154,872	60,000	-	-	-	-	-
Duke Park	150,043	-	-	-	-	-	-
Pier	70,692	394,671	-	-	-	-	-
Kalk Park	248,011	-	-	-	-	-	-
Boating Access	250,855	-	-	-	-	-	-
Crib Wall	38,774	28,000	552,000	-	-	-	-
South Overlook	177,369	-	-	-	-	-	-
Watts	158,036	800,000	5,616,132	-	-	-	-
Gas Kiln	-	15,000	90,000	-	-	-	-
Lakefront Park	-	-	965,000	-	-	-	-
West Park	-	-	-	1,282,626	-	-	-
Maintenance Center	-	-	-	-	-	-	8,000,000
Rink Cooling Floor/Compressors	-	-	-	-	-	-	2,000,000
Safran Beach House Remodel	-	-	-	-	-	600,000	-
Beach Shelters/Boardwalk/Stairs	-	-	-	-	-	1,300,000	-
Beach Playground/Splash Pad	-	-	-	-	-	550,000	-
Milton Playground	-	-	-	-	225,000	-	-
Takiff Field Lights	-	-	-	-	-	-	500,000
Takiff Softball/Soccer Field	-	-	-	-	-	-	540,000
Park 14N Retaining Walls	-	-	-	-	250,000	-	-
Total Expenditures	1,301,716	1,367,671	7,323,132	1,282,626	475,000	2,450,000	11,040,000
Net Change in Fund Balance	(460,860)	416,914	(5,515,632)	1,187,374	1,998,500	(563,400)	(9,814,250)
Beginning Fund Balance	6,840,080	6,379,220	6,796,134	1,280,502	2,467,876	4,466,376	3,902,976
Ending Fund Balance	6,379,220	6,796,134	1,280,502	2,467,876	4,466,376	3,902,976	(5,911,274)
Takiff Roof Sinking Fund	150,000	200,000	300,000	400,000	500,000	600,000	700,000
Unassigned	6,229,220	6,596,134	980,502	2,067,876	3,966,376	3,302,976	(6,611,274)
	6,379,220	6,796,134	1,280,502	2,467,876	4,466,376	3,902,976	(5,911,274)

V. Update on the Final Tax Extension

Glencoe Park District
December 2022 Committee of the Whole Meeting

MEMORANDUM

TO: Board of Park Commissioners
CC: Lisa Sheppard, Executive Director
FROM: John Cutrera, Director of Finance/HR
SUBJECT: Summary – Final 2021 Tax Extension
DATE: December 5, 2022

Please see below for a summary of the preliminary 2021 tax year information (FY2022/23 budget year), as well as a comparison to previous tax year 2020. Final 2021 tax year information is typically finalized and published by the county in late June/early July, although there was a delay this year due to computer compatibility issues with the Cook County Assessor's office.

The District has experienced a **decrease** in equalized assessed valuation (EAV).

The *total* EAV decreased \$71,277,001 or approximately 7.50%. The District's *new* property EAV totaled \$3,803,061 which equates to an approximate increase in new growth of 0.40%, and therefore, the District's *old* property EAV decreased \$75,080,062 or 7.90%.

The total tax rate increased from .648 to .723. The total rate consists of a "capped" operating rate of .513 and a "non-capped" rate (for Bond & Interest, Special Recreation and Levy recapture) of .210.

If the collection rate is 100% of extended taxes, the District could receive approximately \$174,710 more in tax revenues than what was included in the current FY2022/23 budget. This is due to the fact that the budget amount is based on an anticipated collection rate of only 98% (based on past history).

	<u>New Current Year</u> <u>Tax Year 2021</u>	<u>Prior Year</u> <u>Tax Year 2020</u>	<u>Difference</u>
Total EAV	\$ 879,008,836	\$ 950,285,837	\$ (71,277,001)
Extended Tax Dollars:			
Operating Funds	\$ 4,859,158	\$ 4,778,375	\$ 80,783
Bond & Interest Fund	\$ 1,090,110	\$ 1,086,173	\$ 3,937
Limited Bonds	\$ 293,685	\$ 290,918	\$ 2,767
Total	\$ 6,242,953	\$ 6,155,466	\$ 87,487

	<u>New Current Year</u> <u>Tax Year 2021</u>	<u>Prior Year</u> <u>Tax Year 2020</u>	<u>Difference</u>
Total Budgeted Taxes	\$ 6,174,267	\$ 6,004,500	\$ 169,767
Total Taxes Actually Rec'd	not yet known	\$ 6,045,902	
Tax Rate:			
Operating Funds	0.554	0.503	0.051
Bond & Interest Rate	0.124	0.114	0.010
Limited Bonds	0.033	0.031	0.003
Levy Adj. PA 102-0519	0.012	0.000	0.012
Total	0.723	0.648	0.076

VI. Personnel – Discussion on the % Merit Increases

Glencoe Park District
December 2022 Committee of the Whole Meeting

MEMORANDUM

TO: Board of Park Commissioners
CC: Department Heads
FROM: Lisa Sheppard, Executive Director and John Cutrera, Director of Finance/HR
SUBJECT: Proposed Annual Salary Merit Pool and Compensation Adjustments
DATE: December 1, 2022

It has been the past practice for the Board to consider, discuss, and approve annual salary pool increases separate from the operations budget of each fund or department. We continue to believe that the overall impact and value of full-time personnel and associated salaries warrant special Board consideration.

For many years, the Board has made the determination to maintain benefits competitive with those of neighboring park districts and other units of local government which have comparable positions. Doing so has permitted the Glencoe Park District to attract and retain the high-quality personnel that is essential to the continuance of services that residents expect.

BACKGROUND

Last year, the Board approved a 5.00% pool of money to be spread to all full-time staff, based upon merit. (The Executive Director salary was not included in this discussion, as the Board has always considered the Director's review and salary adjustment separate from this process.) The following represents salary pool increases for the past ten years:

2022	5.00%
2021	2.30%
2020	3.00%
2019	3.00%
2018	3.00%
2017	3.00%
2016	3.00%
2015	3.00%
2014	3.00%
2013	3.00%

RELEVANT FACTORS

1. A survey of neighboring park districts indicated that FY2023/24 salary increases would range (some already approved, others in progress) from a low of 3% to a high of 7.9%, with a median of approximately 5.5% as follows:

MEMORANDUM

	Proposed 2023	2022	2021	2020	2019
Glenview	TBD for FY 24 (5/1/23-4/30/24), two rounds of market adjustments in FY 23 totaling an average of 9.0%	5.0%	2.5%	3.0%	3.0%
Highland Park	5.0%	3.0%	3.0%	3.0%	3.0%
Lake Bluff	5.0% (3.0% merit/2.0% market adjustment)	5.0%	3.0%	3.0%	3.0%
Lake Forest	TBD	N/A	N/A	3.0%	2.0-4.0%
Northbrook	4.5% (merit)	3.5%	2.5%	3.0%	3.0%
Northfield	5%	N/A	2.5%	3.0%	3.0%
Wilmette	7.0%	5.0%	0.0%	2.5%	2.5%
Winnetka	4.0% (merit/COLA)	4.0%	0.0%	4.0%	4.0%
NSSRA	4.0% COLA plus market adjustments for overall 7.9%	3.0%	0.0%	3.0%	3.0%

Additionally, we surveyed the other local units of government in Glencoe to determine their proposed increases:

Village of Glencoe	3.0% COLA (step/merit case-by-case basis)	3.0%	0.0%	2.5%	2.5%
District 35 Schools	5.0%	3.5-4.0%	3.0%	3.0%	3.0%
Glencoe Library	6.0% COLA	3.0%	2.4%	3.5%	3.0%

- For the 2022 tax year, the Consumer Price Index (CPI) used by the county for levy calculations exceeded 5%, so 5% was used per the Property Tax Extension Limitation Law (PTELL). This is the amount of “old” growth EAV that will support operations in FY2023/24. According to the U.S. Department of Labor, the CPI has increased 7.7% for the twelve months ended October 31, 2022.
- The combined total of the current payroll for full-time salaries (exclusive of the Executive Director) is approximately \$2.6 million annually. A 5% increase in the pool would result in \$130,000 in added full-time wages – approximately \$26,000 results from each 1% increase approved for FY2023/24.
- Given that the 5.0% PTELL cap is used in formulating the FY2023/24 budget and inflation is 7.7% at October 31, 2022, we are suggesting a merit pool which is both in line with that of neighboring communities and a meaningful increase to all staff to help account for high inflation.

MEMORANDUM

RECOMMENDATION FOR MERIT POOL PERCENTAGES

With the Executive Director position excluded, staff encourages the Board to approve a merit pool of 5.0% for **full-time employees**. We believe the following rationale supports the 5.0% recommendation.

1. Over the long term, a real key to administering a meaningful merit system is that it is in line with or exceeds the cost of living, which this year is 7.7% at October 31, 2022. The percentage is spread to employees based upon performance. We do not give automatic cost of living increases. The Board approved new salary ranges in June 2021 based on a review of grades and salary ranges conducted by Korn Ferry (formerly Hay Group), who supports a merit system of performance evaluation, within budget constraints and affordability.
2. The recommended increase must be affordable within the framework of the proposed budget for FY2023/2024 and the 2022 tax levy, which was approved in November 2022.
3. Staff have stepped up and performed admirably during the year, and accomplishments are many. Our staff have set challenging goals for the past year, meeting and exceeding many of them. In addition, all industries are continuing to struggle with a severe labor shortage and high-quality staff continue to be at a premium.

BONUS POOL

The 2022/23 budget included a bonus pool of \$38,000 across all departments and pay grades. Given several positions were unfilled for a portion of the fiscal year, staff recommends an increase to this bonus pool for 2022/23 to \$50,000. These funds are available based on various positions being unfilled and will provide an opportunity to recognize individuals who have put forth extra effort as a result of the labor shortage. Bonuses will be paid out throughout various departments and across pay grades.

CONCLUSION

Staff would like to thank the Board for the opportunity to share our views relative to proposed salary increases. Our full-time staff remains the Park District's biggest asset. This past year, our staff has worked especially hard with maintaining our services amidst a severe labor shortage, continuing to challenge ourselves, and striving to make this a better Park District. We've been blessed with a terrific staff, and thank the Board for enabling us to attract and retain top talent.