

Pleasantdale Elementary School
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Pleasantdale Middle School
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Pleasantdale School District 107 | 7450 S. Wolf Road | Burr Ridge, IL 60527 | 708.784.2013 | Fax: 708.246.0161 | www.d107.org

Background: In 2007, the district constructed a new gym facility at the Pleasantdale Middle School. At that time, the new gym was outfitted with a synthetic floor. The general contractor for the project was Gilbane Building Company, and the installer was Kiefer Flooring. In 2016, it was discovered that the gym floor in the north gym had begun to debond from the cement slab. After reviewing the contract, it was the district’s understanding that the floor was under warranty. The administration entered into conversations with both Gilbane and Kiefer to repair the debonded sections of the floor. Unfortunately, our efforts to ensure that the contractor and installer honored their commitment were not reciprocated. To encourage the contractor and installer to honor their commitment, the district convened a study to determine the cause of the debonding. Through this process, it was discovered that the installer did not properly complete the moisture mitigation process on the floor. At this point, the district sought restitution from the contractor and installer. The district was able to come to an agreement with the contractor, Gilbane, for restitution in the sum of \$20,000. However, the district entered into a protracted dispute with the installer, Kiefer, who did not take responsibility for the debonding issue. In 2018, after several years of work and negotiation, the district settled with Kiefer for \$15,000.

Flooring Options: With the debonding issue settled, the district entered into conversations with the district architecture firm, STR Partners, about replacing the gym floor. The goal of replacing the floor is to provide our students with the highest quality, safest, and longest-lasting surface possible. To that end, the district administration began to investigate two possible ways to replace the floor: synthetic and wood. The district architect projected a substantial cost difference between the cost of a synthetic floor versus a wood floor. However, to ensure we had the full and true costs of the two options, the district engaged in a bidding process for both synthetic and wood floors. As the bids came in, it was clear that the cost difference between the two materials was much less than anticipated. The additional cost of a wood floor is \$31,000. The following costs include material, labor, and moisture mitigation.

Synthetic Athletic Flooring Replacement	Wood Athletic Floor Replacement
\$229,800	\$260,800

Recommendation: The administration worked with our PE teachers and coaches as we discussed potential replacement options and recommends replacing the current floor with a wood athletic floor. The current floor is an 8 mm thick synthetic rubber flooring that lays over concrete. A hardwood floor will be a better surface for all students in our physical education classes. In addition, the interscholastic basketball and volleyball teams will benefit from the wood surface. Hardwood, specifically maple, provides the ideal surface in terms of cushioning and friction coefficients for working out and athletic competition. In making this recommendation, the administration considered the multiple uses for our gyms. While they are used daily for PE classes and athletic practices and competitions, they are also used for music and drama performances, as well as assemblies and our graduation ceremony. The

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district reached out to several districts who use their gyms in similar ways and have wood floors, including all LT associate schools. These schools all stated that they have not experienced damage to the floor when using the space for purposes other than athletic practices/competitions. In all of these cases, standard folding chairs are used on the floor and do not cause damage to the floor. Finally, the administration has spoken with numerous music instructors who have experienced the improved acoustics for their band concerts, orchestra concerts, chorus concerts and other events that are hosted in a gymnasium with a wood floor.

A wood floor does come with additional maintenance and upkeep over a synthetic floor. It is recommended to re-coat wood every year and to restore every 12 to 15 years. Re-coat requires a light screening and new coat of finish, which can cost as little as \$1000 for a small gym and as much as \$6000 for a large high school sized gym. The administration anticipates that for a gym the size of ours, we can expect to pay between \$2,000 and \$5,000. To restore the floor would require the floor be sanded down, repaint lines and logos, and then refinish. The cost to restore is between \$15,000 (small gym) and \$30,000 (large high school gym). The administration anticipates that our gym would cost about \$20,000. While we would incur additional maintenance costs with a wood floor, it is important to remember that a wood floor can last up to 80 years before being replaced, compared with the 20-year life span of a synthetic floor.

Given the reasons stated above, it is the administration's recommendation that the district enter into a contract to install a wood floor in the north gym at Pleasantdale Middle School.