

227 N. Fourth Street
Geneva, Illinois 60134
630/463-3000
630/463-3020
Fax: 630/463-3029



Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Kent Mutchler

FROM: Scott Ney

RE: 2023-24 FES & GMSS Gymnasium Floor Refinishing –
Consolidated Flooring of Chicago Pricing Proposal #625833-
Sourcewell (formerly National Joint Powers Alliance- NJPA)

DATE: February 7, 2023

Requesting approval from Geneva CUSD #304 Board of Education to proceed with the purchase of flooring materials and labor from Consolidated Flooring of Chicago through the Sourcewell Cooperative Purchasing Program.

The flooring project will include minor repairs and gymnasium wood floor refinishing at Fabyan Elementary School and Geneva Middle School South.

The attached quote from Consolidated Flooring of Chicago prepared with Sourcewell Cooperative Pricing using Sports Court Athletic Surfaces Vendor #031022-GER-3 for the material and labor resulted in a Project amount of \$66,630.00, including the contingency allowance of \$5,840.00.



Cashman Stahler Group

January 31, 2023

Mr. Scott Ney
Director of Facility Operations
Geneva Community Unit School District 304
227 N. Fourth Street
Geneva, IL 60134

**2023 Gymnasium Floor Refinishing
Geneva Community Unit School District 304
Project Number: CSG784**

RE: Recommendation Sourcewell Cooperative Pricing Proposal #625833

Scott,

I am writing in regards to the gymnasium floor refinishing Sourcwell Cooperative Pricing Proposal from Consolidated Flooring of Chicago that you received for this project.

Project Scope of Work

In general, the project scope of work includes minor repairs and gymnasium wood floor refinishing at Fabyan Elementary School and Geneva Middle School South.

Project Budget

The District total project budget for the work was Seventy-Three Thousand Dollars (\$73,000) as broken down below:

1.	Estimate of construction costs:	\$58,400
2.	Estimated A/E fees:	\$8,760
3.	<u>Owner's contingency allowance:</u>	<u>\$5,840</u>
	Total Project:	\$73,000

Sourcewell Cooperative Pricing Proposal

On December 7th, Consolidated Flooring of Chicago contacted us and stated that they were able to perform gymnasium floor refinishing work through the Sourcewell Cooperative Purchasing Program. With your approval, we sent the full set of bid documents and addendum number one to Consolidated obtain a labor and material proposal through the purchasing program.

On January 11th, we received Proposal #625833 from Consolidated Flooring of Chicago that they prepared with Sourcewell Cooperative Pricing using Sports Court Athletic Surfaces Vendor #031022-GER-3. We reviewed the proposed scope of work for both schools by checking the proposal floor areas, scope of floor repairs, included floor sleeve replacement, and the contingency allowance amount. We sent them a marked up proposal and requested a few revisions to ensure it met the requirements of the bid documents.

On January 16th, we received an updated Proposal #625833 from Consolidated Flooring of Chicago and found the revised proposal to be in accordance with the bid documents and the addenda.

Consolidated Flooring's total bid amount was Sixty-Six Thousand Six Hundred Thirty Dollars and Zero Cents (\$66,630.00) and is broken down as follows:

•	Fabyan Elementary School:	\$27,984.00
•	<u>Geneva Middle School South:</u>	<u>\$38,646.00</u>
	Total:	\$66,630.00



Cashman Stahler Group

The proposal also includes the Owner's Contingency Allowance of \$5,840.

Experience with Consolidated Flooring

The Cashman Stahler Group has worked with Consolidated Flooring of Chicago (previously Vortex Commercial Flooring) on over 30 flooring projects of every size and type over the last 25 years. We consider them one of the best, if not the best, flooring contractor in the public school and commercial markets. We were happy that their proposal was within \$2,390 of the district's budget of \$64,240 and are confident they'll perform well on the project.

Recommendation

Based on the Sourcewell Cooperative Pricing Proposal #625833 from Consolidated Flooring of Chicago, the Cashman Stahler Group recommends that the Geneva Community Unit School District 304 Board of Education award an Owner-Contractor Agreement to **Consolidated Flooring of Chicago** for the Work indicated in the Bid Documents for a Contract Sum of **Sixty-Six Thousand Six Hundred Thirty Dollars and Zero Cents (\$66,630.00)**.

If you have any questions or comments, please don't hesitate to contact me.

Sincerely,

CASHMAN STAHLER GROUP, INC.

A handwritten signature in green ink that reads 'Stephen J. Cashman'.

Stephen J. Cashman, AIA, LEED AP BD+C
Principal Architect

cc: Project File

Attachments: Consolidated Flooring's Proposal #625833



PROPOSAL #
625833

DATE
January 16, 2023

TO
SD 304 - GENEVA PUBLIC SCHOOL DISTRICT
227 North Fourth Street
Geneva, IL 60134

PROJECT
SD304 Geneva 2023 Gym Floor Refinishing
Fabian Parkway & S Mill Creek Dr
Geneva, IL 60134
Cashman Stahler
Group

CONTACT
Education_0A

Dear Mr. Ney,

Thank you for the opportunity to submit the following proposal for the above referenced project. This proposal was prepared with SourceWell Cooperative Contract Pricing.

Sport Court Athletic Surfaces Vendor #031022-GER-3

This proposal includes the required Contingency Allowance of \$5,840.00.

*Prepared by referencing bid documents dated 11/18/22 and Add. #1 dated 11.30.22.

SCOPE OF WORK

CODE	PRODUCT	QUANTITY
Geneva Middle School: Wood Gym Floor Refinish; Logo & Games Lines		
CSCI-041	Sand/Finish: Geneva Middle School	7721 SF
CSCI-042	Painted Logo - 1 color included: Geneva Middle School	1 EA
CSCI-044	Painted Lines: Geneva Middle School	1502 LF
CSCI-327	Volleyball Floor Plate: Geneva Middle School (2 Replacement Covers & 4 New Porter 3-1/2" diam. floor sleeves & covers)	6 EA
Geneva Middle School - Subtotal		\$38,646.00
Fabyan School: Wood Gym Floor Repair, Refinish; Logo & Game Lines		
CSCI-194	Wood Floor Repair: Fabyan School	64 SF
CSCI-041	Sand/Finish: Fabyan School	6510 SF
CSCI-042	Painted Logo - 1 color included: Fabyan School	1 EA
CSCI-044	Painted Lines: Fabyan School	1342 LF
CSCI-327	Volleyball Floor Plate: Fabyan School - 6 Existing to Remain	
Fabyan School - Subtotal		\$27,984.00



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Allowance	Misc Allowance	1 EA
Dumpster	Dumpster	2 EA

TOTAL **\$66,630.00**



PROPOSAL #
625833

PROJECT

SD304 Geneva 2023 Gym Floor Refinishing
Fabian Parkway & S Mill Creek Dr
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Cashman Stahler
Group -

DATE

January 16, 2023

TERMS AND CONDITIONS

SCOPE OF WORK

Only material and labor detailed in the attached proposal are included in the scope of work to be performed. Unless specified otherwise in the proposal, all work will be performed on regular time, Monday through Friday, seven (8) hours beginning between 6:00 AM and 8:00 AM.

EXCLUSIONS

Unless specifically detailed in the proposal, the following items are excluded from our scope of work:

- This proposal DOES NOT include any job related delays or conditions (material, and or jobsite production) related to client or contractor implemented COVID 19 mitigation protocols.
- Testing of slab for flatness, smoothness, and hardness.
- Moisture and air quality testing before or after leveling occurs.
- Floor surveys.
- Shot blasting, scarifying, brush hammering, shaving, grinding, sanding, or any other form of mechanical floor preparation.
- Surface preparation, including leveling, skim coating, and spackling (where material is installed on walls).
- Ramping to hard surface flooring (marble, stone, ceramic, wood, etc.). If we are installing carpet to meet a hard surface, the transition edge between these finishes must be installed by the hard surface installer. Schluter or Schluter type edges must be installed under the hard surface to be properly set and perform properly long term. This edging is not to be installed by the carpet installer. If this requirement is not followed, your tile, marble, or stone will crack.
- Consolidated Flooring of Chicago is not responsible for latent defects in the substrate due to excessive moisture or alkalinity, nor chemical incompatibility of old adhesives, new adhesives, and carpet backing systems.
- Substrate preparation, when included in the proposal, does not include water and moisture mitigation. Pricing for this, if necessary, can only be determined after calcium chloride tests have been performed.
- Temporary and final protection of materials we install and all surfaces adjacent to our work, including walls, floors, and ceilings.
- Overtime for any work outside normal working hours (see Hours of Work above).
- Cleaning, sealing, buffing, or waxing of resilient or specialty products.
- Cleaning and vacuuming.
- Furnishing or installing entrance mats, mounted carpet mats, frames, or related items.
- Factory pre-formed base corners. Our proposal includes only job site fabricated vinyl or rubber base corners.
- Thresholds, saddles, and expansion joint covers. Any transition products made from metal or stone.
- Supplying or application of concrete sealer.
- Any items not listed on either the finish schedule or finish plan.
- Attic stock.
- Pattern matching & borders.
- Removal and disposal of all existing floor coverings.
- Removal and disposal of any waste and debris generated during the installation.
- Plywood subfloor.
- Mock ups.
- Asbestos control or abatement.
- Any applicable taxes.
- Ramping to other flooring (marble, stone, ceramic, wood, etc.). If we are installing concrete to meet finish, the



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transition edge between these finishes must be installed by the flooring installer. Schluter or Schluter type edges must be installed under the flooring be properly set and perform properly long term. This edging is not to be installed by the concrete.

Out of sequence work or multiple mobilizations.

Tenting or other protection needed in area due to exposure of silica dust.

SITE CONDITIONS

The customer must provide a secure space at the job site to lock-up materials, tools, and workman's clothing during the installation.

The customer accepts responsibility for security of all materials and tools stored on the job site.

The customer must provide free access to building and standard requirements for installation including, but not limited to, elevators, hoists, electricity, heat, light, water, etc. All related costs will be paid by the customer.

The installation area must be free and clear of other tradesmen and their material and ready to receive for us to begin our work

Lost time will be charged to the client if our men show up and the job is not ready, if areas are not ready consecutively and we incur down time, or if notification of a job cancellation has not been received at least twenty-four (24) hours prior to scheduled installation. Lost time will be charged on a per man basis at the current hourly rate.

The subfloor must be in a broom swept condition when we arrive for the scheduled start of the installation. The floor surface is to be free of adhesives and coatings including paint, oils, waxes, sealers and any substance that would prevent adhesive bond.

Fire rated plywood is not an acceptable substrate for flooring products. Unless specified in the proposal, additional charges will be incurred to encapsulate fire rated plywood.

The subfloor must be free of excessive moisture, alkalinity, and high concentration of fly ash or other additives that impede the adhesion of flooring materials. Consolidated Flooring of Chicago will not be responsible for latent defects in the subfloor due to these or associated conditions.

Surface and ambient temperature must be maintained at a minimum of 65 degrees Fahrenheit for 24 hours prior to, during, and after the installation.

The quoted price is based upon placing of scraps and waste material in a central location to be removed by laborers supplied by others.

We are not responsible for condition of sheetrock or wall surface where base is to be installed. All preparation of wall surface must be complete prior to scheduling of installation. Consolidated Flooring of Chicago is not responsible for any claims with respect to condition of wall surface under installed base.

Should conceled or unknown substrate conditions be encountered during the performace of this project, such as during the removal of existing flooring, and Consolidated Flooring of Chicago finds such conditions extensive or of an unusual nature, you will be advised of our concerns and rectification costs prior to our continuing.

We must allow all materials and adhesives to condition in the room temperature they will be installed in, for a minimum of 48 hours before starting the installation. This is an industry requirement! Not doing so voids all warranty! The HVAC system must be on and average temperature maintained prior to and after installation of any resilient product finish. Please consider this in your project planning. We will not install otherwise, as this will compromise the installation and the product will fail. Every resilient finish has its own minimum and maximum temperature requirement. Please reference your submittal package for your application.

Client must provide an 80 psi, 3/4" cold water source within 100 feet of machine location.

Client must provide a 220 volt, 3 phase, 100 amp electrical connection within 100 feet of machine location.

Client must provide a staging area for materials.

The subfloor must be in a broom swept condition when we arrive for the scheduled start of the installation.



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Protection of finished surfaces done by others.

CHANGE ORDERS

All work outside the scope of the contract will be billed immediately as work is completed at our current hourly rate. The job site super will be required to sign tickets for all out of contract work. These tickets will then to be considered as change orders to the contract. Customer shall issue a contract which includes this exclusion page as an exhibit or addenda that will supersede any other clause, which will dictate the scope of our work and responsibility.

INSURANCE

If a Certificate of Insurance is required it is the responsibility of the customer to provide to Consolidated Flooring of Chicago a minimum of 48 hours prior to the scheduled start of the installation all of the information required on the certificate. The customer is responsible for maintaining insurance for material stored in our warehouse.

MATERIAL STORAGE

Consolidated Flooring of Chicago will store materials for active installation projects at no charge. You will be notified at the completion of the project of what balance material remains. Storage will be charged for all material held more than ninety (90) days after completion of the project. Any material stored for more than twenty-four (24) months will become the property of Consolidated Flooring of Chicago. No further notice will be given.

GENERAL

Consolidated Flooring of Chicago will not accept charge backs of damage or cleaning without the option to inspect claim(s) to repair or without the option to make arrangements for acceptable repairs at their expense. Consolidated Flooring of Chicago is not responsible for any claims that might result from product delivery date changes beyond their control. The proposal is given in good faith based upon specification and drawings supplied to Consolidated Flooring of Chicago. Consolidated Flooring of Chicago reserves the right to revise or withdraw this proposal should the specification or design differ from those provided to us. Before any action is taken on this proposed work we require **one** of the following:

- This proposal signed and returned to us.
- A properly executed purchase order referencing this proposal by proposal number and date.
- A contract referencing this proposal by proposal number and date.

Proposed work is to be performed only on condition of and in accordance with the terms stipulated herein, including any attachments hereto which are an integral part of the proposal. Pricing with open shop labor. We are not affiliated with any labor organization.

EXPIRATION

This proposal is valid for thirty (30) days from the proposal date. After this date our pricing is subject to change based on:

- Changes in the cost of materials.
- Changes in the cost of labor.
- Changes in the general state of the economy.

PAYMENT TERMS

A 50% deposit is required upon acceptance of this proposal. No materials will be ordered until the deposit is received. Invoices for completed work must be paid within 30 days of the invoice date. Interest of 2% per month will be added



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for late payments.

Accepted By: _____

Company: _____

Title: _____

P.O. #: _____ **Date:** _____

Payment Terms: 50% deposit required upon execution of order.
Balance to be progress billed, due net 15 days unless otherwise stipulated.

Created by: Diana Meneghini. Modified last by: Diana Meneghini