

AGENDA
SPECIAL FINANCE COMMITTEE
Village of Hoffman Estates
September 4, 2018

7:00 p.m. – Board Room

Members:	Gary Pilafas, Chairperson	Karen Mills, Trustee
	Anna Newell, Vice Chairperson	Gary Stanton, Trustee
	Michael Gaeta, Trustee	Karen Arnet, Trustee
		William McLeod, Mayor

I. Roll Call

NEW BUSINESS

1. Request authorization to award contract for the 2018 Sears Centre Arena parking lot sealcoat and striping project to Chadwick Contracting Company of Lake in the Hills, IL (low bid) in an amount not to exceed \$234,944.
2. Request authorization to award a sole source contract to RaiseRite Concrete Lifting, Inc. of Manitowoc, Wisconsin, for mudjacking the Sears Centre Arena floor slabs with HMI TracFoam in an amount not to exceed \$87,000.

II. Adjournment

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office.

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request authorization to award contract for the 2018 Sears Centre parking lot sealcoat and striping project to Chadwick Contracting Company of Lake in the Hills, IL (low bid) in an amount not to exceed \$234,944

MEETING DATE: September 4, 2018

COMMITTEE: Special Finance

FROM: *M.K.* Mark Koplin

REQUEST: Request authorization to award contract for the 2018 Sears Centre parking lot sealcoat and striping project to Chadwick Contracting Company of Lake in the Hills, IL (low bid) in an amount not to exceed \$234,944.

BACKGROUND: The Sears Centre Arena opened in October 2006, and the Village became owner in December 2009. In 2011, crack sealing, sealcoating, and restriping was performed. The 2018 CIP included this project in 2019 with the funding source unknown. In July, the Finance Committee approved the use of the Capital Improvement Funds dedicated to the Prairie Stone area (estimated at \$155,000) for this project.

DISCUSSION: On August 27, 2018, six bids were received. The engineer's estimated cost for this work was \$227,403. The bids are summarized below:

Table 1 - Bid Results

Bidder	Bid Cost
Chadwick Contracting	\$234,944
Patriot Pavement Maintenance	\$258,297
M&J Asphalt Paving	\$284,207
Chicagoland Paving	\$292,900
Behm Pavement Maintenance	\$298,489
SKC Construction	\$335,350

Chadwick provided several references from recent projects with similar scope. All references provided positive feedback that work was completed in a satisfactory and timely manner.

DISCUSSION: (Continued)

The preliminary cost estimate (\$155,000) that was included in the CIP accounted for minor concrete repairs, sealcoating, and striping. During design, it was noted that some pavement patching was necessary as pavement failure was present in isolated areas of both lots and the amount of concrete repairs needed was greater than was initially estimated. The full scope of the project that was bid includes spot concrete repairs (sidewalk and curb and gutter), spot pavement patching, and sealcoating and striping of both lots. It is recommended that the full scale of concrete repairs and pavement patching be included within this preventive maintenance project to extend the useful life of the parking lot at a lower cost than full scale pavement resurfacing.

Higher than estimated bids were received mainly due to the cost of the sealcoating portion of the project. Specifying the same material, costs for the sealcoating are approximately 25% higher than the low bid amount from the 2011 project. This cost increase was consistent among all bidders.

FINANCIAL IMPACT:

The use of Capital Improvement Funds dedicated to the Prairie Stone area was approved by the Finance Committee in July. Sufficient balance is available to cover all project costs without impact to the General Fund.

RECOMMENDATION:

Request authorization to award contract for the 2018 Sears Centre parking lot sealcoat and striping project to Chadwick Contracting Company of Lake in the Hills, IL (low bid) in an amount not to exceed \$234,944.

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request authorization to award a sole source contract to RaiseRite Concrete Lifting, Inc. of Manitowoc, Wisconsin, for mudjacking the Sears Centre Arena floor slabs with HMI TracFoam in an amount not to exceed \$87,000

MEETING DATE: September 4, 2018

COMMITTEE: Special Finance

FROM: Mark Koplín/Paul Petrenko

REQUEST: Request authorization to award a sole source contract to RaiseRite Concrete Lifting, Inc. of Manitowoc, Wisconsin, for mudjacking the Sears Centre Arena (SCA) floor slabs with HMI TracFoam in an amount not to exceed \$87,000.

BACKGROUND: Prior to assuming ownership of the SCA in late 2009, MadKatStep performed mudjacking along the north concourse. Two years later, the Village performed mudjacking in the same area. It was becoming evident that traditional mortar based mudjacking was not as successful as envisioned. Earlier in 2018, the Public Works Facilities Department identified a new product while doing research on mudjacking techniques. This material is an injected polyurethane material that is much lighter than traditional heavy mortar typically used in mudjacking.

DISCUSSION: The SCA concourse floor slab has continued to settle due to insufficient compacting of the fill materials under the slab. While polyurethane injection concrete raising is becoming a well-established technology, the material from HMI, TracFoam, is the first product developed that is visible to radar. This will enable future mapping of voids under the concourse floor without the polyfill showing up as a void. A test area of flooring at the SCA was raised with the proprietary polyurethane and subsequently radar mapped afterward with success.

RaiseRite, who is the HMI TracFoam only authorized vendor in this area, has quoted a price of \$87,000 to raise the floor slabs in five areas of the concourse (see attached plan). With the product being opaque to radar mapping, a future under-slab void survey, should it be necessary, will enable staff to then target only those areas that need additional fill.

FINANCIAL IMPACT: The concourse slabs need to be stabilized and raised to prevent long term damage to the SCA. The use of HMI's TracFoam does not add any additional cost as compared to using regular polyurethane injection concrete raising. The Village's General Fund Balance has sufficient funds for this project.

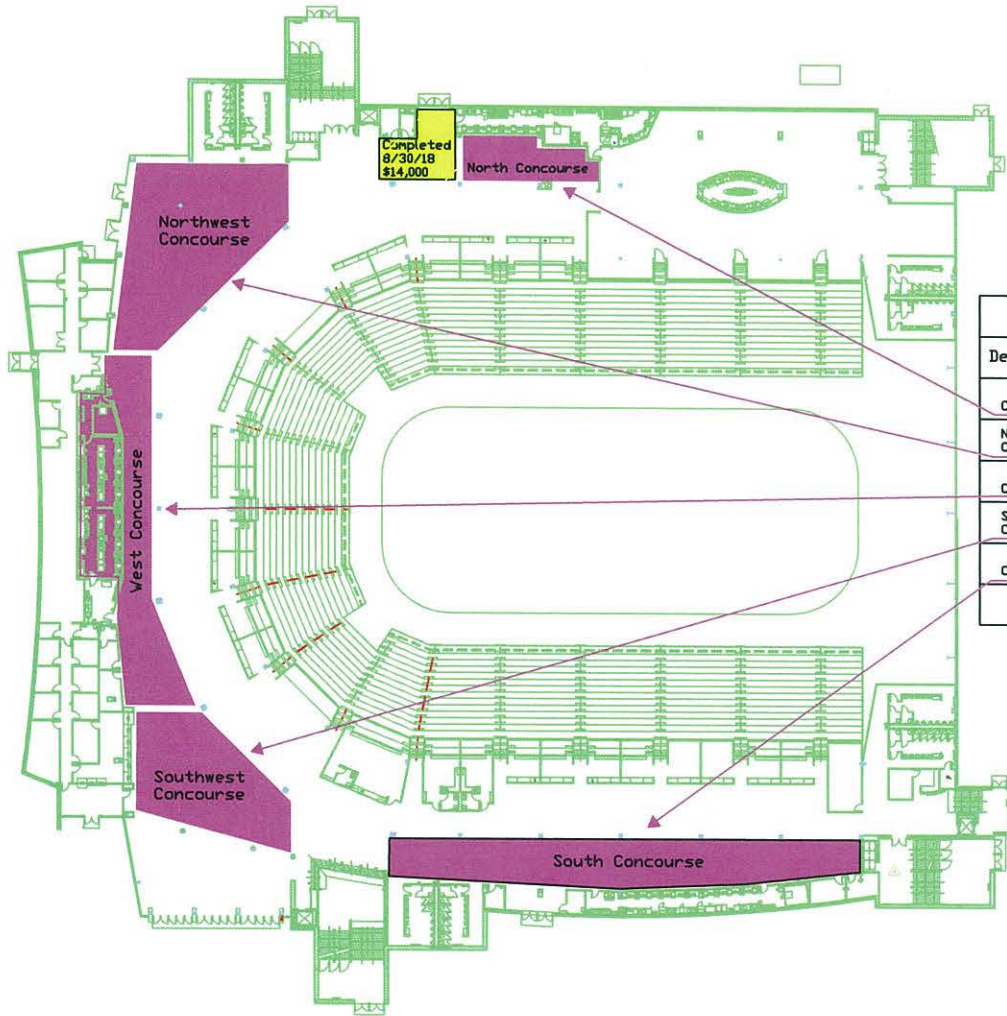
RECOMMENDATION: Request authorization to award a sole source contract to RaiseRite Concrete Lifting, Inc. of Manitowoc, Wisconsin, for mudjacking the Sears Centre Arena floor slabs with HMI TracFoam in an amount not to exceed \$87,000.

Attachment

FNAME

REVDATE

USER



Completed
8/30/18
\$14,000

Legend			
Description	Unit Price	Quantity	Total
North Concourse	\$6.00	2500	\$15,000.00
Northwest Concourse	\$6.00	3000	\$18,000.00
West Concourse	\$6.00	3000	\$18,000.00
Southwest Concourse	\$6.00	2000	\$12,000.00
South Concourse	\$6.00	4000	\$24,000.00
Total	\$6.00	14500	\$87,000.00

CONCOURSE LEVEL FLOOR

A201

General Notes

No.	Revision/Issue	Date

Prepared and Addressed
By Paul Petrenko, CFM
Superintendent of
Facilities and Arena
Maintenance
8/21/18

Project Name and Address

Project	Sheet
Date	
Date	