

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: June 24, 2014		DATE SUBMITTED: June 4, 2014	
DEPARTMENT OF ORIGIN: Parks and Recreation		SUBMITTED BY: M. Darrell Lovelette	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input checked="" type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input checked="" type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input checked="" type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input type="checkbox"/> STATUTORY		<input type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Consider approving a contract with Quality Hardwood Floors, Inc., in an amount not to exceed ninety thousand, five hundred dollars (\$90,500) for the replacement of the gymnasium floor in the Neal Recreation Center. Fifty percent (50%) of the cost (\$45,250) will be paid by the City of Bryan and the other fifty percent (50%) will be paid by BISD, per the entities' joint use agreement.			
SUMMARY STATEMENT: The Neal Recreation Center is a City facility located adjacent to Neal Elementary School and Neal Park located at West Martin Luther King, Jr. Street and North Randolph Avenue. The Rec Center was built in 1998 with funding assistance from the Texas Department of Parks and Wildlife. The facility is on Bryan Independent School District property. The Rec Center, along with part of Neal Park, is included in a joint use agreement between the City and the School District, which means some maintenance costs are shared between the two entities.			
<p>The Rec Center is well used as the School District utilizes it during the school year, and the City and citizens utilize it throughout the year. Many programs and services are offered at the Neal Rec Center. With the heavy use comes the need for routine and regular maintenance, including replacement of the gymnasium floor.</p> <p>The original gym floor is a rubber-type surface glued to the concrete floor. In 2004, a snap-in-place tile floor was placed over the existing rubber flooring. The snap-in-place tile floor was purchased second hand and has met its useful life.</p> <p>The floor tiles have been curling on the edges for several years, which may pose a safety hazard for participants and could lead to injuries. The floor has dead spots, which affects the playability of the floor and is not a good situation for Rec Center patrons. The existing floor is difficult to clean and the problem is exacerbated when the gym is rented out for private parties that bring in food. Food can get into the tile holes making it difficult to clean. The end result is a floor that may appear aesthetically displeasing and attract unwanted bugs, etc.</p> <p>The cost of replacing the tile with either a synthetic floor or floating wood floor is comparable. After reviewing options, staff recommends a wood floor as it will meet the needs of programs in the gymnasium and it will have the longest life span of any surface. A wood floor is more forgiving than other types of surfaces, is easier to clean than some floors, has a life-span longer than comparable options, looks more like a traditional gymnasium floor, and should meet the needs of the Rec Center and patrons for possibly as long as thirty (30) years. The new floor will have a one (1) year warranty.</p> <p>Through a Request for Proposals (RFP) process, the City received two (2) proposals for the replacement of the floor. Both companies are able to perform the work under either Buyboard Contract No. 391-12 or The Cooperative</p>			

Purchasing Network Contract No. R5083. Dura Pier Facilities Services, LTD submitted a proposal with three (3) options: 1) a Robbins Pulastic Classic 110 Urethane Floor at a cost of \$79,544; 2) a Robbins Bio-Cushion Floating Wood Flooring System at a cost of \$93,180; and, 3) a Robbins Bio-channel Anchored Resilient Wood Flooring System at a cost of \$97,907. Quality Hardwood Floors, Inc. presented two (2) options in their proposal: 1) an AACER II Floating Double Plywood System with 3/8" Cushion Pads for \$90,500; and, 2) an AACER I Floating Sleeper System with 3/8" Cushion Pads for \$83,400. There were also a number of qualifications and clarifications submitted by both companies that needed to be considered in evaluating the proposals along with evaluation of the use the facility receives. A summary of the proposals is attached.

This project was submitted as a decision package (\$45,000) and approved in the FY2014 Budget. After careful consideration by both City and BISD staff, it became apparent that a floating wood flooring system was the best choice for this facility as it has the longest life span, will better meet the needs of the users, and is the surface preferred by users. City and BISD staffs recommend the AACER II Floating Double Plywood System with 3/8" Cushion Pads for \$90,500 as proposed by Quality Hardwood Floors, Inc. The City of Bryan Parks and Recreation Advisory Board is to consider this request at the June 17, 2014, Board Meeting.

STAFF ANALYSIS AND RECOMMENDATION: City and BISD staff reviewed the submitted proposals. Literature was reviewed to evaluate the pros and cons of synthetic versus wood floor applications. Both staffs believe a floating wood floor will be the best surface for this gymnasium. Quality Hardwood Floors, Inc., offered the best price for this type of floor with all qualifications and clarifications considered. Their workmanship is well known as they have worked for BISD and provide care of the gymnasium floors at Texas A & M University.

Therefore, it is the recommendation of both City and BISD staffs to award the contract to Quality Hardwood Floors, Inc., for the installation of their AACER II Floating Double Plywood System with 3/8" Cushion Pads, in an amount not to exceed \$90,500, for the Neal Recreation Center gymnasium. The cost will be split evenly between the two entities so the City of Bryan amount is \$45,250. (Note: this cost exceeds the approved decision package amount by \$250, but the Parks & Recreation Department intends to have budget savings to offset this cost.) The City of Bryan Parks and Recreation Advisory Board is to consider this request at the June 17, 2014, Board Meeting.

OPTIONS (In Suggested Order of Staff Preference):

1. Award the contract
2. Modify the recommendation for approval and then consider the contract, which may require consideration at a future City Council meeting and additional review by the proposed contractor
3. Do not award the contract and provide direction to staff

ATTACHMENTS:

1. Summary of Proposals
2. Informational brochure (pdf file)

FUNDING SOURCE: General Fund (as approved with a FY2014 Decision Package and \$250 from the Park & Recreation Department budget)

APPROVALS: Hugh R. Walker, 06/05/2014

APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 06-06-2014

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 06-12-2014

**NEAL RECREATION CENTER
GYMNASIUM FLOOR REPLACEMENT
PROPOSALS – June 4, 2014**

DURA PIER FACILITIES SERVICES, LTD, 13124 PLAYER ST., HOUSTON, TEXAS 77045

Option #1	Robbins Pulastic Classic 110 Urethane Floor	
Scope	One of their standard colors Court markings to consist of 1 basketball and 3 volleyball courts 4” rubber base around perimeter walls Metal edge trim at all termination points of the flooring system 6 new volleyball cover plates	
Total Fixed Price	\$65,726	
Option #2	Floating Wood Flooring System Robbins Bio-Cushion	
Scope	Robbins Bio-Cushion LP using XL450Plus 2 nd and better Northern Hard Maple Sand new floor and apply two coats of Bona seal Court markings to consist of 1 basketball and 3 volleyball courts Apply 2 coats of Bona All Court finish ADA ramps at overhead door and one single door Metal edge trim at storage rooms 6 Volleyball cover plates Vent cove base around perimeter walls	
Total Fixed Price	\$79,362	
Option #3	Anchored Resilient Wood Flooring system Robbins Bio-Channel	
Scope	Robbins Bio-Channel LP using XL450Plus 2 nd and better Northern Hard Maple Sand new floor and apply two coats of Bona seal Court markings to consist of 1 basketball and 3 volleyball courts Apply 2 coats of Bona All Court finish ADA ramps at overhead door and one single door Metal edge trim at storage rooms 6 Volleyball cover plates Vent cove base around perimeter walls	
Total Fixed Price	\$84,089	
Demolition	Demo of Existing Floor – To be added to above pricing \$13,818	
Grand Total With Demolition Cost	Option #1	\$79,544
	Option #2	\$93,180
	Option #3	\$97,907

Facilities Sources also included the following qualifications:

- We are assuming demo of the existing sheet rubber is just “laying there and not adhered.” We have not included cost to scrape existing concrete.
- We are assuming the existing concrete is acceptable and within level tolerance to install one of the above options provided.
- We have included moisture testing of the existing slab but our price does not include any moisture mitigation.
- We have excluded major floor preparation required to bring substrate into tolerance per manufacturer’s specification.
- We have excluded new volleyball sleeves.
- We have excluded raising of the existing basketball goals.
- We have excluded under cutting any doors if wood flooring is installed.
- We have excluded flooring in storage rooms.
- We have excluded protection of finished floor.
- We have excluded removal or handling of any hazardous materials of any type.
- All work will be performed per Local, State and National building codes.
- All new materials and labor is warranted for 1 year unless otherwise agreed upon.

QUALITY HARDWOOD FLOORS, INC., 2011 CLOVIS BARKER ROAD, SAN MARCOS, TEXAS 78666

Option #1	Floating Double Plywood System with 3/8” Cushion Pads – AACER II
Scope	Demolition and disposal of existing pvc flooring and rubber matting 6 mil poly moisture barrier 25/32” x 2-1/4” maple flooring 2 nd & better grade 3/8” rubber cushion pads 3”x4” black vent cove base around perimeter ¼” x 5” aluminum thresholds Rubber ramps at doorways Sand using 4-cut method Oil base gym sealer Paint game lines (2” lines; no lettering or artwork included) Two coats of 50% solids oil base gym finish Remove and reinstall bleachers as needed
Excludes	Any repairs to concrete slab to meet wood floor specifications of 1/8” in a 10’ radius Any cost for electrical hookup and breakers for sanding equipment Payment & Performance bonds (Add 3% to total amount if this is required.)
Price	\$90,500
Option #2	Floating Sleeper System with 3/8” Cushion Pads – AACER I
Scope	Demolition and disposal of existing pvc flooring and rubber matting

6 mil poly moisture barrier
 25/32" x 2-1/4" maple flooring 2nd&better grade
 2"x3"x 4' sleepers
 3/8" rubber cushion pads
 3"x4" black vent cove base around perimeter
 1/4" x 5" aluminum thresholds
 Rubber ramps at doorways
 Sand using 4-cut method method
 Oil base gym sealer
 Paint game lines (2" lines; no lettering or artwork included)
 Two coats of 50% solids oil base gym finish
 Remove and reinstall bleachers as needed

Excludes Any repairs to concrete slab to meet wood floor specifications of 1/8" in a 10' radius
 Any cost for electrical hookup and breakers for sanding equipment.

Price \$83,400

Quality Hardwood Floors also included the following clarifications:

- Removal of any asbestos or other hazardous insulating materials found in the subfloor during hardwood floor removal is not included in this proposal. Quality Hardwood Floors, Inc. is not responsible to test for hazardous insulating materials before any work begins.
- The concrete slab must be in good condition and smooth and level to a tolerance of 1/8" in a 10' radius before installation begins. If the slab is not level to this tolerance, Quality Hardwood Floors, Inc. will notify the customer for repairs prior to installation. Quality Hardwood Floors, Inc. is not responsible for the cost associated with leveling the concrete slab.
- Removal and re-installation of bleachers is not included in this proposal unless specifically stated above.
- All roof work should be completed, including flashing, guttering and exterior drainage. The building must be permanently enclosed and weather-tight. All block, brick, masonry, tile, marble and/or terrazzo work must be complete, cured and dried. All interior painting must be completed and dry. The permanent light, heating, electrical and ventilation systems must be operating. All overhead work must be complete, and the floor area must be free of obstructions. All backstops and sports accessory fixtures must be installed.
- Quality Hardwood Floors, Inc. shall not be held responsible for any type of insect infestation.
- Excessive loading like those resulting from the use of high point load scissor lifts can lead to surface degradation and/or weaken structural components leading to system failure. Always use multi-layer protection when loading a flooring system with any size lift in order to protect the integrity of the system and quality of the surface finish.
- MATERIAL WARRANTIES are solely those of the manufacturers of the materials specified. Customer agrees to look solely to those manufacturers for all warranty claims. Customer further agrees that Quality Hardwood Floors, Inc. shall not be responsible for any consequential damages arising as a result of the failure or misuse of any product.
- The customer is aware that sanding of wood products will create fine dust in the air and the owner has taken such precautions as he/she feels adequate to protect the surrounding area from such dust. Quality Hardwood Floors, Inc. shall not be held responsible for any damage resulting from the dust nor shall they be responsible to clean up such dust.

- The sanding process requires one 3-phase 208 volt connection and 2 single phase 208 volt connections. The power panel shall be provided by the customer. However, if this is not available, a generator will be used at the customer's expense.
- We recommend maintaining indoor humidity levels between 35 percent and 55 percent, and air temperatures between 55 degrees and 75 degrees at all times. Facilities without adequate HVAC equipment or those facilities that are closed up without ventilation for long periods of time (summer breaks) are likely to develop flooring and finish problems directly related to the environment. Quality Hardwood Floors, Inc. is not responsible for finish/paint peeling or chipping as a result of expansion or contraction of the wood floor. For more information on this subject see the MFMA (Maple Flooring Manufacturers Association) position statements "FINISH PEELING/CHIPPING" and "SOLID PAINTED AREAS" at www.maplefloor.org.
- The gym finish shall be allowed to cure untouched for 72 hours after it is applied. If the finish is not allowed to cure properly there is a high probability of scratching and/or scuffing.