

MEMO

TO: President and Members of the Town Council
President and Members of the Park Board

FROM: Town Manager

DATE: August 19, 2014

RE: Centennial Park Summary of Costs
Details of the scope of work are in the attached materials.

I offer this memo to both Boards for information purposes. The Design & Build committee will provide you with a formal recommendation, possibly after I am gone.

Objective A

Stabilize interior columns, adjust etc. \$1,125,000
Duration 13-15 weeks

Objective B

Elevator repair \$ 220,000
Duration 3-5 weeks

Objective C

Lake Wall

- 1) Excavate footings, push piers
tiebacks, etc
Duration 5-7 weeks no warranty \$ 527,000
- 2) Warranty; involves more extensive
removal of basement floor along edges
Duration 9-11 weeks warranty \$ 800,000

Objective D

Remove basement floor, 3 feet of slag;
no mechanical room, no warranty \$1,020,000

Alternate 1

Remove basement floor, no slag no warranty \$ 840,000
no mechanical room
Duration 15 weeks

Summary of Costs

A+B	\$1,345,000	\$1,345,000
C ¹	\$ 527,000	
C ²		\$ 800,000
D ¹	\$1,020,000	
D ²		\$ 840,000
	<u>\$2,892,000</u>	<u>\$2,985,000</u>

Work Progress

Pre-Construction Phase

Notice of Award	TBD
Executed Contract	2 weeks
Shop drawing	3 weeks
Review of drawing	3 weeks
Mobilization after shop draws	<u>5 weeks</u>
	13 weeks

Construction

A- Interior Columns	13-15 weeks
B- Elevator	3-5 weeks
C ¹ - Lake Wall no warranty	5-7 weeks
C ² - Lake Wall alternate with warranty	9-11 weeks
D ¹ - Floor removal no warranty	18 weeks
D ² - Floor removal no slag or warranty	15 weeks

Maximum Construction	Pre-Construction	Total
A B C ¹ D ¹ - 45 weeks	13	58
A B C ² D ² - 46 weeks	13	59
A B C ¹ D ² - 42 weeks	13	56
A B C ² D ¹ - 49 weeks	13	62
Recommended		
A B C ² - 31 weeks	13	46

The experts are reviewing their comments. Two of them are on vacation and will not return until next week. They will prepare a formal recommendation, hopefully by the 8/25/14 Redevelopment Commission. If you issue a Notice of Award on September 2, 2014, it will be 13 weeks before work starts.

My thoughts are that you should pursue objectives: This is based on the initial responses from our D & B Committee:

A	\$125,000
B	\$220,000
C ²	<u>\$800,000</u>
	\$2,145,000

In addition to this cost we will have repairs to landscaping, concrete, and professional services from Robinson and the committee. If you set aside \$250,000 for that work it will still be manageable to do it with the:

1. Existing sources of money from refinancing
2. Bond Transfers for existing bond issues;
3. Use of existing G.O. Bond proceeds;
4. Programing in the 2015 Park Bond Issue.

Once the final total is determined you will have enough sources to undertake and complete this project.

Hayward Baker Inc.
1350 W. Lake Street
Roselle, IL 60172

Tel: 630-339-4300
Fax: 630-351-1984



August 8, 2014

Joseph Nordman
Robinson Engineering
17000 South Park Ave
South Holland, IL 60473

RE: Town of Munster Centennial Park Clubhouse
Hayward Baker Proposal Clarification

Dear Mr. Nordman:

In response to your email dated July 25, 2014, Munster Clubhouse Comments, please find the following proposal clarifications:

Objective A

Owner Comment: HBI included the removal of 1 interior load bearing wall along column line 1.0; however, the HBI proposal states that "no performance warranty is included for the interior bearing walls"

HBI Response: HBI will provide a one year performance warranty which covers vertical movement (up or down) of the columns exceeding ½ inch. HBI's remedy for movement exceeding ½ inch will be adjustment of the column and baseplate assembly one time at HBI's cost. This would be applicable for any of the interior load bearing walls that are replaced with new micropile supported columns and steel beam.

Owner Comment: Owner would like HBI or another member of their team to confirm that interior bearing walls are not shear walls.

HBI Response: HBI excludes this item. If the walls are shear walls, the interior wall replacement proposed is not valid and will have to be re-priced.

Objective B

Owner Comment: Will HBI give an add price to remove slag from under the elevator pit should the exploratory test pit show the foundations are not resting on compressible fill material?

North America's Leader in Geotechnical Construction
www.HaywardBaker.com
Equal Opportunity Employer



HBI Response: Removal of slag from beneath the elevator pit foundations, should it exist, is not a viable option as extensive demolition would be required both inside and outside the confines of the elevator pit to achieve this. HBI feels that the cost associated with this task would economically prohibitive.

Objective C

Owner Comment: HBI to clarify remedy should ½ inch of movement occur.

HBI Response: HBI's remedy for settlement exceeding ½ inch is a one-time adjustment of the push piers to raise the foundation wall at HBI's cost.

Owner Comment: HBI's description states that they will remove 2 feet of slag laterally, both inside and out of the foundation wall, and replace a 6 foot wide section of basement slab. Why are these dimensions different?

HBI Response: Please refer to HBI-2 drawing

Owner Comment: Clarify the difference between "Warranty" and "No Warranty" options.

HBI Response: Please refer to HBI-2 drawing

Owner Comment: "There is concern about the lateral forces generated by the slag expansion that the tiebacks will have to be designed to resist and expect to see this addressed in design calculations."

HBI Response: Neither HBI nor the Owner / Design team have a true understanding of the slag fill behavior. It will require a team approach to establish the design criteria that will be used for the repair. HBI included sixteen 75 kip tiebacks in its bid. Any additional tiebacks deemed necessary for the repair will be at additional cost. There is no warranty provided for lateral wall movement.

Objective D

Owner Comment: How was 3 feet of slag removal determined?

HBI response: It was the minimum thickness shown in in the alignment profiles issued with the bid documents. It was also assumed that the 3 feet of slag removal would provide enough of a buffer between the slab and any remaining slag to allow for future expansion, should it occur.

Owner Comment: Can an add price be provided for slag removal greater than 3 feet?

HBI Response: Refer to HBI Revision #2 quote dated August 8, 2014, Objective D for an add price.

Owner Comment: If all of the slag is removed, can we provide a warranty?

HBI Response: Yes. Refer to HBI Revision #2 quote dated August 8, 2014, Objective D for warranty terms.

If we can be of any assistance in providing additional clarification of any points in this correspondence, please contact us at 630-339-4330

Sincerely,
Hayward Baker, Inc.



Davin Born
Project Manager

Hayward Baker Inc.
1350 W. Lake Street
Roselle, IL 60172

Tel: 630-339-4300
Fax: 630-351-1984



August 8, 2014

Office of the Clerk-Treasurer
Munster Town Hall
1005 Ridge Road
Munster, IN 46231

RE: Munster Clubhouse Building, Munster, IN
Foundation Stabilization

QUOTE – Revision #2

To Whom It May Concern:

Hayward Baker Inc. (HBI) is pleased to provide this proposal for foundation stabilization work on the above referenced project. HBI proposes to furnish all labor, equipment, material and supervision to perform the scope of work as described below.

INTRODUCTION

In 2006 the Town of Munster constructed the Munster Clubhouse building near a former landfill. The building is supported on a conventional shallow foundation system. Shortly after completion, the structure showed signs of differential settlement of the foundations walls and heaving of the interior columns and basement slab. The differential settlement is being caused by the presence of deeper compressible fill and heaving is due to expansive slag fill.

REFERENCE DOCUMENTS

This proposal is based only on the following documents:

- Linden Group Inc. drawings dated February 10, 2006
- Request for Proposal to provide foundation stabilization
- Technical information provided on the ftp site as of April 2, 2014
- Geotechnical Exploration reports dated October 18, 2005 and September 26, 2005, prepared by K&S Engineers, Inc.
- Proposal prepared in accordance with Indiana Code Article 30, Chapters 1- 8(ic 5030 et seq).
- Addendum #1, dated March 26, 2014
- Project team site visit on June 18, 2014, including representatives from HBI, Hasse, Robinson, Geocon and the Munster Town Council
- HBI Exhibit A

North America's Leader in Geotechnical Construction
www.HaywardBaker.com
Equal Opportunity Employer



- **Munster Clubhouse Comments email from Robinson Engineering dated July 25, 2014**
- Sample Certificate of Completion / Warranty letter
- HBI General Terms and Conditions, Version 3.07, 4 pages, copy attached

SCOPE OF WORK

Per the RFP, the existing Munster Clubhouse Building will require foundation stabilization of the exterior, lakeside load bearing foundation wall, elevator pit and interior columns to address the ongoing settlement and heaving issues described in the request for proposal (RFP). The primary objectives of the project are defined in the RFP, as modified during the June 18th site meeting and itemized in this proposal. The work performed will carry a one year warranty for workmanship. Selected scopes of work will also carry a limited performance warranty as described below.

Objective A: Stabilize the interior columns, adjust column lengths to level the second floor and replace one interior load bearing wall

Proposed Scope of Work – Performance Warranty

1. Install temporary shoring at each column; saw cut and remove existing concrete flooring to access column foundation and demolition of existing column foundation.
2. Remove up to 6 feet of slag fill and backfill
3. Install micropiles around interior, basement columns
4. Install pile cap, bearing plate for column and concrete floor repair
5. Install adjustable column base support. This will allow adjustment by owner.
6. Lower AHU & ductwork in mechanical room to allow for future, potential slab heave
7. Anticipated installation duration: 13 to 15 weeks

Due to the limited distress shown in a majority of the basement, interior, load bearing walls, the scope of work has been reduced during the site meeting on June 18th, and agreed to by all attendees. Objective A would consist of stabilization of the interior columns and one interior bearing wall located at column line 1, north of column line E. The above referenced interior bearing wall will be replaced with a steel beam and columns founded on drilled micropiles. This would allow HBI to isolate each of the columns, remove the expansive slag, install drilled micropiles, construct new pile caps, install adjustable columns and provide a performance warranty for the columns from future heave or settlement. There are too many unknowns associated with the interaction of expansive slag with the interior bearing walls that would allow for a warrantied, cost effective solution without extensive, structural reconstruction that may not yield quantifiable results. Therefore no performance warranty is included for the interior bearing walls.

It is our assumption that replacing the interior, load bearing, CMU wall on line 1.0 **between Column E and the North Wall** with a beam and column will not affect the lateral stability of the structure (i.e. the wall is assumed to not be a shear wall). This assumption is to be confirmed by the owner's engineer.

It should also be noted that the remaining interior CMU walls will not be affected by this work. However, leaving the walls as-is will hinder the ability to adjust the adjacent columns. An add price is included in the attached Schedule of Prices for replacing the CMU bearing walls at column lines 5.0 (between column line E and the north wall), 6.0, 9.0 and 1.0 between line F and the south foundation wall; in similar beam and column fashion as described above.

The foundation elements to be stabilized are identified on the attached Exhibit A.

The performance warranty for this objective is for one year and covers movement (up or down) of the columns exceeding ½ inch. **This is applicable for both the individual columns that are replaced, as well as, any interior load bearing walls that are replaced with micropile supported columns and steel beams.** HBI's remedy for movement exceeding ½ inch will be adjustment of the column and baseplate assembly one time at HBI's cost.

Lump Sum Price: \$1,125,000.00

Objective B: Stabilize and re-level, or remove and replace, the elevator shaft foundations to be at the same elevation as the basement floor.

Proposed Scope of Work

1. Lockout the elevator at the main floor elevation
2. Perform exploratory excavation to confirm slag depth
3. Core through existing elevator shaft floor
4. Install push piers to stabilize the elevator pit and adjacent foundation walls
5. Reactivate, inspect and commission the existing elevator system
6. Anticipated installation duration: 3 to 5 weeks

Lump Sum Price: \$220,000.00

The performance warranty for this objective is for one year and covers settlement of the elevator shaft exceeding ½ inch. Heaving of the elevator shaft is excluded from the warranty. HBI's remedy for settlement exceeding ½ inch is a one-time adjustment of the push piers to raise the pit walls. Lockout and recommissioning the elevator is included.

Per item #2 above, an exploratory excavation will be performed to confirm that elevator pit foundations are founded on fill material; not slag. Due to the settlement of the elevator pit (not heaving), HBI assumes that the elevator pit foundations are resting on compressible fill; thus the use of push piers would be an applicable means of foundation stabilization and would be a warranted repair approach. Should the exploratory

excavation show the elevator pit foundations rest on expansive slag, the same scope of work will be performed; however, no performance warranty will be provided **for heave. The warranty for settlement is still included.**

Objective C: Stabilize the lake side basement wall against further movement. It is understood that the foundation wall has settled and rotated outwards.

Proposed Scope of Work – No Performance Warranty

1. Excavate to the bottom of footing on the exterior only
2. Install push piers on exterior, load bearing foundation wall
3. Install drilled and grouted tiebacks on exterior, load bearing foundation wall. Permanent tiebacks will be drilled through existing wall to provide lateral support
4. Anticipated installation duration: 5 to 7 weeks
5. Proof testing of each tieback prior to locking off is included.

Lump Sum Price: \$527,000.00

Proposed Scope of Work – Warranty

1. Excavate on the interior and exterior of the structure to the bottom of footing. The exterior excavation will run the entire length of the foundation wall. The interior excavation will run from 4 feet west of column line 1.0 to 16 feet east of column line 10.0; no mechanical room
2. Install push piers on the interior and exterior, load bearing foundation wall; no push piers will be installed from within the mechanical room
3. Remove slag beneath existing footing and up to 2 feet laterally inside and 2 feet laterally outside the foundation wall; the mechanical room is not included
4. Backfill / compact interior and exterior up to top of footing
5. Install drilled and grouted tiebacks on exterior, load bearing foundation wall. Permanent tiebacks will be drilled through existing wall to provide lateral support
6. Complete backfill / compaction up to grade
7. Replace 6 foot wide section of concrete basement slab along the entire length of the lakeside foundation wall from 4 feet west of column line 1.0 to 16 feet east of column line 10.0; no mechanical room
8. Anticipated installation duration: 9 to 11 weeks
9. Proof testing of each tieback prior to locking off is included.

Lump Sum Price: \$800,000.00

The foundation elements to be stabilized are identified on the attached Exhibit A.

The performance warranty for this objective is for one year and covers **vertical** movement (up or down) of the foundation wall exceeding ½ inch. **HBI's remedy for settlement exceeding ½ inch is a one-time adjustment of the push piers to raise the foundation walls at HBI's cost.** The foundation wall along the mechanical room is

excluded from this warranty. **Lateral movement and heave are excluded from the warranty.**

Objective D: Provide price to remove basement concrete floor slab, 3 feet of slag fill removal, new fill installation and concrete floor slab replacement; no mechanical room

Proposed Scope of Work –Warranty

1. Perform demolition of the existing concrete floor slab
2. Removal of approximately 3 feet of slag fill under the concrete floor
3. Replacement of the structural fill with Indiana Grade #53 limestone
4. Install a new replacement concrete floor to match existing
5. Anticipated installation duration: 18 weeks

Should additional slag removal beyond 3 foot depth be required, it will be billed at an ADD only unit cost of \$200 per cubic yard. This includes the slag removal and replacement with IN Grade #53 limestone.

The performance warranty for this objective is for one year and covers movement (up or down) of the basement slab exceeding ½ inch. HBI's remedy for settlement exceeding ½ inch is a one-time replacement of the floor slab limited to the area(s) of settlement exceeding ½ inch at HBI's cost.

Lump Sum Price: \$1,020,000.00

Objective D ALTERNATE: Provide alternate price to remove and replace basement concrete floor (excluding mechanical room); no slag removal

Proposed Scope of Work – No Performance Warranty

1. Perform demolition of the existing concrete floor slab
2. Install a new replacement concrete floor to match existing
3. Anticipated installation duration: 15 weeks

Lump Sum Price: \$840,000.00

**** Objectives B & C, include up to 35 feet of push pier depth per pier is included at all locations. Refer to the attached Schedule of prices for pier depths over 35 feet.**

SUBCONTRACTORS

- Hasse Construction Company
 - Excavation & backfill
 - Restoration work
 - Concrete work
- Cobra Concrete Cutting
 - Concrete coring

- Otis Elevator Company
 - Lockout, reactivate, inspect and commission existing elevator
- Circle "R" Mechanical, Inc.
 - Lower AHU & ductwork in mechanical room

QUALIFICATIONS AND CLARIFICATIONS

The following items serve to further clarify our work:

1. Refer to the attached Certificate of Completion / Warranty letter for warranty language associated with Objectives that carry a warranty.
2. The prices listed in the Schedule of Prices are based on today's best quoted prices. The price at the time of delivery of material may be higher and any price escalation that occurs will be paid by others. Material escalation is not included.
3. Sales tax is excluded.
4. Pricing reflects stabilization of the structure only. We are not proposing to intentionally raise or lower any portion of the building.
5. HBI will provide design calculations and shop drawings sealed by an Indiana Professional Engineer for review by the project engineer of record. The submittal will be considered our baseline design. Any changes requested by the owner that has cost changes associated with them will be submitted as a Change Order to the contract. Additionally, costs associated with design or drafting revisions will be submitted as a Change Order to the contract.
6. Soil testing is excluded.
7. A source of water for all drilling and grouting operations must be provided by the owner at no cost to HBI. Water source to be a 2" connection at City Pressure.
8. Protection of vertical and horizontal surfaces is excluded.
9. Traffic control, sanitary facilities and street cleaning is excluded.
10. Sufficient site access and laydown area must be provided by owner at no cost to HBI.
11. Relocation of utilities is excluded.
12. HBI assumes that all drill spoils will be filtered and dispensed into adjacent pond or storm sewer. Storm sewer must be within 300 feet of area of installation.
13. Micropile load test is excluded.
14. The work covered by this proposal may, by its nature, cause some unavoidable earth movement that could damage surrounding utilities, pavement or structures. Because any such movement and consequent damage is inherent in the nature of the work, Hayward Baker, Inc. cannot be liable for or indemnify against any unavoidable earth movement and its results. Hayward Baker, Inc. will only accept responsibility for earth movement caused by its negligence, or failure to follow generally accepted procedures of the industry.
15. A 100% Performance and Payment bond for 1 year and a 1 year guarantee for workmanship is included.
16. MBE/WBE/SBE/DBE participation is excluded.

17. The removal of obstructions such as, but not limited to, concrete, timber, wire, steel, masonry, pipe lines, cobbles and boulders, miscellaneous fill, etc which interferes with the installation of our work is excluded. See the attached Schedule of Prices for HBI's obstruction time/standby rate.
18. **The warranty described in the proposal includes only HBI costs to adjust the baseplate elevation. Any other costs including drywall repair, adjustment of doors and windows, etc. is specifically excluded.**
19. Payment for all work performed plus materials ordered and stored on-site or off-site must be made within 30 days from mill invoicing. Any storage fees incurred by HBI will be paid for by the owner. HBI will not provide insurance for stored materials. If insurance is required on the stored materials it will be provided for an additional cost paid for by others.
20. Any delay, hindrance or obstacle such as out of sequence moves, lack of site preparation, etc., which prevents the consecutive execution of the tasks described will be billed at HBI's obstruction time/standby rate included in the attached Schedule of Prices.
21. The basement is to be completely free and clear of all unfixed items that may obstruct or hinder installation.
22. Any work associated with the east, west and south foundation walls are excluded.
23. Interior columns: An adjustable column base support will be installed but no adjustments to the column length to the main floor or leveling is included. This work shall be performed by the Town of Munster.
24. All work is excluded in and under the mechanical room area.
25. **Landscape and hardscape restoration are excluded.**
26. Winterization and winter conditions are excluded.
27. Permits are the responsibility of the owner and are excluded

SCHEDULE

Upon receipt of a executed contract and CAD background drawings, we are able to furnish design calculations and drawings, if required, for review in approximately three weeks. Following approval of our submitted documents, we are available to mobilize within four to five weeks pending material availability

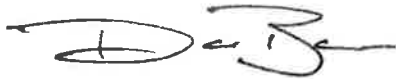
Work is to be made available in a sequence that will enable HBI to work efficiently and systematically without restriction or delay. HBI's proposal is based upon carrying out the work in an unobstructed manner during regular working hours (up to 10 hour days), Monday through Friday, in a single uninterrupted visit to the site. HBI reserves the right to work overtime or weekends at HBI's own discretion without incurring charges for inspection, site overhead or other consequential charges.

SUMMARY

We have attached the Bid Proposal, Schedule of Prices and our General Terms and Conditions herein. This letter and its attachments constitute HBI's proposal and will be made a part of any contract between the Owner and HBI. The acceptance of the price of this Proposal shall evidence the concurrent acceptance of all terms and conditions recited herein or incorporated by reference. Any resulting contract will not include any other agreements or documents not specifically given to HBI and referenced herein.

We trust this proposal is of interest to you and we look forward to being of service. If we can be of any assistance in clarifying any points in this proposal, please contact us at 630-339-4330.

Sincerely,
Hayward Baker Inc.

A handwritten signature in black ink, appearing to read 'D Born', with a stylized flourish at the end.

Davin Born
Project Manager

SCHEDULE OF PRICES

Additional Items

The following items are not included in the lump sum prices above, but can be **ADDED** for the costs listed.

1. Micropile Obstruction Time/Standby Rate: \$1,400.00 per rig hour
2. Push Pier Obstruction Time/Standby Rate: \$1,200.00 per crew hour
3. Tieback Obstruction Time/Standby Rate: \$1,200.00 per rig hour
4. Additional Push Pier Footage beyond 35 feet \$115/3.5' pipe section (Add Only)
5. Replace the CMU bearing walls at column lines 5.0 (between column line E and the north wall), 6.0, 9.0 and 1.0 between line F and the south foundation wall; in similar beam and column fashion as described above.

\$280,000.00 Lump Sum

as to the suitability of the design for the project. The design is not to be used for any other project without the written consent of the author. The design is not to be used for any other project without the written consent of the author. The design is not to be used for any other project without the written consent of the author.

NO WARRANTY

Scale: 1/2" = 1'-0"

Scale: 1/2" = 1'-0"

