

JOHNSON FLOOR COMPANY, INC.

April 1, 2024

Renee Grassi, Director
Lake Bluff Public Library
123 E Scranton Ave
Lake Bluff, IL 60044

Re: Lake Bluff Public Library
Flooring Master Plan; Budget Proposal and Analysis

The following analysis and pricing is for addressing issues, identifying solutions, and budgetary pricing purposes.

The report will be laid out into the following:

- I. Analysis / Assessment
- II. Areas not Assessed and Priced
- III. Clarifications and Exclusions
- IV. Solutions and Pricing

I. Analysis / Assessment

The main issue we have identified is that the existing carpet appears to have been installed using a paint rolled adhesive installation method. Several carpet tile manufacturers' have approved applying Pressure Sensitive Adhesive (PSA) with a paint roller frame / sleeve. This method is used by contractors to get more coverage, both in terms of manpower and material. However, it can also lead to a minimal amount of adhesive on the floor, with very little tensile strength. If that PSA dries out, either through regular maintenance, wear / foot traffic, or time, there is nothing stopping the Carpet Tile from lifting off the floor.

We have looked at flooring across the library, and have per the director, identified issues for the following areas (Solutions + Pricing will be shown in a separate section):

Price # 1: First / Main Floor (Adult Services / Fiction)

The carpet tile in this area was installed with paint rolled adhesive. In areas of high foot traffic and/or routine maintenance have removed the adhesive bond and left the carpet tile essentially laying on the floor. The concrete subfloor in this area also has several dips / low spots. It appears that deeper floor patching was conducted in these areas. Upon lifting of the carpet tile, the patch in at least one of these spots was "blown" (completely unbonded) from the concrete substrate. This could be from a variety of different issues, and further analysis of these specific spots is required.

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Price # 2: Computer / Reading Room

This carpet was more recently installed, but the same issues present as the rest of the 1st floor. The carpet was installed using the paint rolled adhesive method. In areas that the carpet has not be subject to higher floor traffic, it is more adhered.

Price # 3: 2nd Floor Adult Services

The carpet tile was installed using the paint rolled adhesive method, there is very little to no adhesive left holding the existing carpet tile in place.

Price 4: Lower Level Meeting Room

This area has carpet tile adhered over existing brick / tile patterned resilient tile. The current date and / or material composition of this resilient tile is unknown. It is recommended at this time that the resilient tile, adhesive, and any material layers underneath the resilient tile be submitted for testing.

Price 5: Lower Level Youth Services Desk Area

This area has existing cushioned carpet tile. Upon evaluation, it appears that under the desk, the carpet is delaminating / peeling off from the carpet and remaining attached to the floor. A full removal down to the concrete and replacement would be recommended for this specific area

II. Areas not Assessed and Priced

At this time we have not priced the following areas:

- 1st Floor Vestibule
- 1st Floor East History Room
- 1st Floor Staff Offices
- 2nd Floor Elevator Hallway
- 2nd Floor Meeting Room
- Lower level Adult Services
- Lower Level Youth Services
- Lower Level Story Time Area
- Lower Level Youth Services Storage
- Any Toilet / Restrooms
- Any Stairs
- Any Separate Office (ex. Director)

Any of these areas can be assessed and priced upon request.

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III. Clarifications and Exclusions

The prices in Section IV are subject to the following clarifications and exclusions:

- 1.) We exclude any overtime work.
- 2.) We have estimated for limited Self-Leveling underlayment for Price #1 in areas with low spots. The patch in these spots will need to be removed, the concrete grinded, and primed. Further analysis of why floor patch is failing in these areas is required before proceeding.
- 3.) The patch failing in these low spots could be from numerous different reasons:
 - a. It could be from topical moisture getting under the patch and slowly eliminating the bond between the patch and the concrete substrate.
 - b. It could be an alkalinity issue.
- 4.) Testing and analysis of these specific spots will need to be completed.
- 5.) All areas have been figured to receive One (1) skimcoat of cementitious patch (ex. Feather Finish) as is industry standard.
- 6.) New Carpet tile for Prices #1, #2, and #3 has **not** been estimated. The existing carpet tile left on the floor will be salvaged and reinstalled should it not show any signs of material failure, major wear / material on the backing, and / or curling of the carpet tile.
- 7.) New Carpet tile has been figured for Prices #4 and #5. This material has been priced using a **\$20/sy material only allowance.**
- 8.) Carpet tile will be installed using the troweled adhesive installation method.
- 9.) Existing library stacks, shelves, media presentation units will remain in place and not be moved.
- 10.) We exclude moving and/or disconnecting of any computers and media equipment.
- 11.) We have given a ballpark estimate for vinyl base replacement in each area.
- 12.) Grinding of existing concrete may be required for Price #4 and Price #5 once resilient tile and/or Carpet cushion is removed.
- 13.) Moisture Testing is included for all lower level (basement) areas.
- 14.) This price is budgetary and subject to change based on further analysis and discussions of work to be completed.

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IV. Solutions and Pricing

The following are presented solutions and pricing for each price as described in Section 1.

Price #1: For Carpet tile in 1st Floor Adult Fiction Area..... \$ 7,781.00

- The existing carpet tile will be removed and salvaged.
- Any existing lose floor patch will also be removed.
- The entire floor will be sanded and scraped to remove any existing adhesive residue.
- The floor will be skim coated with cementitious patch to re-install carpet tile.

Price #2: For Carpet Tile in Computer / Reading Room..... \$ 1,602.00

- The existing carpet tile will be removed and salvaged.
- The entire floor will be sanded and scraped to remove any existing adhesive residue.
- The floor will be skim coated with cementitious patch to re-install carpet tile.

Price #3: For Carpet Tile in 2nd Floor Adult Services..... \$ 4,736.00

- The existing carpet tile will be removed and salvaged.
- The entire floor will be sanded and scraped to remove any existing adhesive residue.
- The floor will be skim coated with cementitious patch to re-install carpet tile.

Price #4: For New Carpet Tile in Lower Level Meeting Room..... \$ 8,164.00

- Moisture Testing will be conducted.
- The existing carpet tile will be removed.
- The existing resilient tile will be removed.
- The entire floor will be sanded and scraped to remove any existing adhesive residue.
- The floor will be skim coated with cementitious patch to install new carpet tile.

Price #5: For New Carpet Tile at Lower Level Youth Services Desk..... \$ 2,438.00

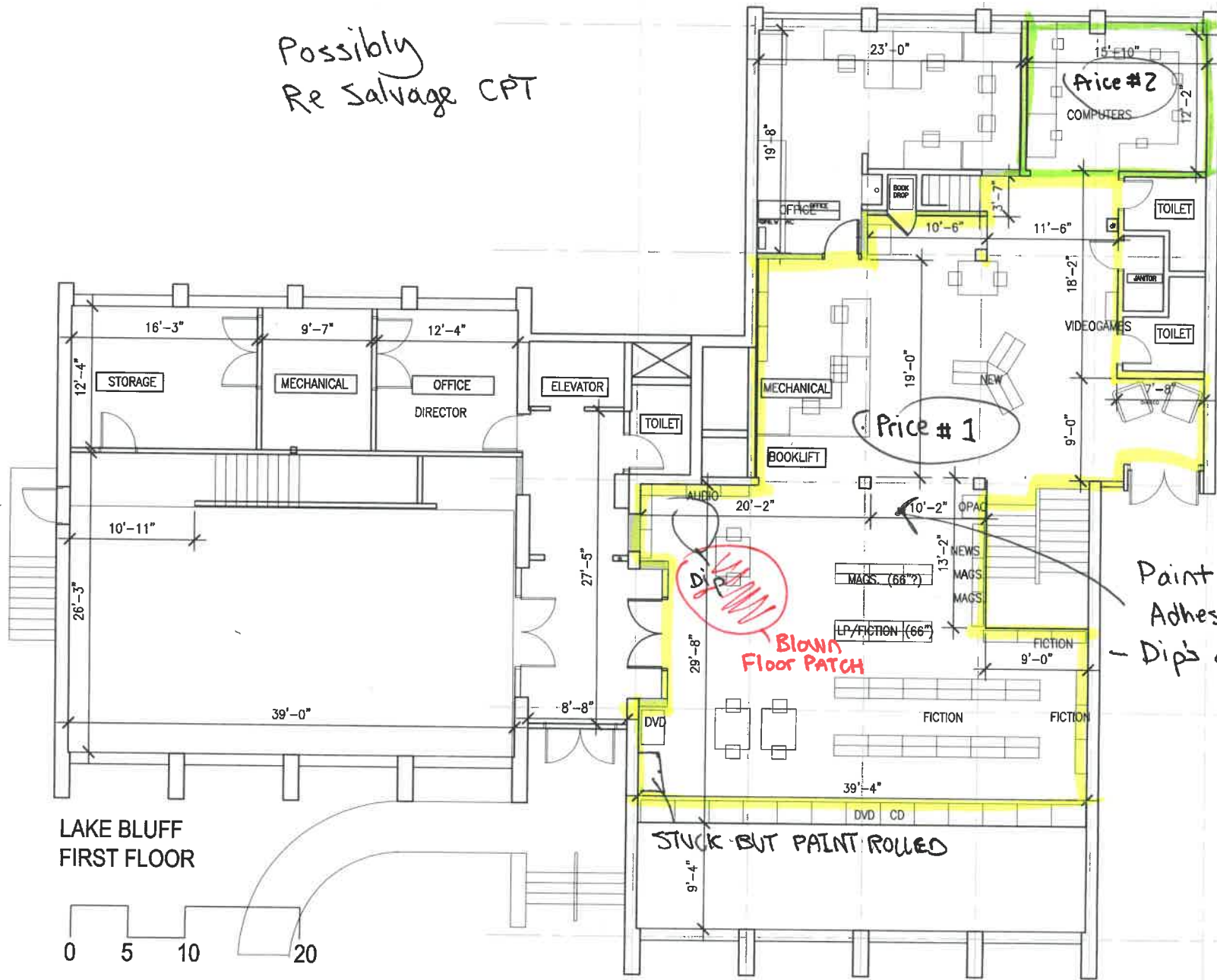
- Moisture Testing will be conducted.
- The existing carpet tile will be removed.
- The existing carpet pad / cushion will be removed to concrete.
- The entire floor will be sanded and scraped to remove any existing adhesive residue.
- The floor will be skim coated with cementitious patch to install new carpet tile.

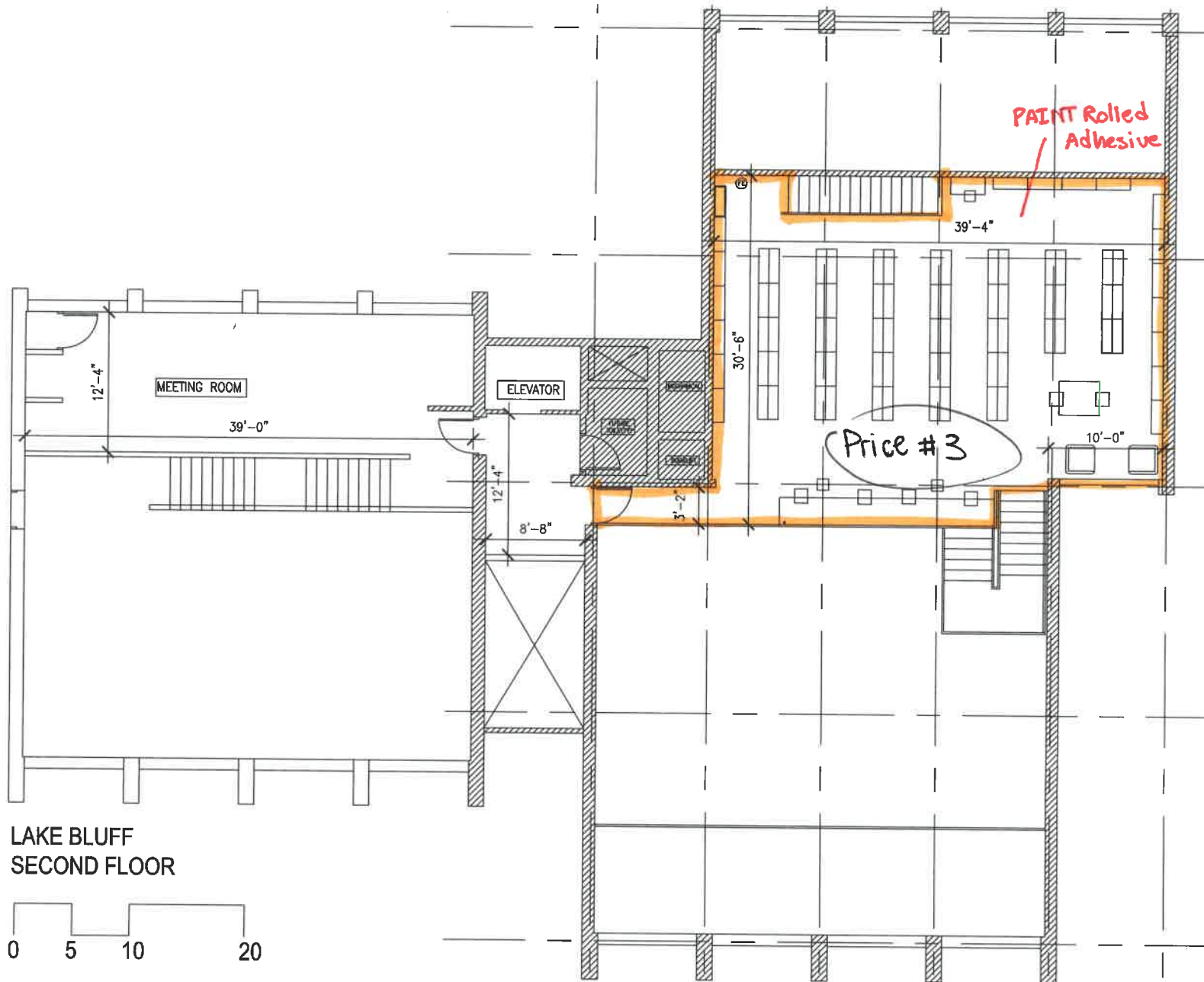
If the prices above are agreeable, please respond on how you would like to proceed.

Thank you.

Phil Johnson
Vice President

Possibly
Re Salvage CPT





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SECOND FLOOR

