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**E L M H U R S T P A R K D I S T R I C T**  
**B O A R D O F P A R K C O M M I S S I O N E R S**  
**M E M O R A N D U M**

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**DATE:** April 8, 2019

**TO:** Board of Park Commissioners

**FROM:** James W. Rogers, Executive Director  
Angela Ferrentino, Director of Parks and Facilities  
Joseph Cogswell, Landscape Architect

**RE: PIONEER PARK PARKING LOT REDEVELOPMENT**

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**ISSUE**

Bids were requested for improvements at Pioneer Park parking lot to support park use and address deficiencies identified in the District's ADA Transition Plan. The parking lot has reached the end of its useful life, requiring increased maintenance to keep it functional. The parking lot scored low in the Vision 2020 Park Assessment at 77 out of 100. The proposed new lot will provide an enhanced level of service by adding eleven (11) additional spaces for a total of twenty (20). Additionally, the proposed new path will enhance safety.

**DISCUSSION**

Staff hired V3 Engineering to develop drawings and specifications in order to request bids from contractors to complete the work. The scope of the work includes the demolition of the existing asphalt parking lot, removal of the existing aggregate sub base, and the removal of the existing drinking fountain. The project base bid improvements include the expansion of the quantity of parking stalls, the installation of aggregate base, storm drain lines, the installation of permeable paver parking stalls, construction of the new asphalt drive aisle and path(s), and the installation of a new drinking fountain.

Requests for sealed bids were advertised through a legal notice in a local paper on February 16, 2019. Sixteen (16) letters of invite were sent to various contractors throughout the Chicagoland area. Two (2) bid packages were picked up for the project and two (2) contractors attended the mandatory pre-bid meeting held on February 19, 2019. The bid opening was held on March 7, 2019 (bid tally attached).

As noted on the bid tally sheet, the lowest base bid was submitted by Chicagoland Paving Contractors, Inc. in the amount of \$127,000. The request for bids included three (3) potential alternates consisting of:

- Alternate 1 – Construct Curb and Gutter Along Drive Aisle
- Alternate 2 – Seal Coat and Restripe the Existing Asphalt Basketball Court
- Alternate 3 – Furnish and Install Poligon Porta-Pot Shelter

Staff recommends proceeding with the sealcoating and striping basketball court alternate as well as the porta-pot enclosure. Staff does not recommend proceeding with the construction of new concrete curbs and gutters. Funds in the amount of \$157,000 have been budgeted for the project. Staff recommends using a portion (\$21,400) of the savings realized from year-to-date 2019 projects (reported on March 11, 2019 totaling \$87,845) previously approved by the Park Board.

**2019 Pioneer Park Parking Lot Improvements**

<b>Base Item(s)</b>	<b>Amt</b>
V3 Engineering Fees	\$ 24,500
Lowest Base Bid - Chicagoland Paving	127,000
Furnish Drinking Fountain by Elmhurst Park District	<u>3,970</u>
<b>Base Bid Subtotal</b>	<b>\$155,470</b>
<b>Bid Alternative Item(s)</b>	
Bid Alternative (2) - Seal Coat the Existing Basketball Court & Restripe	1,500
Bid Alternative (3) - Install Poligon Shelter	7,500
Bid Alternative (3.1) - Furnish Poligon Shelter purchased by District	<u>12,400</u>
<b>Bid Alternative Subtotal</b>	<b>\$ 21,400</b>
<b>Grand Total Including All Bid Alternatives</b>	<b><u>\$176,870</u></b>
<b>Total Budgeted in the CIP fund</b>	<b>\$157,500</b>

Staff received positive reference checks for Chicagoland Paving Contractors, Inc. to confirm general experience as well as experience in completing a project of this scope. Reference checks were provided by the Village of Villa Park, Gewalt Hamilton Engineering, and the City of Northlake, IL. In addition, a records search has been completed with the Illinois Department of Labor (IDOL) and Dun & Bradstreet, Inc. with no violations found.

**RECOMMENDATION**

That the Board of Park Commissioners (1) reject alternate #1 to construct curb and gutter along drive; (2) award the base bid for the Pioneer Park Parking Lot Expansion Project in the amount of \$127,000 to Chicagoland Paving Contractors, Inc., of Lake Zurich, IL; (3) accept alternate #2 to Seal Coat and Restripe Existing Asphalt Basketball Court in the amount of \$1,500; (4) accept alternate #3 to Furnish and Install the Poligon Porta-Pot Shelter in the amount of \$19,900; (5) authorize the use of \$21,400 realized from prior capital project savings; and (6) authorize the Executive Director to execute said contract totaling \$176,870 accordingly.

Thank you.

Attachments: Pioneer Park Bid Alternate Exhibit  
Bid Tally Sheet