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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:** March 14, 2022

**TO:** Board of Park Commissioners

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

**RE: PLUNKETT PARK/COURTS PLUS PARKING LOT RESURFACING**

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**ISSUE**

Bids were requested for improvements at Plunkett Park/Courts Plus parking lot to support park and facility use and address deficiencies identified in the District's ADA Transition Plan. The parking lot, which was originally constructed in 2002, has reached the end of its useful life and experiences recurring issues with standing water requiring increased maintenance to keep it functional.

**DISCUSSION**

As part of the upkeep, safety, and maintenance of the parks, staff propose completing total milling, repaving, and restriping of the Plunkett Park and Courts Plus parking lot. Although sealcoating and maintenance extends the life of the asphalt, it eventually deteriorates requiring replacement for safe pedestrian and vehicle use. Additionally, paving projects improve ADA accessibility, vehicle performance, and reduce future environmental stress, and maintenance costs. This lot is beyond its useful life and if drainage issues continue to worsen, it could become a safety issue.

In 2020 as part of the approved capital budget, V3 Companies completed project engineering, design, cost estimates, and construction documents (including a topographic survey) for \$55,000. However, staff did not propose completing this project in 2021 due to pandemic related financial constraints.

The scope of the work includes the demolition of the existing asphalt parking lot, the installation of aggregate base, resurfacing of asphalt pavement for the entire parking lot, storm drain lines, curb and gutter removal and installation, sidewalk removal and installation, pavement marking, conduit installation, pipe underdrain installation, and all restoration necessary to return the area to its original condition.

Requests for sealed bids were advertised through a legal notice in a local paper on February 11, 2022. Twelve (12) letters of invite were sent to various contractors throughout the Chicagoland area and 10 bid packages were electronically downloaded. Seven (7) contractors attended the mandatory pre-bid meeting held on February 22, 2022. The bid opening was held on March 3, 2022 with six (6) bids received (bid tally attached).

As noted on the bid tally sheet, the lowest base bid was submitted by A Lamp Concrete and Construction, Inc. of Schaumburg, IL in the amount of \$499,000. The request for bids included two (2) potential alternates consisting of:

- Alternate 1 – Remove and replace sidewalk along entrance drive
- Alternate 2 – Abandon and replace drainage system along building

Staff recommends proceeding with the base bid \$499,000 and both Alternate #1 for \$19,330 and Alternate #2 for \$25,670. Funds in the amount of \$545,000 have been budgeted for the project. This project will be funded utilizing Paving and Lighting Fund tax revenue (\$135,011) and General Fund (\$193,595) and Paving and Lighting Fund reserves (\$216,394).

Lowest Base Bid – A Lamp Concrete Contractor Inc.	\$499,000
Bid Alternate #1 Remove and replace sidewalk along entrance drive	\$ 19,330
Bid Alternate #2 Abandon and replace drainage system along building	\$ 25,670
<b>Total with Alternates</b>	<b><u>\$544,000</u></b>
<b>Total Budgeted in the CIP fund</b>	<b>\$545,000</b>

Staff received positive reference checks for A Lamp Concrete Contractor, Inc. to confirm general experience as well as experience in completing a project of this scope. Reference checks were provided by the Village of Bloomingdale, Gewalt Hamilton Engineering, and the Village of Hanover Park, IL. Additionally, the District worked with A Lamp in 2018 on completing the Berens Park east parking lot. A records search completed with the Illinois Department of Labor (IDOL) found no violations.

Construction for the project will begin July 5, 2022 with a completion date of August 5, 2022. During the entire project, at least 30% of the parking lot will be made available for Courts Plus members and park users. Staff has communicated with youth sports groups, Immaculate Conception, and internally with Court Plus staff to ensure customer impact is kept to a minimum. The project coincides with summer vacations, off-peak usage at Courts Plus and the break between summer and fall sports (baseball, soccer, football).

**RECOMMENDATION**

That the Board of Park Commissioners (1) award the base bid for the Plunkett Park/Courts Plus parking project in the amount of \$499,000 to A Lamp Concrete and Construction, Inc. of Schaumburg, IL; (2) accept Alternate #1 to Remove and replace the sidewalk along entrance drive for \$19,330; (3) accept Alternate #2 to abandon and replace drainage system along building for \$25,670; and (4) authorize the Executive Director to execute said contract totaling \$544,000 accordingly.

Thank you.

Attachments: Bid Tally Sheet