
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

DATE: February 13, 2023

TO: Board of Park Commissioners

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

RE: BEN ALLISON PARK - PLAYGROUND & PARK REDEVELOPMENT

ISSUE

According to the District’s updated replacement schedule, the playground at Ben Allison Park, last renovated in 2002, was due for replacement in 2021, but was delayed to 2023 due to the global pandemic in 2020-21. Initial bids for the redevelopment of the park came in over budget resulting in the Park Board rejecting all bids at the January 9, 2023 board meeting and directing staff to move forward with value engineering (VE). As directed, staff prepared, and let for bid, updated plans and specifications based on the VE proposal. This project addresses the Vision 2020 Plan Theme: Meet Community Need for Parks, Open Space, and Outdoor Amenities.

DISCUSSION

Ben Allison Park Improvements

The 2023 capital budget includes a total of \$264,500 (excluding \$32,000 budgeted for safety surfacing) for improvements to Ben Allison Park.

Budgeted	
Playground Equipment & Installation	\$205,000
Relocate tee ball field, asphalt path, new entry	\$ 59,500
TOTAL BUDGETED:	\$264,500
Revision of funds used for Purchase of Equipment & Furnishings	
Purchase of Playground (Joint Purchasing Agreement)	\$129,683
Revised Purchase of Site Furnishings based on VE Proposal (Joint Purchasing Agreement)	\$22,700
TOTAL	\$152,383
Funds Remaining for Project:	\$112,117

Bid Results and Value Engineering

Following the initial bid opening for the project, staff reviewed bid specifications and found discrepancies in cost estimates and sought feedback from contractors. Staff realized budget figures did not adequately account for rising labor costs for the installation of the playground, site amenities and the addition of the walking path. Furthermore, it was discovered that increasing petroleum prices drove the asphalt paving prices higher than the District's budget projections.

As a result, to better meet budget projections, staff worked to value engineer the project without significant changes to the broader theme or the overall design. Therefore, staff was able to revise the plan and specifications to reflect the value engineering options as follows:

Playground Area:

- Eliminate a majority of the concrete curb surrounding the playground area.
- Eliminate all concrete paving less bench and picnic table areas.
- Substitute the concrete paved area at the ball diamond for asphalt and reduce overall size.
- Eliminate redundant seating near existing picnic area.
- Eliminate 1 Bike Rack, 2 picnic tables, 1 bench, and 2 receptacles. (Move receptacles at Tee Ball Field)
- Redesign Entry Plaza to single walkway
- Included in the bid packet was Alternate 1 which includes Landscape Planting.

Rebid Process

On January 13, 2023, a legal notice was published in Suburban Life newspaper to announce the availability of plans and specifications both electronically and pick up. A mandatory pre-bid meeting was held on January 19 with seven contractors in attendance. Bids were received until the opening on January 30 when five proposals were submitted (bid tally attached).

As noted on the bid tally sheet, the lowest bid in the amount of \$139,982.09 was submitted by D&J Landscape Inc. of Plainfield, IL. In February 2022, the District rejected D&J Landscape as a responsible bidder for the Glos Park Expansion Project. In March 2016, the District rejected D&J Landscaping as a responsible bidder for the installation of the Butterfield Park playground when checking references in 2016, staff discovered D&J Landscape was using references for work completed by another contractor resulting in being disqualified as a responsible bidder.

Additionally, during review of the Glos Park bids, Liz Dafoe, Principal at Upland Design expressed concern with D&J Landscaping based upon first-hand experience while working at Homewood Estates Park at the Homewood Flossmoor Park District. During the project, D&J was unable to staff the work appropriately, starting the project 2 months later than contracted and had difficulty in processing and securing the requisite paperwork (change orders, pay applications, etc.). Staff followed up and spoke with the Superintendent of Parks and Planning at Homewood Flossmoor Park District who further confirmed the results. At that time, staff consulted with District legal counsel, Andrew

Paine of Tressler and determined the District has sufficient reason to recommend the Park Board reject the bid received from D&J Landscape for Glos Park as not a responsible bidder.

Given the previous information noted as it pertains to D&J Landscape, staff recommends the disqualification of D&J Landscape for the 2023 Ben Allison Park Playground & Park Improvement Project as not a responsible bidder.

The next lowest base bid received was from Innovation Landscape Inc. of Plainfield, IL in the amount of \$151,693.84. Staff completed reference checks for Innovation Landscape, Inc. with the Mt. Prospect, Naperville, and Bartlett Park Districts and all came back extremely positive with all eager to work with Innovation Landscape, Inc. on future projects. A scope review was completed with Innovation Landscape, Inc. on February 3, 2023, and was satisfactory to the District's Landscape Architect. In addition, a records search completed with the Illinois Department of Labor (IDOL) found no violations. The District has successfully worked with Innovation Landscape, Inc. on the Fountain Renovation Project at Wild Meadows Trace and the brick pavers at the Depot with no issues on project completion or schedule.

Although the VE process reduced Alternate #1, which included overall landscape planting, staff recommends the Board reject Alternate #1. The planting will then be included in the Fall Tree Planting project.

The remaining available funds for the project total \$112,117 while the recommended bid total is \$151,693.84. The shortfall in funding for this project of approximately \$40,000 can be addressed through the cost savings from the Wilder Park South Tennis Courts project approved by the Park Board on January 23, 2023 at \$50,000 under budget.

Despite rebidding, the construction schedule for the project remains as originally planned with construction commencing the last week of May with the removal and donation of equipment to Kids Around the World with an anticipated project completion date of September 1, 2023.

RECOMMENDATION

That the Board of Park Commissioners (1) reject the Ben Allison Park Playground & Park Improvements bid from D&J Landscape as not responsible; (2) award the bid to Innovation Landscape, Inc. in the amount of \$151,694; (3) reject Alternate #1; and (4) authorize the Executive Director to execute said contract accordingly.

Thank you.

Attached: Bid Tally Sheet

2023 Ben Allison Park Playground & Park Improvements

Bid Opening: January 30, 2023 at 10:30 a.m.

No. Contractors in attendance: Mandatory Prebid 1/19/23 @ 9:00am

Bond Add. 1 Base Bid

No.	Contractors in attendance	Bond	Add. 1	Base Bid
1	Clauss Brothers	X	X	\$ 189,870 ⁰⁰
2	Great Lakes Landscaping, Inc.	X	X	\$ 190,774 ⁰⁰
3	Innovation Landscape, Inc.	X	X	\$ 151,693 ⁸¹
4	D & J Landscape	X	NOT SIGNED X	\$ 139,982 ⁰⁴
5	Apex Landscaping			
6	Shamrock Landscaping			
7	E. Hoffman, Inc.	X	X	\$ 169,475 ⁵⁰

Witness: [Signature] Date: 1/30/2023

Asst. Treasurer: [Signature] Date: 01/30/2023