
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: December 11, 2023

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities

RE: CANINE CORNER DOG PARK DEVELOPMENT – REJECTION OF BIDS

ISSUE

The Park District's Vision 2020 Community Needs Assessment survey identified off-leash dog parks, walking trails, and natural areas as high outdoor facility priorities. A dog park was identified as a high priority especially for households with children ages 10-19 years and households with adults ages 20-64 with no children. A dog park was also identified by the Park Board and staff as a community need from feedback received in focus groups and open houses during the Vision 2020 process. To address the need for a dog park, staff solicited proposals for landscape architectural services to garner community input for the potential development of the property at 0S761 Old York Road as well as complete conceptual design options and cost estimates to build a dog park, and complete architecture and engineering services for the project. This project addresses the 2024 Strategic Work Plan tactic of building a dog park, which meets the Vision 2020 Plan Theme of Meet Community Need for Parks, Open Space, and Outdoor Amenities.

DISCUSSION

In early June 2018, Upland Design was hired to provide professional landscape architectural and engineering services for the design as well as cost estimates of a community dog park to be located at 0S761 Old York Road. Utilizing feedback received from the Park Board, staff, and the community, Upland Design finalized a dog park Master Plan that was presented and approved on August 13, 2018. Once necessary funds were available and following the pandemic, on August 22, 2022, the Board provided consensus to proceed with certain large-scale projects, including the dog park. This resulted in the Board approving a contract to engage Upland Design for landscape architecture and engineering services for the Dog Park Master Plan (prepare construction documents) on December 7, 2022.

The scope of work for the proposed Dog Park development includes separate small dog and large dog areas, an enclosed water feature area, restroom building, parking lot with security lighting, water fountains, natural hill and tunnel, plaza entry with dog sculpture and a shade shelter. The design also includes walking paths inside the fence, agility equipment, and seating throughout the park. Three alternates are part of the specifications: (1) expanded parking, (2) substitute asphalt for concrete paths, and (3) soil amendments.

Requests for sealed bids were advertised through a legal notice in the Elmhurst Suburban Life on November 3, 2023 and eighteen (18) letters of invite/bid packages were sent to contractors throughout the Chicagoland area. Four (4) contractors attended the mandatory pre-bid meeting held on November 10, 2023. The bid opening was held on November 16, with two (2) bids received and read publicly (bid tally attached).

Bid Results & Next Steps

Project funding in the amount of \$2,200,000 is available in the 2024 Capital Improvement Fund. Two bids were submitted, the lowest base bid from Innovation Landscape, Inc. for \$2,076,770.10 and the second lowest from All-Bry Construction of \$2,250,878.73.

Following the bid opening, staff and Upland Design reviewed the processes, specifications, and budget figures, along with options for next steps. Inconsistencies between the two bids lead Upland and staff to realize that there is an opportunity to clarify and, more specifically, define line items where large discrepancies exist. As an example, there were large spreads on a few items that did not align with Upland’s budget projections including silt fencing, asphalt parking, and electrical conduit and wiring for the site. Staff and Upland also sought feedback from contractors who received bid packets and submitted a bid as well as those contractors who did not submit a bid. Vendors indicated there were no issues with the project or specifications and an interest in bidding on future projects. As a result of the review and in particular, discussions with Upland, staff is recommending the rejection of the bids received and to re-bid the project with a more detailed clarification at the mandatory pre-bid as well as notifying and ensuring contractors are aware of the rebid with the anticipation of additional bidders submitting proposals.

Proposed Timeline

Reject bids.....	December 11, 2023
Re-bid	December 15, 2023
Mandatory pre-bid meeting.....	January 4, 2024
Bid Opening.....	January 11, 2024
Present results to Park Board for approval	January 22, 2024*

*The new proposed schedule will not change the Dog Park Construction schedule slated to commence April 1, 2024 with substantial completion August 1, 2024.

RECOMMENDATION

That the Board of Park Commissioners reject the bids from Innovations Landscape, Inc., and All-Bry Construction for the Dog Park Development on the basis that the bid total exceeded the project budget and direct staff to rebid the project.

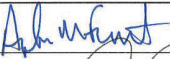
Attached: Bid Tally Sheet

OLD YORK ROAD DOG PARK

BID OPENING THURSDAY, NOVEMBER 16, 2023 10:00AM

Contractors attended a Mandatory Pre bid meeting on Friday, November 10, 2023 at 10:00 am

No.		Bond	Addendum Number 1,,2 & 3	Base Bid	Alternate 1 (Parking lot expansion)	Alternate 2 (Concrete to Asphalt)	Alternate 3 (Soil Amendments)
1	Innovation Landscape	✓	✓	2,071,742.47	191,278.76	- 9,148.26	52,236.00
2	All-Bry Construction	✓		2,250,878.73	106,698.75	- 18,603.71	21,104.43
3	Apex Landscape, Inc.						
4	Larson Equipment						
5							

Witness:  Date: 11-16-2023

Assistant Treasurer:  Date: 11/16/2023