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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:** February 13, 2023

**TO:** Board of Park Commissioners

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

**RE: 2023 MISCELLANEOUS PAVING IMPROVEMENT PROJECTS**

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**ISSUE**

Multiple distinct paved areas throughout the District are in need of repair or replacement and were, as a result, included in the District's 2023 capital plan. To that end, a set of plans and specifications was developed to address the areas in need at Berens, Eldridge, Salt Creek, Washington, and Wilder Parks. The proposed improvements include pavement repair and replacement, curb and gutter replacement and installation, and sidewalk repair. This project addresses the Vision 2020 Plan Theme: Meet Community Need for Parks, Open Space, and Outdoor Amenities: Maintain and upgrade existing parks, open spaces, and amenities.

**DISCUSSION**

Paving maintenance and repair is critical to the long-term investment and commitment the District makes in providing the community with safe and accessible travel within its parks. Plans and specifications were prepared and let for bid with the accompanying legal notice published on January 13 in the Suburban Life. Nine (9) contractors attended the mandatory pre-bid meeting on January 24 and five (5) sealed bids were received on February 7, 2023 at which time they were opened and publically read. Below is a description of repair needs at each park.

**Berens Park**

The pedestrian walking path parallel to Armitage Road is in need of replacement from the intersection nearest the restroom building up to baseball #5 located south of The Hub. As pedestrian paths are lighter duty by nature, the asphalt surface will be fully removed and replaced as opposed to the typical grinding operation seen in parking and street applications. The area directly adjacent will be restored as necessary.

**Eldridge Park**

The off-street parking area along the eastern border of Eldridge Park on Spring Road is in poor condition. Multiple curb areas are crumbling and the parking spots show signs of wheel depressions, decaying edges, scaling, and spalling (flaking). This indented parking is fully used throughout the year, especially on weekends during soccer and other events. The asphalt paving will be ground and a new surface course will be installed. Striping of all parking

spaces, both accessible and regular, will be completed after the paving. Listed below are alternates that were bid for Eldridge Park.

**Alternates 1&2** Include the removal and replacement of the entire existing curb and gutter. The existing curb and gutter are deteriorating and during the paving process, it is an operational and financial benefit to tackle the entirety of the project at one time.

**Alternates 3&4** Include the removal and replacement of selected sections of the existing curb and gutter. There would be sections of curbing left as existing and only repair currently affected areas.

### **Salt Creek Park**

The asphalt apron to the gravel lot has deteriorated beyond repair. Due to the size and condition of the existing apron, it will be removed and replaced with priority placed on the existing drainage structures and the grade of the parking lot.

### **Wilder Park**

The entrance and circular drive at the Recreation Building is in serious disrepair. The existing asphalt drive has edges crumbling due to the lack of curbs and traffic is being controlled via a set of parking stops lining the edge. The proposal includes a grind and re-surface of the existing blacktop driveway and entry plaza to the Recreation Building and the Tennis Courts.

The two Alternates listed below detail the installation of a curb with a drainage solution and the replacement of the concrete walk adjacent to the building.

**Alternates 5&6** Install new curb at the edge of the driveway leading to the Recreation Building. Utilize a depressed curb outlet to prevent water from being trapped and causing ponding and icy conditions. The adjacent areas will be graded and restored to reflect the new curb and outlets.

**Alternates 7&8** Remove and replace the sidewalk adjacent to the Recreation Building from the entrance of the preschool to the southeast end of the building/restroom access. The existing walk has sunk and created a depressed location near the restroom entrances allowing water to pond and form icy conditions when temperatures fall. The remaining concrete walk is spalling and will require replacement in the near term. Similar to Eldridge Park, it is advisable to remove and replace this area in conjunction with the asphalt work being completed to avoid patching at a later date.

### **Washington Park**

The remaining baseball field has recently had the backstop replaced and is in need of a new asphalt surround. The existing pedestrian path emanating from the accessible parking dead ends into the dugout area and does not connect to the municipal sidewalk. The proposal includes the addition of a new path to connect the pedestrian route to the sidewalk aligned with the existing crosswalk. This will allow for better park circulation and avoid the pedestrian traffic continuing through the dugout area around the baseball field. A new asphalt pad will be installed to move the existing bleachers from the previous field to the remaining field.

**Alternate 9 & 10** This provides an alternative layout for the proposed path which would avoid a portion of the critical root zone of an existing tree; however, the tree would still be affected likely causing a negative long-term effect.

### **Bid Results**

The lowest most responsible bid was provided by Chicagoland Paving for \$105,000 (base bid) for the project. Positive references were provided by the City of McHenry for parking lot improvements and Palatine Park District for the Community Park paving project. Both had worked with Chicagoland Paving on multiple projects similar to this project and stated the quality of work and workmanship was above average and would continue to work with the contractor in the future. Additionally, the District has contracted with Chicagoland Paving in the past, most notably in 2022 at the Wilder Park North Tennis Courts and in 2019 at the Crestview Park tennis, pickleball, and basketball courts, with satisfactory results. A record search completed with the Illinois Department of Labor (IDOL) found no violations.

Funds were budgeted in the FY23 Capital Fund in the amount of \$251,750, utilizing Paving and Lighting Fund tax revenue (\$55,811), Annual G.O. Bond proceeds (\$95,939) and SRA Fund (\$100,000) reserves.

Original Project Budget	\$251,700
Base Bid	\$105,000
Recommended Alternates #'s 1, 2, 5, 6, 7, 8	\$71,030
<b>Total Recommendation</b>	<b>\$176,030</b>
Under Budget	\$75,670

In order to accommodate programming at the multiple parks, the project is scheduled to commence on July 5 for completion by August 25.

### **RECOMMENDATION**

That the Board of Park Commissioners:

1. Accept the Base Bid in the amount of \$105,000 from Chicagoland Paving and;
2. Accept Alternates 1 & 2, for the removal and replacement of the curbs and gutters at Eldridge Park in the amount of \$36,450, and;
3. Accept, Alternate 5 & 6, for the installation of a new curb at Wilder Park in the amount of \$26,075, and;
4. Accept Alternates 7 & 8, for the removal and replacement of the sidewalk at Wilder Park Recreation Building in the amount of \$8,505, and;
5. Reject Alternates 3 & 4, for sectional curb replacement at Eldridge Park and;
6. Reject Alternates 9 & 10, for the alternate path layout at Washington Park and;
7. Authorize the Executive Director to execute said contract accordingly.

Thank you.

Attached: Bid Tally Sheet