
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 26, 2024

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities
Jon Rudey, Park Planner

RE: 2024 PAVING IMPROVEMENTS

ISSUE

Over the course of time, it is prudent and a responsible use of funding to update and replace asphalt paving. Currently, the north parking lot of Wilder Mansion, the central path at Eldridge Park (east), and the north parking lot at Butterfield Park are in critical need of replacement. Prioritizing repair and maintenance of these parking lots address the goals outlined in the 2024 Strategic Work Plan Theme: Meet Community Need for Parks, Open Space, and Outdoor Amenities.

DISCUSSION

The scope of the project varies by location and is outlined by park below:

- **Butterfield Park:** Given the parking lot is a shared portion of E. Adams St., staff approached the City of Elmhurst to work in conjunction on the replacement of both the street and parking area. Capitalizing on the City's regular street maintenance program, the District will work with the City's Engineering Department to have the parking lot replaced by their contractor and reimburse the City for the cost associated. This will include the addition of a barrier curb at the north edge of the surface with necessary depressions for the release of accumulated stormwater. Due to the City's extensive annual paving work, pricing will be less than the District could expect to receive for the paving work and allow the District to include the curb. The Park District will remain responsible for the striping and pavement markings within the main body of the project and landscape restoration will be completed by Parks staff.
- **Eldridge Park:** The central path from Spring Road to the Salt Creek Bridge is in need of replacement. The path is crumbling in multiple areas due to heavy use and poor drainage. The path will be demolished, and the ground aggregate will be used in areas needed to raise the path above the existing grade to prevent accumulation of stormwater.
- **Wilder Park:** The smaller parking lot immediately north of the Wilder Mansion is showing significant signs of decay. The recently completed replacement of the tennis courts in 2023 makes this an optimum time for replacement of the asphalt surface. Taking advantage of the opportunity, downspouts on the north side of the Wilder

Mansion will be connected to an existing catch basin on the north side of the parking area. Curbing will be introduced to the entire parking surface to extend the life of the asphalt surface, especially at the edge and provide improved ease of maintenance. (Additive: A new concrete pad and cedar dumpster enclosure will be constructed with a small new planting to provide a dedicated space for refuse which will eliminate an eyesore for both mansion guests and park users). A collapsible bollard will be introduced on the path into the park and all appropriate pavement markings and striping will be completed as part of the project.

All items will be constructed in compliance with the most relevant and current statutes of the Americans with Disability Act (ADA).

A request for sealed bids was advertised on January 19, 2024 in the Elmhurst Suburban Life. Staff sent letters of invite to 36 paving and general contractors throughout the local and regional area. Nineteen bid packages were electronically downloaded and ten contractors attended the mandatory pre-bid meeting on January 30, 2024. The public bid opening occurred on February 14, 2024 for the five sealed bids received.

The lowest responsible base bid was received from Obsidian Asphalt Paving, Inc. of West Chicago in the amount of \$116,191.21. A scope review was completed with the contractor and staff checked references. Positive references were received from Oswegoland Park District, Skokie Park District, and Kane County Forest Preserve. Additionally, a records search performed with the Illinois Department of Labor found no outstanding violations.

Staff is recommending the acceptance of Bid Additives totaling \$16,458. The additive work includes the construction of the dumpster enclosure with the necessary concrete pad and planting to screen the enclosure.

The total budgeted in the Capital Improvement and SRA funds for the 2024 Paving Improvements project is \$323,500

Approved Project Budget	\$323,500.00
Project Base Bid + Additive	<u>\$132,649.21</u>
TOTAL (under budget)	<u>\$190,850.79</u>

Remaining Funds of \$190,850.79 will be utilized to reimburse the City of Elmhurst for the work performed at Butterfield Park. Staff is working on finalizing a Memorandum of Understanding with staff from the City of Elmhurst which includes the work to be completed at a total cost to the Park District not to exceed \$75,000. After the work is completed and the appropriate paperwork is received from the City Engineer's office, staff will return to the Park Board to approve the release of funds based upon actual costs incurred.

Due to the nature of paving projects, staff creates plans and budgets based on previous construction documents and existing conditions apparent prior to demolition. While staff does not expect changes to the contract, it is not uncommon to find deteriorating or failing subgrade after the initial milling operation. In the event of finding poor subsurface after demolition, funds remain available for potential remediation.

Construction of the 2024 Paving Improvements will commence at the beginning of July with anticipated completion by the end of August and coordinating efforts will be made throughout the project to minimize disruption to programming and park visitors.

RECOMMENDATION

That the Board of Park Commissioners (1) award the 2024 Paving Improvements project in the amount of \$116,191.21 to Obsidian Asphalt Paving, Inc. of West Chicago; (2) award the bid additive including a new dumpster enclosure in the amount of \$16,458; and (3) authorize the Executive Director to execute said contracts accordingly.

Thank you.

Attachments: Bid Tally Sheet

2024 Paving Improvements

Bid Opening: February 14, 2024 at 10:00 a.m.

Contractors in attendance: Mandatory Prebid: 12/20/2024 @

No. 9:00am

Bond

Addendum 1

Base Bid

Additive 1

		Bond	Addendum 1	Base Bid	Additive 1
1	Kaplan Paving				
2	Professional Paving & Concrete				
3	Advantage Paving	✓	✓	173,539.25	18,500.00
4	Maneval Paving				
5	M & J Asphalt	✓	NOT PRESENT	189,185.37	39,073.70
6	All-Bry Construction				
7	Obsidian Asphalt Paving, Inc.	✓	✓	116,191.21	16,458.00
8	A Lamp				
9	TAT Enterprises, Inc.	✓	✓	141,088.60	14,260.00
10	Pavement Systems	✓	✓	163,939.27	25,868.00

Witness: Jan Steg

Date: 2/14/2024

Asst.

Treasurer: [Signature]

Date: 02/14/2024