
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: March 10, 2025

TO: Board of Park Commissioners

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

RE: **2025 PAVING IMPROVEMENTS**

ISSUE

Over the course of time, it is prudent and a responsible use of funds to update and replace asphalt paving and seek opportunities for new pathways. Pathways at Ben Allison, Berens, Conrad Fischer, and York Commons Parks are deteriorating and need replacement. Seizing the opportunity to address repeated community suggestions to expand the pathway at Conrad Fischer Park takes advantage of the mobilized workforce during the replacement. Repair and maintenance of parking lots addresses the Elevate Elmhurst Parks Strategic Plan priority to Invigorate Parks with a goal of enhancing parks amenities and open space.

DISCUSSION

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

- Ben Allison Park (EXHIBIT 1): After the successful completion of the playground replacement and pathway expansion in 2023, the existing pathway from the corner of S. West Avenue and Randolph Street to the new pathway at the playground is showing signs of deterioration, especially the area in the Southeast corner of the park as it intersects with the street and the Prairie Path. Given the recent replacement of the remaining pathways, this will align the entire park for future seal coat and other maintenance operations.
- Berens Park (EXHIBIT 2): Continuing the ongoing maintenance and replacement of pathways at Berens Park, the Southwest corner of the park, including the paths surrounding the West Playground, those leading to the public restrooms and connecting the corner of Armitage Avenue and N. Oaklawn Street to the Tennis Courts, as well as the path replaced in 2023. The paths are deteriorating, with wide cracking allowing weed and turf incursion. The pathway surrounding the playground is also showing signs of aging. Due to the pathway being narrow, it must be installed manually which further shortens the expected life span of the asphalt.
- Conrad Fischer Park (EXHIBIT 3): The main asphalt circulation pathway beginning at the concrete sidewalk from Diversey Avenue, which connects the playground, Baseball Field #1, and the Tennis/Basketball/Futsal courts to Churchville Middle school, needs to be replaced due to significant deterioration due to heavy pedestrian traffic, regular vehicular traffic to access existing facilities, and age. With the recent addition to the

middle school, a new path was installed by the school district. The pathway connecting Victory Parkway to the new pathway has also deteriorated for similar reasons and should be replaced. These paths will maintain at the existing route but will be widened to 10'. They currently exist between 6-8' due to degradation of the path edges. A new path will be installed from Victory Parkway and connect the existing path in at Baseball Fields 2 & 3, extending to Conrad Fischer Elementary School. This has been a regular request by park users, to connect the existing path to the school in order to complete a loop trail around the park for patrons to enjoy.

- York Commons (EXHIBIT 4): The pathways adjacent to the Smalley Pool bathhouse and those extending to the playground and baseball field, which also connect the east border of the parking lot to Cayuga Avenue, are in need of replacement. The plaza in front of the Smalley Pool bathhouse will be replaced from the existing fence to the parking and traffic lanes, with the addition of a wider depressed curb to allow easier vehicle access. The area inside the fence will remain, as the asphalt remains in good repair and the area is in consideration for improvement.

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

A request for sealed bids was advertised on January 17th, 2025, in Elmhurst Suburban Life. Thirty-three (33) letters of invitation were sent to paving and general contractors throughout the local and regional area, with an additional seven requests for documents received. Twenty (20) bid packages were electronically downloaded, and fourteen (14) contractors attended the mandatory pre-bid meeting on January 28, 2025. The public bid opening occurred on February 25, 2025. Six (6) sealed bids were received.

The lowest, most responsible base bid was received of Obsidian Asphalt Paving, Inc. of West Chicago in the amount of \$207,002. The project included two bid alternates and two bid additives. Please see Exhibit 5 attached to this memo for details regarding staff recommendations.

A scope review was completed with the contractor and staff checked provided references. Positive references were received of Westmont Park District, Skokie Park District, and St. Francis High School. Obsidian was the contractor for the 2024 Paving Improvements project, including the new parking lot at Wilder Mansion, as well as the subcontractor responsible for the paving work at Ben Allison Park in 2023. Additionally, a records search was performed with the Illinois Department of Labor with no outstanding violations found.

Staff is recommending the acceptance of Bid Alternates 1 & 2, net total cost of \$20,718, as well as Bid Additives 1 & 2, totaling \$25,880, including the work outlined above and within the attached exhibit.

The total budgeted in the Capital Improvement and SRA funds for the 2024 Paving Improvements project is \$282,824.

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 and/or removal operations. The remaining funds, including approximately 10% of the original budget, will provide relief if unforeseen issues should arise.

Construction of the 2025 Paving Improvements will commence at the beginning of July with anticipated completion in the first half of September. This project window will accommodate athletic and other programming at park facilities, school calendars, and Smalley pool shutdown. Coordinating efforts will be made throughout the project to minimize disruption to programming and park visitors.

RECOMMENDATION

That the Board of Park Commissioners (1) accept the base bid of \$207,002 submitted by Obsidian Asphalt Paving, Inc.; and (2) accept bid alternatives 1 & 2 in the amount of \$20,718 and bid additives 1 & 2 for \$25,880; and (3) authorize the Executive Director to execute said contracts accordingly.

Thank you.

Attachments: Exhibits 1-4 including project maps
Exhibit 5 including Project Financial Exhibit including alternates and additives
Bid Tally Sheet

EXHIBIT #1:

Ben Allison Park - Path Replacement

Bid Additive #2

Remove and replace asphalt path from the recently replaced pathway at the new playground to the interface with the municipal sidewalk and the Illinois Prairie Path



EXHIBIT #2:

Berens Park - Path Replacement

Base Bid & Bid Additive #1

(Bid Additive #1) Remove and replace narrow asphalt path around the playground.

(Base Bid) Remove and replace asphalt path from the concrete sidewalk leading to the south Tennis Courts, along N. Oaklawn & Armitage Avenues to the Restroom

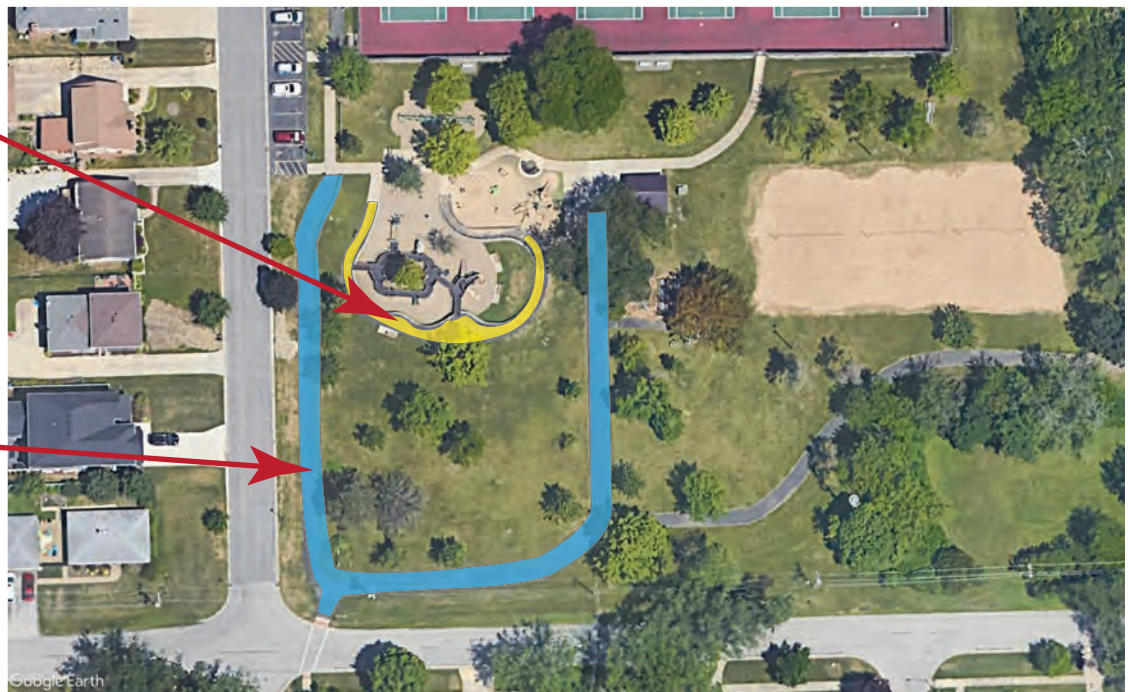


EXHIBIT #3:

Conrad Fischer Park - Path Replacement and Addition

Bid Alternate #1

Remove and replace asphalt path from the concrete sidewalk emanating from Diversity to the tennis / futsal / basketball court complex

New asphalt path by School District after addition

Remove and replace asphalt path from the new asphalt path to Victory Parkway and adjacent municipal sidewalk

Install new connecting path from existing path at Baseball Field #2 and Victory Parkway and extend to Conrad Fischer Elementary School

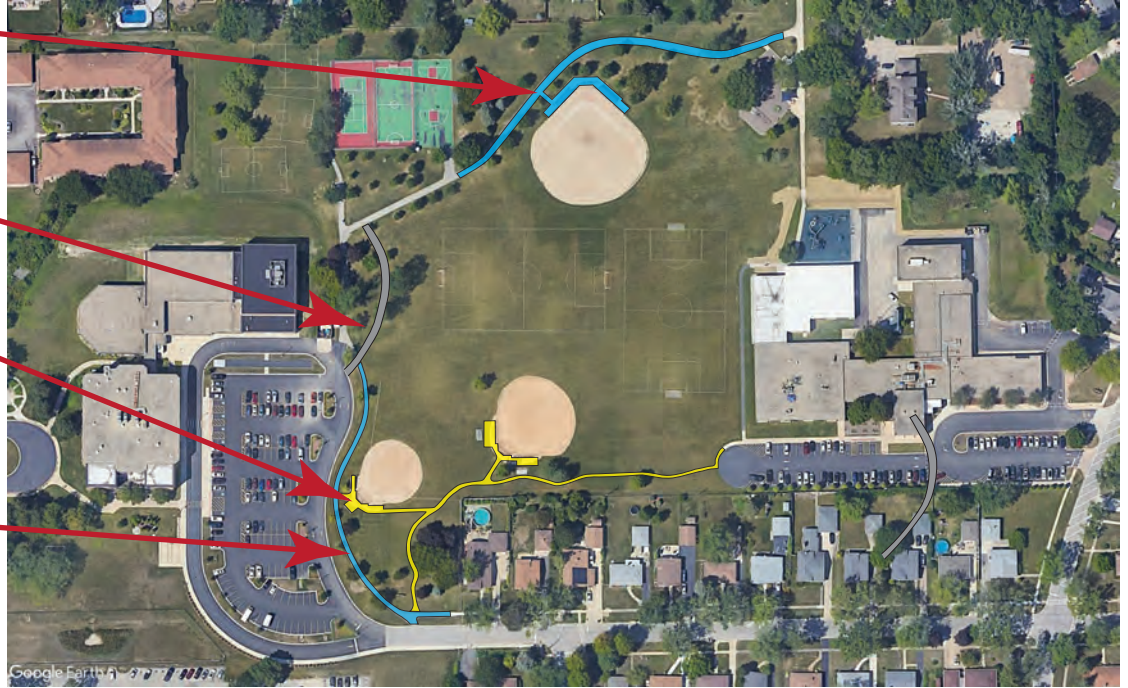


EXHIBIT #4:

York Commons Park - Path Replacement

Bid Alternate #2

(Bid Alternsate #2) Remove and replace asphalt pathways expanding to 10' wide where possible. Allow exsting plaza space inside fence to remain for future redevelopment.

(Bid Alternate #2) Extend replacement of asphalt path to entrance at Cayuga expanding path to 10' wide wherever possible.

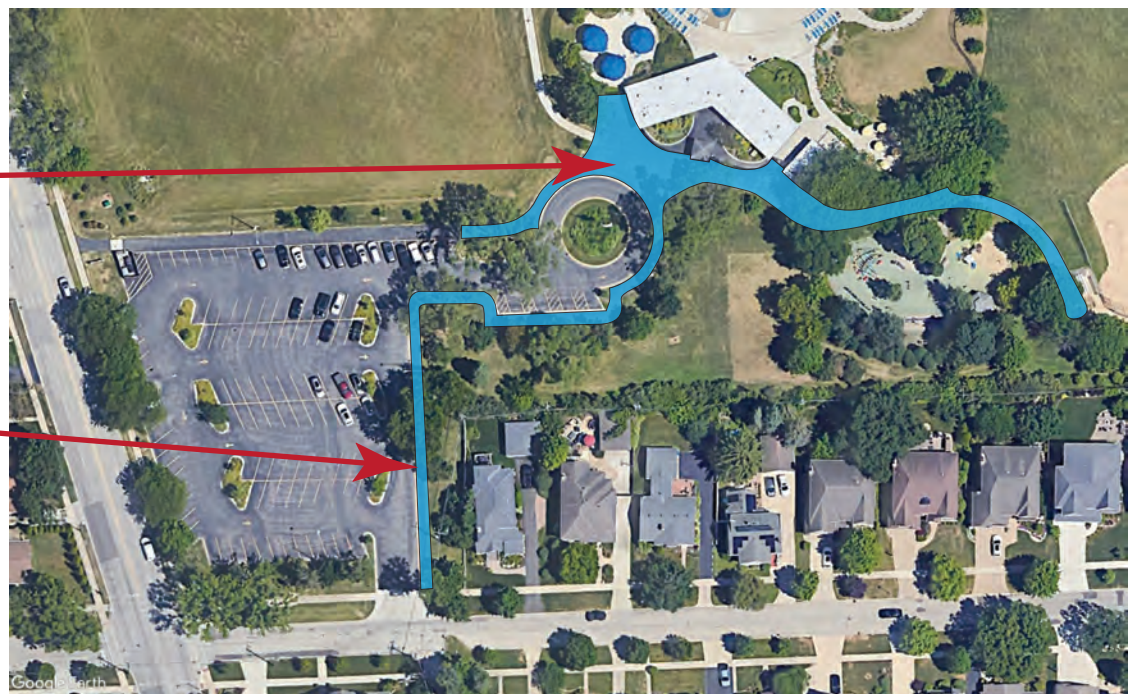


EXHIBIT #5

Project Financial Exhibit

Project: 2025 Paving Improvements

Lowest, Most Responsible Bidder: Obsidian Asphalt Paving, Inc.

Bid Date: 2/25/2025

Total Project Budget: **\$282,824.00**

	Base Bid	Alternates	Additives	Recommended Project Selections	
<u>General Conditions</u>	\$10,850.00			\$10,850.00	Mobilization & Administration
<u>Berens Park</u>					
Base Bid	\$37,600.00				Includes Base Bid (path @ SW corner of park)
Bid Additive #1			\$14,736.00	\$52,336.00	AND Additive #1 (pathway around playground)
<u>Conrad Fischer Park</u>					
Base Bid	\$98,346.00				
Bid Alternate #1		\$118,775.00		\$118,775.00	Includes Alternate #1 (increase width of all replaced and added paths)
<u>York Commons Park</u>					
Base Bid	\$60,206.00				
Bid Alternate #2		\$60,495.00		\$60,495.00	Includes Alternate #2 (replace adjusted entry area and path to Cayuga)
<u>Ben Allison Park</u>					
Bid Additive #2			\$11,144.00	\$11,144.00	Includes Additive #2 (replace path from playground to Prairie Path)
Original Base Bid	\$207,002.00			\$253,600.00	Recommended Contract Total
				\$282,824.00	Project Budget
				\$29,224.00	Remaining Funds

2025 Paving Improvements Project

Bid Opening: February 25, 2025, 10:00 a.m.

No. Contractors in attendance: Mandatory Prebid: 1/28/2025 10:00 a.m		Bond	Base Bid	Alternate #1	Alternate #2	Additive #1	Additive #2
1	Accu-Paving						
2	Chicagoland Paving Contractors, Inc.	Y	295,000	150,000	107,500	17,500	15,000
3	Everlast Blacktop						
4	Guardian Asphalt	Y	297,012	155,751	86,732	15,489	13,512
5	J&R 1st in Asphalt, Inc.						
6	M & J Asphalt						
7	Maneval Construction	Y	356,136	185,530	106,530	17,350	19,450
8	McGill Construction						
9	Obsidian Asphalt Paving, Inc.	Y	207,002	118,775	91,845	14,736	11,144
10	Patriot Maintenance						
11	Pavement Systems, Inc.						
12	Professional Paving & Concrete	Y	314,648.34	161,866.57	106,799.12	14,429.89	12,393.47
13	Schroeder Asphalt Services, Inc.	Y	308,615	155,137.50	105,288.75	15,975.00	24,200.00
14	Troch McNeil Paving Company						
15							
16							

Witness:

Date:

2/25/2025

Asst.

Treasurer

Date:

2/25/2025