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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:**    January 27, 2025

**TO:**        Board of Park Commissioners

**FROM:**    James W. Rogers, Executive Director  
              Angela Ferrentino, Director of Referendum Construction Project  
              Jon Rudey, Park Planner

**RE:**        **BERENS PARK HUB PLAYGROUND REDEVELOPMENT**

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**ISSUE**

Following the Board of Park Commissioner's approval of the conceptual design for the renovation of the playground adjacent to The Hub at Berens Park, documents necessary to bid and construct the project were prepared and a request for sealed bids was advertised. The playground at The Hub at Berens Park was seen to be best suited for replacement in 2025 due to age, wear, high frequency use and continuing decay of the play surfaces and structures. Redevelopment of the playground includes a reimagined layout with new 2-5 year-old and 5-12 year-old play structures and standalone equipment, swings, benches, picnic areas with refuse and recycling receptacles. The project addresses the Elevate Elmhurst Priority of Invigorated Parks with the goal to enhance park amenities and open spaces.

**DISCUSSION**

The scope of the project includes the removal of existing equipment, furnishings, and shade structures, as well as poured-in-place rubber surfaces, concrete, and asphalt pavement. A portion of the equipment will be removed by and donated to Kids Around the World. The project will be constructed within the existing footprint with a reimagined layout to capitalize on the buildable space including new playground equipment, site furnishings, and amenities. New asphalt paths and concrete pads will be installed according to the updated layout. All items will be constructed in compliance with the most relevant and timely statutes within the Americans with Disabilities Act (ADA) as well as ASTM safety standards for playgrounds.

A request for sealed bids was advertised on December 6, 2024 in the Elmhurst Suburban Life. An invitation to bid for the Playground Redevelopment was sent to 28 contractors throughout the local and regional area with 5 other requests for bid documents. Nineteen packages were electronically downloaded. The mandatory pre-bid meeting for the project held on December 18, 2024 had 17 contractors in attendance. The public bid opening occurred on January 14, 2025 for the 8 sealed bids. The bid tally sheet is attached.

The lowest responsible base bid was received from E. Hoffman, Inc. of Lombard, IL in the amount of \$305,754. A detailed scope review was completed with the contractor and staff checked provided references. Positive references were received from Lisle Park District and JSD, Inc. of Des Plaines, IL (engineering & planning firm). E. Hoffman, Inc., was the contractor responsible for the very successful playground installation at Centennial Park. Additionally, a records search was performed with the Illinois Department of Labor with no outstanding violations found.

Staff is recommending the acceptance of the base bid totaling \$305,754. There is no additive or alternative work for this project.

The total budgeted in the Capital Improvement and SRA funds for the Berens Park Hub Playground Redevelopment including the playground equipment, poured-in-place surface, paving, shade structures, and site amenities is \$740,000, of which \$414,112 was allocated for the acquisition of Play Equipment, Site Amenities, and Furnishings, which the purchase was previously approved at the December 9, 2024 board meeting.

Presuming approval of the Safety Surfacing Project in the amount of \$102,720, a balance of \$223,168 remains for the Redevelopment Project. The remaining budget of \$223,168 leaves the project over budget by a total of \$82,586. After thoughtful consideration and careful value engineering, staff recommends replacing the custom furnishings originally specified to standard pieces which will better match the furnishings used at multiple sites throughout the District and results in a cost reduction of \$66,256. The remaining \$16,330 will be offset with savings from the Butterfield Park Playground Fence project which was \$17,000 under budget. There is no change to the scope of work for the project and the variations allowed for in the value engineering will not impact the number of benches or picnic tables.

Approved Project Budget	\$740,000
Purchased Equipment and Furnishings	(\$414,112)
Safety Surfacing Base Bid	(\$102,720)
Redevelopment Project Base Bid	(\$305,754)
Value Engineering Savings	\$ 66,256
Offset from Butterfield Playground Fence	\$ 16,330
<b>TOTAL REMAINING</b>	<b>\$ 0</b>

Construction of the Berens Park Hub Playground Redevelopment is tentatively scheduled to commence in mid-February, depending upon weather conditions, with anticipated completion by the middle of May 2025.

**RECOMMENDATION**

That the Board of Park Commissioners (1) approve the site furnishings value engineering as noted; (2) award the Berens Park Hub Playground Redevelopment Project in the amount of \$305,754 to E. Hoffman, Inc, of Lombard, IL; and (3) authorize the Executive Director to execute said contract accordingly.

Thank you.

Attachments: Bid Tally Results  
Value Engineering Study

**2025 Berens Park Hub Playground Redevelopment**

Bid Opening: January 14, 2025 at 10:00 a.m.

No. Contractors in attendance: Mandatory Prebid: 12/18/2025 @ 9:00am

Bond Add. 1 Base Bid

1	A Jules Construction	Y	Y	\$ 345,898
2	ALFA Chicago	Y	Y	\$ 625,000
3	Apex Landscape			
4	Christy Webber			
5	Copenhaver Construction	Y	Y	\$ 175,267
6	E. Hoffman, Inc.	Y	Y	\$ 305,754
7	Fence Connection Inc.			
8	Great Lakes	Y		\$ 389,852
9	Hacienda Landscaping	Y	Y	\$ 336,371
10	Industria Inc.	Y		\$ 559,334
11	Innovation Landscape	Y	Y	\$ 346,596
12	JKC Chicago			
13	Midwest Field Solutions			
14	Misfits Construction Co.			
15	NuToys			
16	Perfect Turf			
17	Terra Demolition			

Witness:

Date:

1/14/2025

Asst.

Treasurer:

Date:

01/14/2025

## Value Engineering Study

### Recommened Value Engineering Solution

Remove 6 long curved benches, 5 matching picnic tables, and square receptacles

	Unit Cost	Total Cost
-6 Long curved Bench	\$9,944.00	-\$59,664.00
-3 Spec'd Picnic table	\$4,869.00	-\$14,607.00
-2 Spec'd Accessible Picnic table	\$4,530.00	-\$9,060.00
-5 Standard Square Receptacle	\$2,028.00	-\$10,140.00
-5 Recycle Square Receptacle	\$1,932.00	-\$9,660.00
<b>Total Removed</b>		<b>-\$103,131.00</b>



**DELETE**

Add 6-8' straight backless benches, 5 matching picnic tables, and round receptacles

	Unit Cost	Total Cost
6 8' 163-80PL	\$1,353.00	\$8,118.00
3 6' 100-60PL	\$3,123.00	\$9,369.00
2 100-68-1PL	\$2,964.00	\$5,928.00
5 Standard Round Receptacle	\$1,346.00	\$6,730.00
5 Recycle Round Receptacle	\$1,346.00	\$6,730.00
<b>Total Added</b>		<b>\$36,875.00</b>



**ADD**

107-32

Current Project Shortfall	\$82,586.00
Total Value Engineering Savings - Furnishings	-\$103,131.00
Offset provided by Butterfield Playground Fence project	-\$16,330.00
Total Replacement - Furnishings	\$36,875.00
<b>Project Shortfall after Value Engeeing and Offset</b>	<b>\$0.00</b>