

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks & Planning  
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Briar Patch Park Grading, Drainage and Site Work

DATE: February 21, 2024

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**SUMMARY:**

As a part of the planned OSLAD Grant improvements for Briar Patch Park, the site improvements were put out for a construction bid in August 2023. One bid was received, at a cost significantly higher than expected. The decision was to reject it and rebid the work for spring of 2024. The project was broken apart into two bids for separate parts of construction. Staff believed the current bid timing would yield better pricing.

The scope includes site demolition, grading/excavation, site drainage features, gravel base for asphalt pavement, and site restoration. The separate bid includes paving of two tennis courts, construction of three new pickleball courts, fencing, and paving of asphalt access sidewalks.

Plans and specifications were prepared and sent to contractors on January 9, 2024. Bids were opened on January 25, 2025. The results are as follows:

Contractor	Base Bid	Unit Cost – CA-1 Gravel
<b>A Jules Construction LLC</b>	<b>\$241,500.00</b>	<b>\$ 85/cy</b>
E. Hoffman Inc.	\$242,950.00	\$110/cy
Schroeder Asphalt Services, Inc.	\$245,000.00	\$125/cy

Staff checked references for A. Jules Construction and they were found to be favorable.

**PREVIOUS COMMITTEE/BOARD ACTION:**

In August 2023, only one bid was received, and the Board of Commissioners rejected the bid during the September 20, 2023, meeting and directed staff to rebid the work for spring of 2024.

**REVENUE OR FUNDING IMPLICATIONS:**

<b>Existing Contracted Costs</b>	<b>Budget</b>	<b>Actual</b> (spent in 2023)	
Backstop Fencing	\$85,000	\$119,812	* Additional \$20,000 Dist. Wide Fence
Playground Surface	\$80,000	\$91,480	
Shelter Improvements	\$6,000	\$6,000	Roofing complete to date
A/E Design	\$15,000	\$27,700	
<b>Subtotal</b>	<b>\$186,000</b>	<b>\$244,992</b>	
<b>Current Bid Proposals</b>	<b>Budget</b>	<b>Proposed</b>	
Pickleball & Tennis Cts/Fencing		\$230,000	Separate recommendation
Grading/Drainage/Site Work		\$241,500	
<b>Subtotal</b>	<b>\$500,000</b>	<b>\$471,500</b>	Re-budgeted in 2024 at increased amount
<b>Remaining Estimated Costs</b>	<b>Budget</b>	<b>Estimated</b>	
Outdoor Fitness	\$150,000	\$110,802	Equipment + estimated surface & site work
Shelter Improvements	\$ 90,000	\$100,000	Could be reduced to at least half in-house
Landscape Improvements	\$25,000	\$25,000	Could be reduced to at least half in-house
CPA Report	\$5,000	\$5,000	
<b>Subtotal</b>	<b>\$270,000</b>	<b>\$240,802</b>	
<b>Grand Total</b>	<b>\$956,000</b>	<b>\$957,294</b>	With proposed bid amounts
<b>Existing Funding Sources</b>			
OSLAD Grant funding	\$317,500		
50% Matching out of capital	\$317,500		FY 2023/2024 Account 40-800-806-57-5701-0000
\$ over match budgeted in 2024	\$135,000		FY 2024 Account 40-800-806-57-5701-0000
*Dist. Wide Fence	\$20,000		FY 2023 Account 20-101-000-53-5301-0000
18% of const. budget for ADA	\$110,700		FY 2023 Account 40-000-000-12-1224-0000
DCEO Grant	\$200,000		
<b>Total Funds</b>	<b>\$1,100,700</b>		

**STAKEHOLDER PROCESS:**

N/A

**LEGAL REVIEW:**

Our legal counsel provided the front-end bid documents and sample legal agreement that will be used with the selected bidder.

**ATTACHMENTS:**

N/A

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners approve the base bid from A Jules Construction LLC for the Briar Patch Park – Grading, Drainage and Site Work Project in the amount of \$241,500.00. Additionally, staff requests a 10% contingency of \$24,150.00.

**Wheaton Park District  
Briar Patch Park Improvements**

