

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 Tennis and Pickleball Courts, and Fencing

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 the bid 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 of this base bid includes paving of two tennis courts and fencing; construction of three new pickleball courts and fencing; and paving asphalt access sidewalks. The separate bid includes demolition, grading/excavation and gravel base for asphalt pavement.

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

<b>Contractor</b>	<b>Base Bid</b>
<b>Chicagoland Paving Contractors Inc.</b>	<b>\$230,000.00</b>
Schroeder Asphalt Services, Inc.	\$268,000.00
Evans and Son Blacktop Inc.	\$293,494.00
Obsidian Asphalt Paving Inc.	\$340,000.00

Staff has worked with this contractor before with favorable results.

**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	
Grading/Drainage/Site Work		\$241,500	Separate recommendation
<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:**

Briar Patch Park Improvements Plan.

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners approve the base bid from Chicagoland Paving Contractors Inc. for the Briar Patch Park - Tennis and Pickleball Courts and Fencing Project in the amount of \$230,000.00. Additionally, staff requests a 10% contingency of \$23,000.00.

**Wheaton Park District  
Briar Patch Park Improvements**



**Briar Patch Park**

