

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Blanchard Building Parking Lot Repaving

DATE: March 19,2025



SUMMARY:

The parking lot at Blanchard building is in poor condition and needs repaving. Recently, staff have been made aware of funding that is available through a Polling Place Accessibility grant whose funds are administered through DuPage County. Bids were solicited on February 6, 2025, and the results are as follows:

Contractor	Base Bid – main lot mill & overlay	Alternate Bid 1 – main lot full depth remove & replace	Alternate Bid 2 – South lot remove lot, add turf & sidewalk	Alternate Bid 3 – South lot re-pave, install new curbs
Abbey Paving	\$218,557	\$48,525	\$31,170	\$57,620
Accu-Paving	\$223,322	\$61,590	\$33,330	\$66,440
Schroeder	\$224,000	\$75,000	\$22,000	\$80,000
Troch-McNeil	\$225,440	\$40,000	\$34,945	\$65,940
Advantage Paving	\$229,035	\$63,615	\$31,482	\$79,055
Chicagoland	\$230,000	\$75,000	\$25,000	\$72,000
Maneval	\$246,400	\$119,683	\$40,340	\$79,556
M&J	\$247,833	\$82,333	\$27,333	\$58,033
Lindblad	\$292,400	\$59,900	\$67,800	\$99,500

Abbey Paving has completed several projects for the district and staff have been pleased with the results.

The project is scheduled to begin the second week in April and to be completed by May 28.

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with Wight Engineering in the amount of \$38,000 was approved at the November 20, 2024, board meeting.

An Intergovernmental Agreement with DuPage County for the grant was approved at the February 19, 2025, board meeting.

REVENUE OR FUNDING IMPLICATIONS:

The cost of work will be paid by the district and reimbursed through DuPage County from the federal Polling Place Accessibility grant.

STAKEHOLDER PROCESS:

We will work with recreation programming staff throughout the process.

LEGAL REVIEW:

Our legal counsel provided front-end specifications and agreements for bidding.

ATTACHMENTS:

Layout Plan showing alternates.
Wight recommendation letter.

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends the Wheaton Park District Board of Commissioners accept the Base bid from Abbey Paving in the amount of \$218,557 along with a 10% contingency of \$21,855.70.



February 27, 2025

Steve Hinchee
Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

RE: Blanchard Parking Lot Improvements

Dear Mr. Hinchee,

On February 20, 2025, bids were received by Wheaton Park District for the Blanchard Parking Lot Improvement Project. A total of 9 contractors' submitted bids: Please see the attached bid tabulation sheet. The apparent low bidder is Abbey Paving and Sealcoating Co., Inc. out of Aurora, Illinois, with a Base Bid of \$218,575.00. There were multiple Alternate bids provided by all bidders for the project including Add Alternate 1 for Full Depth Removal and Replacement in lieu of Partial Depth, Add Alternate 2 for removal and replacement of the south parking lot and install a new sidewalk, Add Alternate 3 for removal and replacement of the south parking lot and to install a new parking lot. The Park District has decided not to proceed with any of the Alternates.

Wight & Company has reviewed the project with the low bidder to confirm that they have accounted for all the scope per the bid documents. Wight reviewed references, who indicated that the projects went well, and the client would work with the low bidder again.

Based upon our evaluation of the bids, our scope review, and the references provided, Wight & Company recommends the award of the contract to Abbey Paving and Sealcoating Co., Inc. in the amount of \$218,575.00.

Please contact me should you have any questions regarding these matters.

Respectfully submitted,

Sincerely,

WIGHT & COMPANY

A handwritten signature in blue ink, appearing to read "Shawn Benson".

Shawn Benson, PE