

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Central Athletic Complex Parking Lot Paving Project

DATE: March 19, 2025



SUMMARY:

Engineering Resource Associates (ERA) was contracted to prepare plans and specifications for repaving the parking lots at the Central Athletic Complex. A report was prepared and reviewed at the subcommittee meeting.

Staff sent out bid specifications and drawings out to 24 companies on January 29, 2025, and they were opened on February 19, 2025. The results are as follows:

Contractor	CAC Parking Lot Paving Base Bid
Patriot	\$189,000.00
Maneval	\$208,720.00
Obsidian	\$209,774.00
Advantage	\$216,030.00
Accu Paving	\$218,812.00
Troch-McNeil	\$221,145.00
Schroeder	\$224,800.00
M + J	\$227,333.00
Chicagoland	\$232,000.00
Everlast	\$235,020.30
Abbey	\$263,104.78

Patriot is the lowest bidder of all 11 bidders for the base bid. References were checked and found to be favorable.

The project is scheduled to start by April 28 and be completed by May 30.

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with ERA in the amount of \$28,830 was approved at the March 20, 2024, Board Meeting. Additional services for the design of the ADA ramps in the amount of \$7,500 was approved at the October 23, 2024, Board Meeting.

Additional services for the design of lighting upgrades in the amount of \$5,500 was approved at the February 19, 2025, Board Meeting.

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

REVENUE OR FUNDING IMPLICATIONS:

Account: 40-800-812-57-5701-0000	District-wide Asphalt	Budget: \$440,000
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These costs should be reimbursed by our pending IGA with DuPage County to utilize ARPA funds for this project.

STAKEHOLDER PROCESS:

We continue to coordinate with the programming staff on this work.

LEGAL REVIEW:

Legal counsel was engaged to prepare our standard agreement and front-end bid documents.

ATTACHMENTS:

Layout Plan.

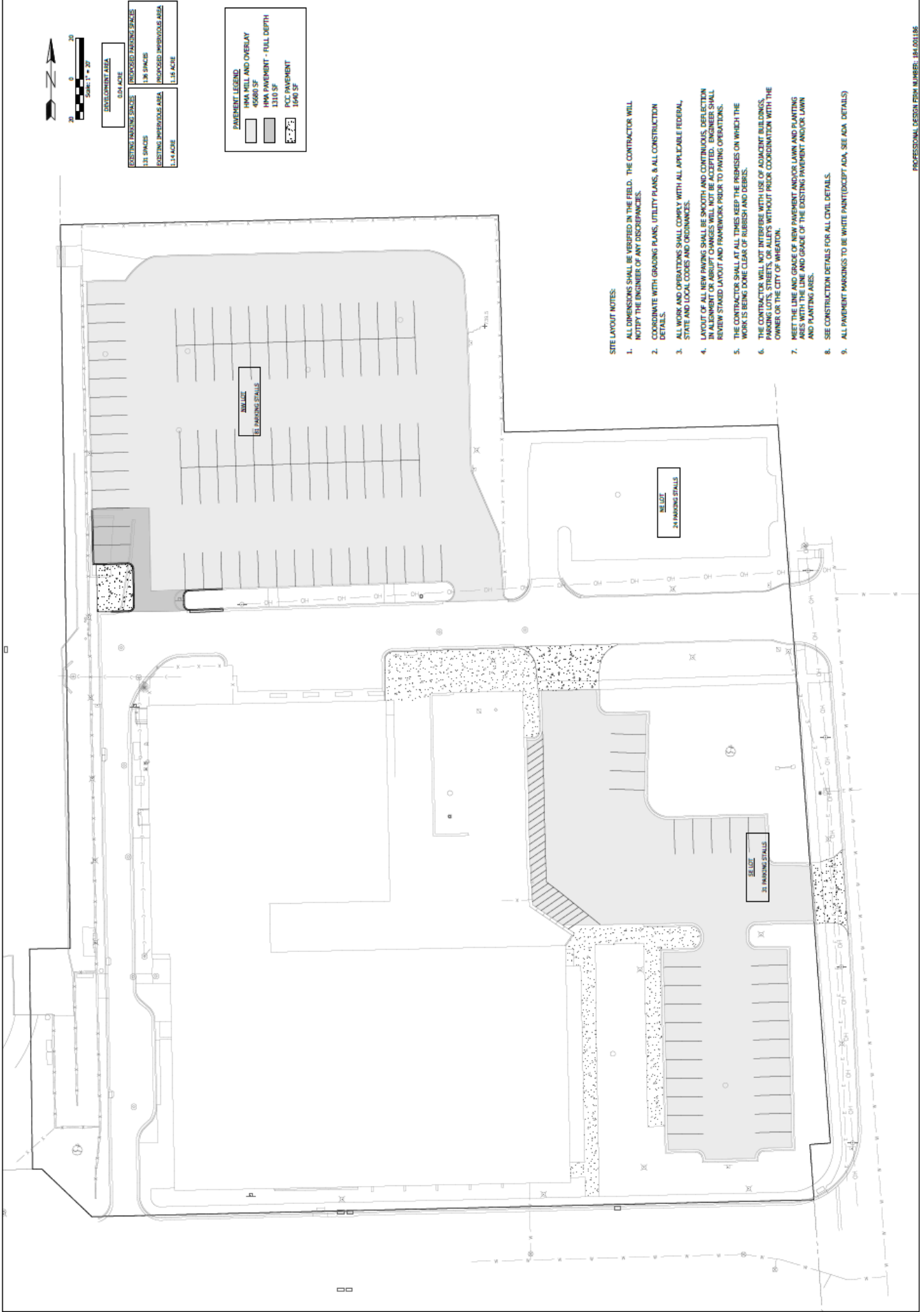
ERA Recommendation letter.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the Base bid from Patriot Paving in the amount of \$189,000 along with a 10% contingency of \$18,900.





February 26, 2025

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

SUBJECT: Bid Summary and Recommendation of Findings
Central Athletic Complex – Parking Lot Improvements
ERA No.: W24170

Dear Steve:

Wheaton Park District received bid results from eleven (11) contractors for the Central Athletic Complex – Parking Lot Improvement Plan. The project includes a base bid along with no alternates. The project included Addendum #1 and Addendum #2 that were to be signed by the contractor and included with the bid submittal as evidence of receipt.

The apparent low bidder for the base bid on the project is Patriot Maintenance Inc., who provided a lump sum bid for the base bid in the amount of \$189,000.00. Patriot Maintenance Inc. satisfactorily submitted the documents requested in the bid package along with the signed copies of Addendum #1 and Addendum #2.

ERA conducted a review of the bids received and a cost comparison of the line items and unit costs provided by each contractor. The results of the review did not indicate any errors or omissions for the plans and were in line with the estimated values determined by Engineering Resource Associates prior to public bidding. There was no evidence that the low bidder would not be able to perform the work.

The Wheaton Park District contacted Patriot Maintenance Inc., directly and inquired about the low cost of the line item for "Mobilization", "Earthwork" and "Erosion Control". Patriot confirmed understanding of the project and that they are comfortable with the lump sum bid price they had provided.

Based upon the information provided above, it is our opinion that Patriot Maintenance, inc is qualified to perform the work for the Central Athletic Complex – Parking Lot Improvement Plan. ERA would concur with a Wheaton Park District recommendation to approve Patriot Construction, Inc. in the amount of \$189,000.00 for the Central Athletic Complex – Parking Lot Improvement Plan base bid.

Respectfully submitted,
ENGINEERING RESOURCE ASSOCIATES, INC.

Tim Frisbie, P.E.
Project Manager

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