

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Community Center Parking Lot Repaving – Bid Results & Recommendation

DATE: June 14, 2023



SUMMARY:

Staff has been working with Wight Engineering to prepare plans and specifications for the Community Center parking lot. The scope of work included in the bid is as follows:

- Base Bid: Grind and overlay the entire asphalt parking lot, new sidewalk around front entrance, and narrow lane by front entrance.
- Alternate 1: Remove asphalt completely down to stone base for increased longevity.
- Alternate 2: Add island at back of parking lot to redirect cut through traffic.
- Alternate 3: Build larger underground vault to accommodate off site detention.

Bid documents were sent out to contractors on May 4, 2023, and the bids were opened on May 25, 2023. The results were as follows:

Contractor	Base Bid	Alt 1 Full Depth Asphalt	Alt 2 Traffic Island	Alt 3 Larger Detention
Abbey Paving	\$1,426,935	\$158,215	\$83,860	\$545,150
Hoppy's Landscaping	\$1,481,441	\$441,775	\$61,850	\$534,741

Staff recommend accepting alternates 1 and 2 for increased longevity of the parking lot and safer traffic flow. Alternate 3 requires some board feedback. Approximately a half acre-foot of storage is currently contained on the adjacent property to the north. If this property were to be redeveloped, that storage may be displaced. Placing the detention underground is more costly than a traditional detention pond, however it would save valuable space for other uses.

Abbey Paving has previously completed projects for the district and has performed well.

PREVIOUS COMMITTEE/BOARD ACTION:

In February 2021 Board consensus was to look at options for reconfiguring the lot rather than repairing and resurfacing.

In May 2021, the Board approved a proposal from Wight Engineering for conceptual engineering in the amount of \$20,300, and in February 2022 an additional \$12,900 was approved for a topographical survey. The preferred concept for the parking lot reconfiguration was also

presented at that time. A contract for final engineering in the amount of \$73,000 was approved at the October 2022 Board meeting.

REVENUE OR FUNDING IMPLICATIONS:

FY 2023 includes \$2,000,000 (40-800-846-57-5701-000) for the parking lot repaving project. Additionally, 18% (up to \$360,000) of project cost could be applied to ADA (40-000-000-12-1224-0000).

The base bid with alternates 1 and 2 would total \$1,669,010. Adding alternate 3 would bring the total to \$2,214,160.

STAKEHOLDER PROCESS:

Community Center staff has been a part of the design process.

LEGAL REVIEW:

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

ATTACHMENTS:

Construction plan image

Excerpts from Wight Report regarding cut through traffic and letter regarding follow up questions

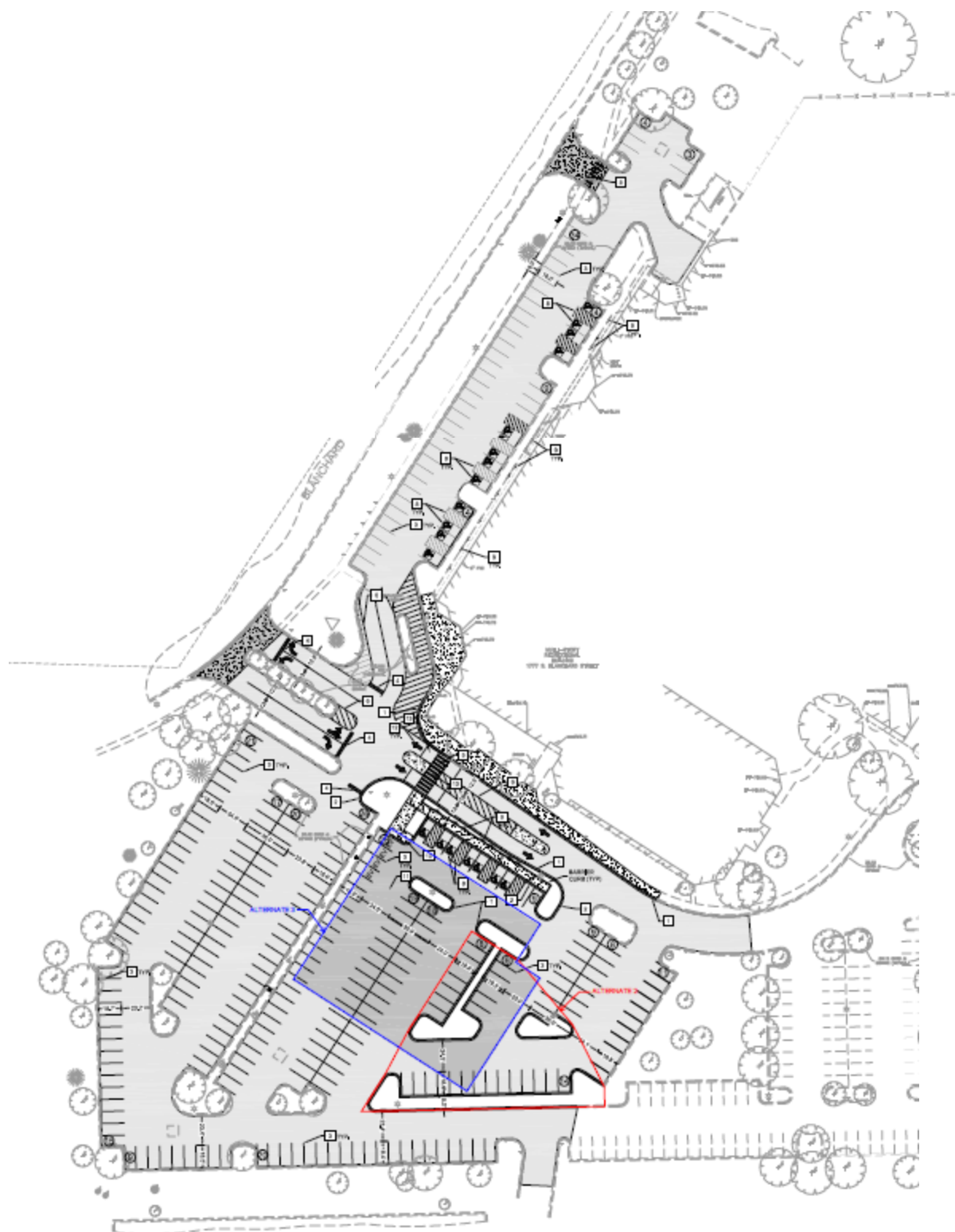
Recommendation letter from Wight

ALTERNATIVES:

Other alternatives such as permeable pavers were previously considered.

RECOMMENDATION:

Staff recommends the Wheaton Park District Board of Commissioners approve a contract in amount of \$1,669,010 from Abbey Paving for the Community Center Parking Lot base bid and alternates 1 and 2, along with a 10% contingency of \$166,900.



Wight teamed up with KLOA Traffic Consultants to complete preliminary traffic analysis at the site including traffic counts within the parking lot to determine peak periods of traffic and approximate cut through traffic data. KLOA was also tasked with reviewing site plan concepts and making recommendations to improve the current site traffic operation. Based on the traffic analysis the peak weekday traffic was 4-6pm and the peak weekend traffic was 12-2pm Saturday. See Figure A Existing Weekday Evening and Saturday Traffic Volumes exhibit in the appendix showing all the on-

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Community Center Parking Lot Concept

Project # 210138
10/25/2021

site traffic turning movements. The table below shows the approximate cut-through traffic within the Community Center parking lot during the weekday evening (4:00 to 6:00 P.M.) and Saturday midday (Noon to 2:00 P.M.) peak periods. Based on the estimate data 23% of cars during the weekday peak and 26% during the Saturday peak was cut through traffic within the parking lot.

KLOA and Wight identified four main traffic and safety concerns within the parking lot:

1. Cut Through Traffic due to South cross access:
2. Main Drive aisle width.
3. Reduce the number of traffic conflicts.
4. Better Channelized intersection at the Blanchard Road Entrance/Exit.

Table 1: Cut-Through Traffic Data

	Weekday Evening Peak Period (4:00 to 6:00 P.M.)	Saturday Midday Peak Period (Noon to 2:00 P.M.)
Approximate Cut-Through Traffic	70	57
Total Traffic Entering Parking Lot	300	216
Percentage of Cut-Through Traffic to Total Traffic	23%	26%

