

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: 2024 Northside Park Pickleball and Basketball Court Construction

DATE: June 19, 2024



**SUMMARY:**

Staff identified Northside Park as an additional site to construct new pickleball courts to meet the increasing demand for the sport. Plans and specifications were developed with Webster, McGrath, & Ahlberg for converting a portion of the existing basketball courts to three (3) pickleball courts/fencing and retaining two (2) half basketball courts, all within the existing paved area at the northeast side of Northside Park. The courts are more than 200 feet from the apartments to the east and over 600 to the single-family homes to the south. Currently the hoops for the half courts have 8-foot-high rims. An alternate was included to remove and replace one or both with a 10-foot-high rim.

Bids were solicited on April 4, 2024, and were opened on April 23, 2024. The results are as follows:

<i>Contractor</i>	<i>BASE BID - Court Construction</i>	<i>ALTERNATE #1 - Remove/Replace (1) Basketball Standard</i>	<i>Unit Cost Item #1 Add.Full Depth HMA Pavement Cost / SY</i>	<i>Unit Cost Item #2 Pavement Remove/Repl. Cost / SY</i>	<i>Unit Cost Item #3 Add'l Spoils Removal Cost / CY</i>
Schroeder Asphalt Services	\$171,314.00	\$9,500.00	\$60.00	\$20.00	\$60.00
<b>Chicagoland Paving</b>	<b>\$115,000.00</b>	<b>\$8,800.00</b>	\$75.00	\$75.00	\$55.00
Obsidian Asphalt Paving	\$145,200.00	\$10,000.00	\$27.43	\$103.50	\$145.00
A. Jules Construction LLC	\$159,662.00	\$6,100.00	\$45.00	\$85.00	\$95.00
Evans and Son Blacktop	\$140,192.66	\$7,800.00	\$20.45	\$17.52	\$115.00

Chicagoland Paving has successfully completed many paving projects for the park district in the past.

Unit costs were requested as part of the bid. Items 1 and 3 would be required for areas with poor soil. Considering the soil conditions we encountered on other similar projects; soil borings were performed after the bids were received and the soil has been found to be poor. Our testing

company anticipates that the entire area could need to be undercut. With the bid unit cost from the lowest bid, this would equal \$79,015 as a worst-case scenario. However, the unit cost may be negotiated since it is a significant portion of the work area. We are also working with the engineer to identify alternative means of stabilization that may be less costly.

**PREVIOUS COMMITTEE/BOARD ACTION:**

The Board reviewed various concepts for additional pickleball throughout the community and identified Northside Park as a preferred location at the March 1, 2023 board subcommittee meeting.

**REVENUE OR FUNDING IMPLICATIONS:**

<b>Budget Item</b>	<b>Account #</b>
\$250,000	40-000-000-57-5701-0000 – District Wide Add'l. Pickleball Courts

**STAKEHOLDER PROCESS:**

District staff was asked to provide input on the plans in relation to existing programming at the park.

**LEGAL REVIEW:**

Bidding and contract documents were provided by our legal counsel.

**ATTACHMENTS:**

Layout Plan

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners accept the base bid and alternate 1 from Chicagoland Paving for \$123,800.00 plus a not to exceed contingency for potential remediation due to poor soil conditions in the amount of \$79,015.00.

