
E L M H U R S T P A R K D I S T R I C T
B O A R D O F P A R K C O M M I S S I O N E R S
M E M O R A N D U M

DATE: December 11, 2023

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities

RE: PICK PARK DEVELOPMENT BID

ISSUE

The Pick Subdivision Park District, consisting of the entirety of the Pick Subdivision neighborhood, consolidated with and became part of the Elmhurst Park District on April 8, 2015. Shortly after, as part of the Vision 2020 Plan, a level of service analysis completed in 2016 identified the Pick Subdivision as one of several areas in the community known as a park desert, where homes are not within walking distance of a park. The Pick Subdivision neighborhood was identified as a park desert due to its lack of a neighborhood park and its distance from other parks as the neighborhood is located west of Salt Creek and Route 83. This project addresses the 2024 Strategic Work Plan tactic to complete a master plan for Pick Park under the Vision 2020 Strategic Theme of Meet Community Need for Parks, Open Space, and Outdoor Amenities.

DISCUSSION

Previous milestone events

- In July 2022, the District contracted with Upland Design to provide a Master Plan and Public Engagement for the development of the Monterey Properties (Pick Park).
- On September 26, 2022, the Board approved the final master Plan for Pick Park.
- On September 29, 2022, Upland Design submitted the OSLAD grant application, in coordination with staff, including narrative and supplemental information.
- On March 1, 2023, the District received notification that the OSLAD grant was awarded in the amount of \$340,300 to fund half the cost of the planned \$680,000 development of Pick Park.
- On March 13, 2023, the District hired Upland Design for landscape architecture and engineering services for Pick Park.

The scope of the project includes implementation of the approved Master Plan that includes a playground for 2-5 year olds and 5-12 year olds, bench seating, game tables, baggo (bean bag toss) game, shade shelter, adult fitness equipment, a bike repair station and a new planting buffer along the south property line as well as the addition of a split rail fence.

Requests for sealed bids were advertised through a legal notice in the Elmhurst Suburban Life on November 3, 2023 and eighteen (18) letters of invite/bid packages were sent to playground and landscape contractors throughout the Chicagoland area. Nine (9) contractors attended the mandatory pre-bid meeting held on November 10, 2023. The bid opening was held on November 16, 2023, with five (5) bids received and read publicly (bid tally attached).

As noted on the bid tally sheet, the lowest bid in the amount of \$578,885.95 was submitted by D&J Landscape Inc. of Plainfield, IL. However, in March 2016, the District rejected D&J Landscaping as a responsible bidder for the installation of the Butterfield Park playground as checked references in 2016 revealed D&J Landscape was using references for work completed by another contractor resulting in being disqualified as a responsible bidder.

Additionally, during review of the Glos Park bids, Liz Dafoe, Principal at Upland Design expressed concern with D&J Landscaping based upon first-hand experience working with D&J Landscaping on a project at Homewood Estates Park at the Homewood Flossmoor Park District. During the project, D&J was unable to staff the work appropriately, started the project 2 months later than contracted and had difficulty in processing and securing the requisite paperwork (change orders, pay applications, etc.). Staff followed up and spoke with the Superintendent of Parks and Planning at Homewood Flossmoor Park District who further confirmed the results.

At that time, staff consulted with District legal counsel, Andrew Paine of Tressler and determined the District had sufficient reason to recommend the Park Board reject the bid received from D&J Landscape for Glos Park as not a responsible bidder. For the same reasons, the District subsequently rejected D&J Landscaping in February 2022 for the Glos Park Expansion Project and in February 2023 for the Ben Allison Park redevelopment.

Given the previous information noted above as it pertains to D&J Landscape, staff recommends the disqualification of D&J Landscape for the Pick Park Development Project as not a responsible bidder.

The next lowest base bid received was from All-Bry Construction of Burr Ridge, IL in the amount of \$590,577.76. Staff completed reference checks for All-Bry Construction with the Chicago Park District and Chicago Public Schools and received extremely positive references with all eager to work with All-Bry Construction on future projects. A satisfactory scope review was completed with All-Bry Construction on November 27, 2023 by the District's Landscape Architect Jon Rudey. In addition, a records search completed with the Illinois Department of Labor (IDOL) found no violations.

Funds in the amount of \$640,600 were included in the 2024 Capital Plan to complete the Pick Park development, the OSLAD grant will cover 50% (\$340,300) of the total cost to develop the new park. In addition to the grant, the project will be funded with SRA funds (\$200,000) and Capital Improvement Fund reserves (\$100,300).

Construction for the project is scheduled to begin March 11, 2024 with an anticipated completion date of June 30, 2024. All-Bry has confirmed they can meet the District's timeline.

RECOMMENDATION

That the Board of Park Commissioners (1) reject the Pick Park Development bid from D&J Landscape as not a responsible bid; (2) award the bid to All-Bry Construction in the amount of \$590,577.76; and (3) authorize the Executive Director to execute said contract accordingly.

Attachment: Bid Tally Sheet

PICK PARK OSLAD DEVELOPMENT

BID OPENING Thursday, November 16, 2023 at 11:30 am

Contractors attended a Mandatory Pre bid meeting on Friday November 10, 11:00 am

No.		Bond	Addendum #1	BASE BID
1	All-Bry Construction	✓		\$ 590,577.76
2	Larson Equipment			
3	Parkreation			
4	Hacienda Landscaping	✓	✓	\$ 683,556.00
5	Innovation	✓		\$ 734,121.69
6	Apex Landcape, Inc.			
7	D & J Landscape	✓	✓	\$ 578,885.95
8	E. Hoffman, Inc.	✓	✓	\$ 657,718.00
9				
10				

Witness: Adam Frost Date: 11/16/23
Assistant Treasurer: [Signature] Date: 11/16/2023