



Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062
847-291-2960
nbparks.org

Parks and Properties Committee Meeting

January 18, 2024

6:45pm or immediately following the Administration and Finance Committee Meeting
Joe Doud Administration Building, 545 Academy Drive

AGENDA

- I. Call to Order—Chair Goodman; Members Kumar and Silverman
- II. Recognition of Visitors
- III. Approval of Meeting Minutes
1/18.1 Parks and Properties Committee Meeting of October 19, 2023
- IV. Informational Items / Verbal Updates
 - A. District Grant Status Update
 - B. Greenfield Park Project Component and Budget Evaluation
 - C. Wescott Park Project Component and Budget Evaluation
 - D. Williamsburg Square Park Project Component and Budget Evaluation
 - E. Brees Park
 - F. Leisure Center IDNR PARC Grant Update
 - G. Professional Services Agreement with Bulley & Andrews
 - H. Waterslide Maintenance and Repairs, Bid #2262
- V. New Business
 - 1/18.2 Consider District Site Amenities, Bid #2256
 - 1/18.3 Consider Greenfield Park and Williamsburg Square Park Fence Installation, Bid #2257
 - 1/18.4 Consider Greenfield, Wescott and Williamsburg Square Park & Playground Renovations, Bid #2258
 - 1/18.5 Consider Administration Parking Lot Replacement & Leisure Center ADA Improvements, Bid #2259
 - 1/18.6 Consider Wescott & Williamsburg Square Park Synthetic Turf Installations, Bid #2260
- VI. Old Business
- VII. Next Meeting – February 12, 2024, at 6:45pm or immediately following the previous Committee Meeting, Joe Doud Administration Building, 545 Academy Drive
- VIII. Adjournment

Copies to: Park Board, Attorney, Directors, All Staff and Park District Facilities, Daily Herald, Village of Northbrook,
Posted on Park District Website: nbparks.org

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact Eileen Loftus, the Park District's ADA Compliance Officer, at the Park District's Administration Building by mail at 545 Academy Drive, Northbrook, Illinois 60062, by phone at 847-291-2960, Monday through Friday 8:30am until 5:00pm, or by email to eloftus@nbparks.org at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter generally require at least 5 business days' advance notice. For the deaf or hearing impaired, please use the Illinois Relay Center voice only operator at 800-526-0857.



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MEMORANDUM

To: Parks and Properties Committee
From: James Kim, Director of Parks & Properties
Agenda Item: V. 1/18.2 Consider District Site Amenities, Bid #2256
Date: January 12, 2024

Staff Recommendation:

Staff recommends the approval of District Site Amenities, Bid #2256 in the amount of \$64,008.00 and Bid Alternates #1, #2 #3, #4 and #5 in the amount of \$13,455.00 to NuToys Leisure Products of Westchester, Illinois.

Background & Analysis:

Several projects included new site amenities as part of the 2024 Capital Improvement Plan. These items are a District standard and are used throughout the park system. To avoid paying the installation contractor a markup on catalog items, the District opted to purchase these items directly from the product representative. The size of the purchase necessitated a legal bid. The bid package includes: fourteen (14) park benches, three (3) picnic tables, thirteen (13) trash cans, four (4) recycling cans, and two (2) 32-gallon trash can plazas. The Bid Alternate #1 includes two (2) 22-gallon trash can plazas, and Alternates #2, #3, #4 and #5 represent shipping charges broken out by project location.

Alternates #2, #3, #4 and #5 are shipping and handling charges only. The FY 2023 Site Amenities Bid order presented a logistical challenge, as the District had to wait for all units to be completed prior to shipping. This presented delays and required extra sorting upon delivery. Due to the sheer number of items ordered, it was suggested to place one order and have the vendor split the order into separate sub-orders, in this case into the respective Parks Renovation Projects. When the shipment arrives, each Park Renovation Project has a separate pallet and shipping/order number for better tracking and inventory.

The District received one qualified bid for the project:

Bidder	Total Base Bid	Alt #1 DuMor 22 Gallon Receptacles Bank of 3 Quantity 2	Alt #2 Greenfield S/H	Alt #3 Wescott S/H	Alt #4 Williamsburg Square S/H	Alt #5 Misc S/H
NuToys Leisure Products 70560 W. Cermak Road Westchester, Illinois 60154	\$68,258.00*	\$8,700.00	\$1,273.00	\$1,283.00	\$1,548.00	\$650.00

*Base Bid is \$68,258.00 - \$4,250.00 S/H = **\$64,008.00**. Staff do not recommend accepting the \$4,250 shipping and handling charges that is part of the Base Bid. The recommendation is to accept Alternates #2 through #5 as the shipping and handling charges.

NORTHBROOK PARK DISTRICT

The lowest qualified bidder is a longtime District vendor who has previously provided these site amenities for District projects and furnished the Oaklane Park, Countryside Park and Stonegate Park Renovation amenities in 2023. Unit quantity costs were known during budget preparation and were included in each project as appropriate.

The chart represents the financial allocation and purchase cost.

Site Amenities Budget Allocation			
Project	Cost	Shipping and Handling Alternates #2-#5	Project Budget
Greenfield Park	\$17,636.00	\$1,273.00	Greenfield Project
Wescott Park	\$8,720.00	\$1,283.00	Wescott Project
Williamsburg Square Park	\$22,559.00	\$1,548.00	Williamsburg Project
General Replacements Park System – Includes Alternate #1	\$28,548.00	\$650.00	Site Amenities
	Costs listed above include shipping and handling fees (Alternates #2 through #5)		
TOTAL		\$ 77,463.00	

Explanation:

1. Budgeted Cost: Included in Park Renovation Budgets
2. Budget Source: FY 2024 Capital Improvement Plan
3. Legal Requirement: None

Motion:

The Parks and Properties Committee Chair moves to approve District Site Amenities, Bid #2256 Base Bid in the amount of \$64,008.00 and Bid Alternates #1, #2, #3, #4 and #5 in the amount of \$13,455.00 for a total award of \$77,463.00 to NuToys Leisure Products of Westchester, Illinois, to the full Board for approval.

Pc: Chris Leiner, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: James Kim, Director of Parks & Properties
Agenda Item: V. 1/18.3 Consider Greenfield Park and Williamsburg Square Park Fence Installation, Bid #2257
Date: January 12, 2024

Staff Recommendation:

Staff recommends the approval of the Greenfield Park and Williamsburg Square Park Fence Installation, Bid #2257 to Peerless Enterprises LLC of Saint Charles, Illinois in the amount of \$222,524.00.

Background & Analysis:

The project includes removal and installation of the fence at Williamsburg Square Park along the creek to the west/northwest, the fence along the residences to the south, and the perimeter fence of the tennis court and pickleball courts. The fence material along the creek, tennis court and pickleball courts is black vinyl coated. Heights vary from 10 feet on the court perimeters, 10 feet between the basketball court and creek, and 4 feet for the rest of the creek barrier and dividing two pickleball courts. The fence along the residents' properties is a wood board 6-foot-high fence. Some of the residents have gates on the existing fence.

The project also includes the installation of a 4-foot-high metal ornamental fence at Greenfield Park along Harbor Lane.

The fence projects are included in the 2024 Capital Improvement Plan.

The District received two (2) qualified Bids for this project:

Bidder	Base Bid 1- Greenfield Park Ornamental Fence	Base Bid 2 - Williamsburg Square Park All Fences	Total Base Bid of All Sites Combined
Peerless Enterprises LLC 200 West River Drive Saint Charles, Illinois 60174	\$10,330.00	\$212,194.00	\$222,542.00
Taza Construction DBA Tiles in Style, LLC 16940 Vincennes Avenue South Holland, Illinois 60473	\$24,445.02	\$325,033.58	\$349,478.60

Staff have previously worked with Peerless Enterprises LLC, most recently on the Golf Cart Corral fencing at Heritage Oaks Golf Club. Based on the successful completion the project, staff recommends proceeding with awarding the Bid to Peerless Enterprises LLC.

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Explanation:

1. Budgeted Cost: Williamsburg Square Park Renovation \$1,488,000
Greenfield Park Renovation \$370,000
2. Budget Source: 2024 Capital Improvement Plan
3. Legal Requirement: Legal Counsel Approved

Motion:

The Parks and Properties Committee Chair moves to approve the Greenfield Park and Williamsburg Square Park Fence Installation, Bid #2257 to Peerless Enterprises LLC of Saint Charles, Illinois, for the Greenfield Park Fence Installation Base Bid #1 in the amount of \$10,330.00 and Williamsburg Square Park Fence Installation Base Bid #2 in the amount of \$212,194.00, for a total amount of \$222,542.00 to the full Board for approval.

Pc: Chris Leiner, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: James Kim, Director of Parks & Properties
Agenda Item: V. 1/18.4 Consider Greenfield, Wescott and Williamsburg Square Park & Playground Renovations, Bid #2258
Date: January 12, 2024

Staff Recommendation:

Staff recommends approving the Greenfield, Wescott and Williamsburg Square Park & Playground Renovations, Bid #2258 by Park location.

Staff recommends awarding the Greenfield Park Base Bid in the amount of \$245,735.13 and Alternates #1 and #2 in the amount of \$14,992.14 for a combined total of \$260,657.27 to D&J Landscape, Inc. of Shorewood, Illinois.

Staff recommends awarding the Wescott Tot Lot Base Bid in the amount of \$96,616.92 to D&J Landscape, Inc. of Shorewood, Illinois.

Staff recommends awarding the Williamsburg Square Park Base Bid of \$683,456.00 and Alternates #1, #2 and #3 in the amount of \$29,620.00 for a combined total of \$713,076.00 to Hacienda Landscaping, Inc. of Minooka, Illinois.

Background & Analysis:

The Greenfield Park renovation includes replacing the basketball court, walking paths, installation of a new playground, drinking fountain replacement and enhancing the site amenities. The project also includes renovating planting areas.

The Wescott Park renovation includes replacing the Tot Lot (2-5 year old) playground and site amenities near the playground.

The Williamsburg Square Park renovation includes replacing the walking path, fencing, basketball court, tennis courts, playground and site amenities. Additions involve converting one tennis court into two pickleball courts and installing a picnic shelter. Other improvements include removing invasive plant species and adding native trees and plantings. Staff does not recommend approving Alternates #4, #5, and #6 based on the overall District playground safety surface rubric.

The District received two qualified Bids for this project; the Bid Summary is attached.

Hacienda Landscaping, Inc. has successfully completed renovations at Cedar Lane, Meadowhill, Countryside, Stonegate and Oaklane Parks. Based on past performance, staff recommends awarding the Williamsburg Square Park contract to Hacienda Landscaping, Inc.

The District received a letter from the Chicago Laborers District Council regarding D&J Landscape, Inc., which has been included for your reference. The letter highlighted a prevailing wage violation in 2021 and suggested disqualifying D&J Landscape, Inc. as the lowest qualified bidder. This matter was promptly forwarded to legal counsel for review. Following legal counsel's recommendation, staff conducted a comprehensive reference check on D&J Landscaping, Inc. While references were generally positive, typical concerns about landscape contractors were noted. After careful consideration and discussion with counsel, staff recommends proceeding with the award to D&J Landscape, Inc.

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For additional information, please see the attached communication.

Explanation:

1. Budgeted Cost: Greenfield Park Construction Budget \$370,000
Wescott Park Tot Lot Construction Budget \$220,00
Williamsburg Square Park Construction Budget \$1,488,000
2. Budget Source: 2024 Capital Improvement Plan

Motion:

The Parks and Properties Committee Chair moves to award the Williamsburg Square Park, Bid #2258 Base Bid in the amount of \$683,456.00 and Alternates #1, #2 and #3 in the amount of \$29,620.00 for a combined total of \$713,076.00 to Hacienda Landscaping Inc. of Minooka, Illinois to the full Board for approval.

Motion:

The Parks and Properties Committee Chair moves to award the Wescott Tot Lot, Bid #2258 Base Bid in the amount of \$96,616.92, the Greenfield Park, Bid #2258 Base Bid in the amount of \$245,735.13 and Alternates #1 and #2 in the amount of \$14,992.14 for a combined total of \$260,657.27 to D&J Landscape, Inc. of Shorewood, Illinois to the full Board for approval.

Pc: Chris Leiner, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: James Kim, Director of Parks & Properties
Agenda Item: V. 1/18.5 Consider Administration Parking Lot Replacement & Leisure Center ADA Improvements, Bid #2259
Date: January 12, 2024

Staff Recommendation:

Staff recommends the approval of the Administration Parking Lot Replacement & Leisure Center ADA Improvements, Bid #2259 Base Bid #1 Administration Parking Lot in the amount of \$236,500.00 and Base Bid #2 Leisure Center ADA Improvements in the amount of \$127,820.00 to Maneval Construction Company of Ingleside, Illinois, for a total combined Bid of \$364,320.

Staff does not recommend approval of Alternate #1 - Second Mobilization in the amount of \$10,000.00 to Maneval Construction Company of Ingleside, Illinois.

Background & Analysis:

The project scope includes:

- **Base Bid #1 Administration Parking Lot Full Depth Removal and Maintenance Operations Area:** The contractor will perform a full depth removal of the Administration parking lot, including stone base and installation of new stone and asphalt. Included is the reconfiguring of parking lot islands and the staff entrance to accommodate two (2) additional parking lot spaces and relocating two (2) ADA parking spots to the front entrance. A 3" mill and overlay of the Maintenance Operations area is also included.
- **Base Bid #2 Leisure Center ADA Improvements:** The contractor will install an ADA accessible sidewalk from the south end of the west parking lot (north of the ballfield) as an entry point into Leisure Center. From the new sidewalk, a new ADA stripped walkway will be created to the northwest entrance to the facility through the one-way driveway heading south from Walters Avenue. Also, part of the ADA improvements is the removal and replacement of several linear feet of concrete sidewalk located within Indian Ridge Park (playground, basketball court, Safety Town). The concrete is heaved and sunken -in several areas and requires replacement. The entire existing concrete sidewalk will not be replaced; only selected sections as identified by staff will be replaced.
- **Alternate #1 Administration Parking Lot Second Mobilization:** In an effort to lessen operational disturbance at the Joe Doud Administrative Building, this alternate is to schedule the mill and overlay immediately (as soon as asphalt plants open) and then scheduling the full depth removal as weather conditions improve. This would minimize the impact on maintenance operations.
- **Contingency Request:** The Administration Parking Lot Replacement project budget includes a considerable contingency for addressing potential failure of the sub-base. The full extent of the condition will be unknown until the existing asphalt is removed. Staff is requesting an additional contingency amount not to exceed \$100,000.00 to allow for a timely completion of the project. With the additional \$100,000.00 contingency, the project is \$122,500.00 under budget.

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Bidder	Base Bid - Administration Building Parking Lot	Base Bid - Leisure Center ADA Upgrades	Total Base Quote of All Sites Combined	Alternate #1
Lamp Concrete Contractors, Inc. 1900 Wright Boulevard Schaumburg, Illinois 60193	\$398,900.00	\$224,900.00	\$623,800.00	\$4,000.00
Abbey Paving Co 1949 County Line Road Aurora, Illinois 60502	\$306,050.00	\$152,820.00	\$458,870.00	\$6,500.00
Accu-Paving Co. 2665 South 25th Avenue Broadview, Illinois 60155	\$281,420.00	\$181,725.00	\$463,145.00	\$12,200.00
Advantage Paving Solutions 20502 South Cherry Hill Road Joliet, Illinois 60433	\$307,900.00	\$178,300.00	\$486,200.00	\$8,500.00
Chicagoland Paving Contractors Inc. 225 Tesler Road Lake Zurich, Illinois 60047	\$380,000.00	\$45,000.00	\$425,000.00	\$3,500.00
Evans and Son Blacktop, Inc. 3N775 Powis Road West Chicago, Illinois 60185	\$333,938.00	\$198,500.00	\$532,438.00	\$18,872.00
Everlast Blacktop, Inc. 7N540 Illinois Route 25 Elgin, Illinois 60120	\$300,800.00	\$191,175.00	\$491,975.00	\$4,100.00
Maneval Construction Company, Inc. 28090 West Concrete Drive Ingleside, Illinois 60041	\$236,500.00	\$127,820.00	\$364,320.00	\$10,000.00
Schroeder Asphalt Services, Inc. PO Box 831 Huntley, Illinois 60142	\$299,000.00	\$149,000.00	\$448,000.00	\$15,000.00

Staff have performed background and reference checks on Maneval Construction, which were favorable. In addition, Director Kim has worked with Maneval Construction on a project in recent years and was pleased with their performance.

Explanation:

1. Budgeted Cost: \$731,00.00
 - a. Administration Parking Lot Replacement - \$459,000.00
 - Leisure Center ADA Improvements - \$272,000.00
2. Budget Source: 2024 Capital Improvement Plan
3. Legal Requirement: Legal Counsel Approved

NORTHBROOK PARK DISTRICT

Motion:

The Parks and Properties Committee Chair moves to approve the Administration Parking Lot Replacement & Leisure Center ADA Improvements Base Bid #1 Administration parking lot in the amount of \$236,500.00 and Base Bid #2 Leisure Center ADA improvements in the amount of \$127,820.00 to Maneval Construction Company of Ingleside, Illinois, for a total combined amount of \$364,320.00.

Motion:

The Parks and Properties Committee Chair moves to approve a not-to-exceed additional contingency in the amount of \$100,000.00 for potential sub-base parking lot repairs at the Joe Doud Administration Building.

Pc: Chris Leiner, Executive Director



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MEMORANDUM

To: Parks and Properties Committee
From: James Kim, Director of Parks & Properties
Agenda Item: V. 1/18.6 Consider Wescott & Williamsburg Square Park Synthetic Turf Installation, Bid #2260
Date: January 12, 2024

Staff Recommendation:

Staff recommends partial approval of the Wescott & Williamsburg Square Park Synthetic Turf Installation, Bid #2260 Base Bid and Alternate #1 from Perfect Turf LLC, of Rolling Meadows, Illinois in the amount of \$42,300.00.

Bid #2260 included synthetic turf for the new playground at Williamsburg Square Park. While Williamsburg Square Park does not qualify for synthetic turf based on the District's established rubric, due to the project funding through the Open Space Lands Acquisition and Development (OSLAD) Grant pricing was obtained. Based on the overall Williamsburg Square Park renovation project budget, staff is not recommending including the Williamsburg Square Park Base Bid in the award.

Background & Analysis:

The project includes installation of a synthetic turf safety surface at the Wescott Park's 2-5 tot/pPlayground. Based on the District's standard of installing synthetic turf safety surfaces at Community Parks with parking and dedicated Tot Lots, the Wescott Park 2-5 tot playground project included budgeted funds for this element. The project is included in the FY 2024 Capital Improvement Plan.

The District received three qualified bids for this project:

Bidder	Base Bid - Wescott Park	Base Bid - Williamsburg Square Park	Alternate #1	Alternate #2
Perfect Turf LLC 5540 Meadowbrook Court Rolling Meadows, Illinois 60008	\$40,700.00	\$99,750.00	\$1,600.00	\$3,050.00
ForeverLawn Chicago LLC 3426 Colony Bay Drive Rockford, Illinois 61109	\$54,663.29	\$148,388.30	\$2,140.16	Included in Base Bid
Taza Construction DBA of Tiles in Style, LLC 16940 Vincinnes Avenue South Holland, Illinois 60473	\$138,852.00	\$286,440.50	\$8,700.00	\$15,950.00

Perfect Turf, LLC previously furnished and installed the synthetic turf safety surface at Cedar Lane, Meadowhill, Oaklane, and Stonegate Park in 2023 and staff recommends proceeding.

NORTHBROOK PARK DISTRICT

Explanation:

1. Budgeted Cost: Total Wescott Park Tot Playground Project Budget \$220,000
2. Budget Source: FY 2024 Capital Improvement Plan

Motion:

The Parks and Properties Committee Chair moves to approve the Wescott Park Tot Playground Synthetic Turf, Bid #2260 Base Bid in the amount of \$40,700.00 and Alternate #1 in the amount of \$1,600 for a total award of \$42,300 from Perfect Turf, LLC. of Rolling Meadows, Illinois to the full Board for approval.

Pc: Chris Leiner, Executive Director