



Naperville
Park District

**NAPERVILLE PARK DISTRICT
SPECIAL MEETING
PACKET**

September 24, 2009



AGENDA

Naperville Park District Board of Commissioners Special Board Meeting

Held at:

Alfred Rubin Riverwalk Community Center
Activity Rooms
305 Jackson Ave.
Naperville, IL 60540

Thursday, September 24, 2009
6:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Unfinished Business
 - A. DuPage River Park Garden Plots Development
Action and Motion Requested:
Move to award the construction contract for the DuPage River Park Garden Plots Development to V3 Construction Group, LTD in the amount of \$250,000.
 - B. Central Maintenance Facility and Barn Recreation Center Study Update
- IV. New Business
 - A. Parks Model Presentation
- V. Executive Session
Action and Motion Requested: Move to adjourn to Executive Session to discuss *Pending Litigation* under Section 2 (c) (11) of the Open Meetings Act.
- VI. Reconvene Open Meeting
- VII. Call to Order
- VIII. Roll Call
- IX. Action (*if any*) Taken in Executive Session
- X. Adjournment
Action and Motion Requested: Move to adjourn the September 24, 2009 Special Meeting.



Board Memorandum

September 24, 2009 Board Agenda Item

To: Board of Commissioners

Through: Ray McGury, Executive Director, 848-3500
Brad Wilson, Director of Recreation, 848-3532 *BSM*
Eric Shutes, Director of Planning, 848-5014 E.S. *BW*

From: Mike Piszynski, Project Manager, 848-5012 ✓

Re: **DuPage River Park Garden Plots Development**

Action and Motion Requested:

Move to award the construction contract for the DuPage River Park Garden Plots Development to V3 Construction Group, LTD. in the amount of \$250,000.

Background/Analysis:

The scope of work for the DuPage River Park Garden Plots Development primarily includes site preparation, mass grading, concrete paving, gravel access drives, and water system installation. The proposed garden plot area will accommodate 151 garden plots and 4 raised ADA accessible plots. The infrastructure of this project including the access drives and water system, will accommodate expansion of the garden plots should the Park District identify future need.

A total of ten (10) contractors submitted bids for the project. The bid results are attached for review.

Park District staff chose to accept the base bid, as well as Alternate #4, as part of the total contract sum. Staff identified the opportunity to reduce the project cost by accepting Alternate #4 (credit). This Alternate involves the reduction of the southern gravel drive from 20 ft. to 12 ft., which is appropriate for this phase of improvements since parking is only necessary along one side of the drive.

In addition, staff recommends adding a contingency (approximately 7% for a total of \$250,000) to the base bid amount including Alternate #4 in order to allow for additional costs associated with any unforeseen conditions. The contingency is included in the action and motion requested price. The work is expected to begin this October with substantial completion of the project

scheduled for this year, barring any unforeseen delays. At this time, landscape restoration is expected to be completed in spring 2010, and it is anticipated that the DuPage River Park Garden Plots will be open for the 2010 gardening season.

In order to keep the project close to the budgeted amount of \$250,000, staff is not recommending the approval of Alternates #1, #2, #3, and #5. Instead, as a cost savings to the Park District, the scope of work for each alternate, except for paving improvements, is proposed to be executed by in-house staff and possibly volunteers depending on the type of work.

V3 Construction Group, LTD. has successfully completed site development projects for the Naperville Park District, Glenview Park District, City of Lake Forest, and Forest Preserve District of DuPage County. All references expressed that the contractor was reliable and completed the work to a high degree of satisfaction.

In closing, staff has determined that V3 Construction Group, LTD. is the lowest responsible bidder for the reasons listed above. Staff recommends that the Board award the DuPage River Park Garden Plots Development to V3 Construction Group, LTD.

COMPANY	Bid Bond	Base Bid	Alternate # 1	Alternate # 2	Alternate # 3	Alternate #4	Alternate #5
V3 Construction	10%	\$ 237,195.00	\$ 21,455.00	\$ 63,192.00	\$ 27,313.60	\$ (3,696.00)	\$ 11,255.00
Copenhaver Construction	10%	\$ 243,509.00	\$ 16,470.00	\$ 54,332.00	\$ 99,534.00	\$ (7,392.00)	\$ 9,120.00
Tracy & Ed Construction	10%	\$ 258,443.00	\$ 12,760.00	\$ 72,872.00	\$ 34,056.00	\$ (6,160.00)	\$ 13,270.00
Frank Burla & Sons	10%	\$ 267,014.00	\$ 15,760.00	\$ 61,738.00	\$ 27,018.00	\$ (5,544.00)	\$ 9,550.00
Naperville Excavating	10%	\$ 267,611.40	\$ 18,315.00	\$ 62,356.00	\$ 31,268.00	\$ (5,174.40)	\$ 9,555.00
Earthwerks	10%	\$ 280,775.80	\$ 15,970.00	\$ 49,504.00	\$ 24,732.00	\$ (7,392.00)	\$ 8,850.00
J.S. Riemer, Inc.	10%	\$ 291,127.30	\$ 13,915.00	\$ 67,426.00	\$ 31,718.00	\$ (4,004.00)	\$ 10,970.00
Schaefges Brothers	10%	\$ 311,000.00	\$ 16,945.00	\$ 64,660.00	\$ 28,000.00	\$ (9,240.00)	\$ 10,540.00
Flexible Pavement	10%	\$ 339,406.00	\$ 18,318.00	\$ 75,022.00	\$ 29,682.00	\$ (9,178.40)	\$ 15,050.00
Kenneth Company	10%	\$ 382,049.00	\$ 18,452.00	\$ 73,815.00	\$ 26,300.00	\$ (10,287.20)	\$ 13,490.00

Alternate #1: East concrete drive & access gate

Alternate #2: Site furnishings & associated concrete work (shelter, bike rack, trash receptacle, and port-o-let enclosure)

Alternate #3: Smaller shelter in lieu of Alternate #2 shelter

Alternate #4: South aggregate drive width reduction (credit)

Alternate #5: Tree installation