



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of Administration and Public Works Committee
From: Stefanie Levine, Senior Project Manager.
CC: Edgar Cano - Public Works Agency Director, Lara Biggs - City Engineer
Subject: Approval of Contract with Hacienda Landscaping for the Twiggs Park Skate Park (Bid 23-03)
Date: March 13, 2023

Recommended Action:

Staff recommends City Council authorize the City Manager to execute a contract with Hacienda Landscaping Inc. (17840 Grove Road, Minooka, IL 60447) for the Twiggs Park Skate Park (Bid 23-03) in the amount of \$1,757,266.00.

Funding Source:

Funding will be from the Capital Improvement Fund 2021 General Obligation Bonds in the amount of \$15,000; the 2022 General Obligation Bonds in the amount of \$1,250,000; an OSLAD grant from the Illinois Department of Natural Resources in the amount of \$400,000; and from the General Fund available cash balance in the amount of \$92,266. A detailed financial analysis is included below.

CARP:

Urban Canopy & Green Space

Council Action:

For Action

Summary:

In 2020, members of the skate park community reached out to the City requesting the construction of skate park facilities in order to provide a welcoming place for skateboarding in the City of Evanston. On January 19, 2021, City Council was presented with options for the installation of a temporary skate park to be available while a permanent skate park was developed, and City Council provided direction to proceed with both projects. However, after meeting with the community at public engagements held on 3/17/21 and 5/25/21, as well as through the results of an online survey, it became evident that the community members

preferred that the City terminate consideration of a "temporary" installation and focus resources on a permanent site/installation. On June 28, 2021, the City Council directed staff to locate the permanent skate park at the eastern end of Twiggs Park. On October 25, 2021, City Council awarded a contract to Teska Associates to provide the consulting services associated with the construction of a permanent skate park.

Since then, the City has worked with a consultant team, the wheeled sports community, and the Twiggs Park community to develop a design for a new 10,000-square-foot, custom cast-in-place concrete skating facility. The new skate park will be located between Green Bay Road to the east, the North Shore Channel to the north, an existing parking lot to the south, and Dewey Avenue to the west. This new facility includes features such as expansive skating surfaces and obstacles, pathways, seat walls, security lighting, drainage facilities, site furniture, a shade structure, fencing, new landscaping, and other related amenities. The improvement also includes relocating an existing bike path to accommodate the skate park.

To assist with the project's construction, the City applied for an Open Space and Land Acquisition and Development (OSLAD) Grant through the Illinois Department of Natural Resources in the summer of 2021. In July 2022, the City received a \$400,000 grant award from the IDNR to support this project.

Analysis:

Construction documents for the project were prepared in the fall and early winter of 2022. On January 26, 2023, the City issued bid documents for this work, and on February 21, 2023, the City received and publicly read five bids as follows:

Schaefges Brothers Inc. and G.A. Johnson and Son have both been deemed non-responsive due to their failure to meet the project's minimum qualifications for skate park construction. Neither of these contractors identified a qualified skate park subcontractor who could perform the required shotcrete work and/or had an appropriate level of skate park construction experience.

This project bid included four alternate bid items as follows:

| Company | Address | Base Bid | Alternates | | | |
|---------------------------|--|----------------|------------|-----------|-----------|----------|
| | | | D1 | D2 | D3 | A1 |
| Hacienda Landscaping Inc. | 17840 Grove Rd. Minooka IL 60447 | \$1,715,866 | -\$58,000 | -\$27,200 | -\$6,000 | \$41,400 |
| Reed Construction | 600 W. Jackson, 8 th Floor Chicago, IL 60661 | \$1,920,783 | No Bid | -\$26,116 | -\$18,700 | \$15,760 |
| Norcon, Inc. | 661 W. Ohio St Chicago IL 60654 | \$1,951,864 | -\$61,500 | -\$18,500 | -\$10,500 | \$44,500 |
| Schaeffges Brothers Inc. | 851 Seton Court, Suite 2A Wheeling, IL 60090 | Non responsive | | | | |
| G.A. Johnson and Son | 828 Foster Street, Evanston IL 60201 | Non responsive | | | | |

Alternate D1 eliminates the use of an integral colored concrete in the cast-in-place skate park pavements. Staff does not recommend the award of this alternate as it will reduce the visual definition of skate elements as well as the aesthetic effect of the skating surface.

Alternate D2 eliminates a seating area south of the skate park. Staff does not recommend the award of this alternate as it reduces recreational opportunities for park users and skate park spectators.

Alternate D3 substitutes seed mix for 1-gallon plantings in the project's rain garden areas. Staff does not recommend the award of this alternate as the larger plant material will have a better chance of establishment for a modest cost.

Alternate A1 adds the widening of the existing sidewalk along Ashland Avenue from 5' to 8' between the Green Bay Road Bridge and Noyes Street. Staff recommends the award of this alternate as it will enhance the City's existing sidewalk network.

The staff has worked numerous times with Hacienda Landscaping, Inc., each time with successful results. They have repeatedly performed high-quality work and been good partners through the construction process. Staff, therefore, recommends that the base bid plus Alternate Bid Item A1 be awarded to Hacienda Landscaping, Inc. at a total cost of \$1,757,266.00. Hacienda Landscaping, Inc. has indicated that they will comply with the City's M/W/EBE goals and LEP requirements. A memo reviewing their compliance with the City's programs is attached.

Detailed Funding Analysis:

The lowest responsive and responsible bid for this project is \$92,266 over budget. Unless another funding source is identified, the available cash balance in the General Fund will be used to provide the additional funding needed. A detailed breakdown of funding for this project will be as follows:

| Funding Source | Account Number | Available Budget | Project Cost |
|---|-------------------------------|-------------------------|---------------------|
| 2021 G.O. Bonds – Twiggs Park Skate Park | 415.40.4121.65515 - 521010 | \$15,000 | \$15,000 |
| 2022 G.O. Bonds – Twiggs Park Skate Park | 415.40.4122.65515 - 521010 | \$1,250,000 | \$1,250,000 |
| OSLAD Grant | 415.40.4219.65515 - 521010 | \$400,000 | \$400,000 |
| General Fund Available Cash Balance | 415.40.4219.65515 - 521010 | \$100,000 | \$92,266 |
| Total | | \$1,765,000 | \$1,757,266 |

Legislative History:

On August 9, 2021, City Council approved Resolution 78-R-21, directing staff to apply for an Illinois Department of Natural Resources OSLAD grant.

On October 25, 2021, City Council awarded a contract to Teska Associates to provide the consulting services associated with the construction of a permanent skate park.

Attachments:

[23-03 Evanston Skate Park at Twiggs Park MWEBE Memo](#)