

AGENDA MEMO
Committee of the Whole
March 19, 2019

ISSUE STATEMENT

Consideration of a Resolution Approving and Adopting the Everts Park Master Plan.

BACKGROUND/HISTORY

Hitchcock Design Group was engaged by the City to prepare an Everts Park Master Plan (the “Plan”) in August of 2018. The Plan serves the City as the vision, resource allocation, and action plan for the Everts Park. The Plan includes a site plan, lighting plan, landscaping plan, park equipment and building locations and types, as well as, a detailed budget and phasing options.

Public outreach to inform Plan development included three public workshop sessions, four City Council meetings, an online survey tool, park tours, numerous staff meetings, and various public notice platforms (signs, Facebook, web, and newspaper publications).

The Plan is now being presented in its final form for approval by the City Council. Once approved, staff will request a proposal from Hitchcock design group to prepare OSLAD grant application materials and otherwise assist staff in Plan implementation.

Cost estimate: None at this time.

STAFF/COMMITTEE RECOMMENDATION

Approval of the Resolution approving and adopting the Everts Park Master Plan.

ALTERNATE CONSIDERATION

Remand the Plan back for additional consideration and modification.

ATTACHMENTS

- Resolution
- Everts Park Master Plan and Associated Financial Planning Documents

RESOLUTION NO. 19-R-

A RESOLUTION APPROVING AND ADOPTING THE EVERTS PARK MASTER PLAN

Whereas, the City of Highwood determined it to be essential to develop a Master Plan for Everts Park, located within Highwood’s downtown area and serving the recreation and special events needs for the entire Community, and

Whereas, the City of Highwood engaged Hitchcock Design Group to prepare an Everts Park Master Plan (the “Plan”) in August of 2018, and

Whereas, the Plan will serve the City as the community vision, resource allocation, and action plan for Everts Park, and

Whereas, the City completed a comprehensive public outreach process to inform Plan development including; three public workshop sessions, four City Council meetings, an online survey tool, park tours, numerous staff meetings, and various public notice platforms (signs, Facebook, web and newspaper publications), and

Whereas, the final Plan represents the community vision of the City of Highwood and includes a site plan, lighting plan, landscaping plan, park equipment and building locations and types, as well as, a detailed budget and phasing options, and

Whereas, the Plan was presented in its final form for approval and adoption to the City Council on March 19, 2019.

Now, therefore, be it resolved by the City Council of the City of Highwood, that the Everts Park Master Plan, as presented on March 19, 2019, is hereby adopted and approved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHWOOD, LAKE COUNTY, ILLINOIS,

this 19th day of March, 2019

AYES: Aldermen:

ABSTAIN: Alderman:

NAYS: Alderman:

ABSENT: Alderman:

APPROVED BY THE MAYOR OF THE CITY OF HIGHWOOD, LAKE COUNTY, ILLINOIS, this 19^h day of March, 2019

CHARLES PECARO, MAYOR

ATTEST:

Karin J. Baruffi, City Clerk



Playground pieces Playground pieces



Playground pieces Playground pieces



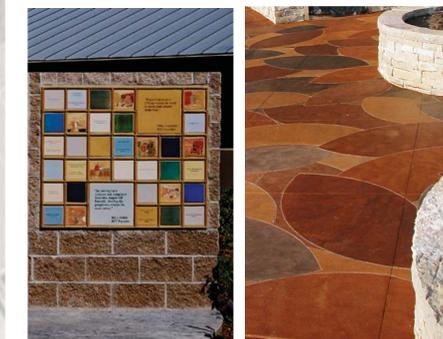
Playground pieces



Spray ground



Fireplace



Community celebration wall Entry plaza paving



Stone entry columns Public art/sculpture



Pedestrian lighting Catenary lighting

Shade Sails



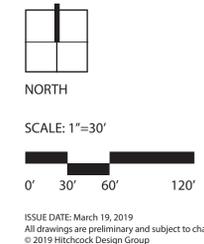
Bandshell Options



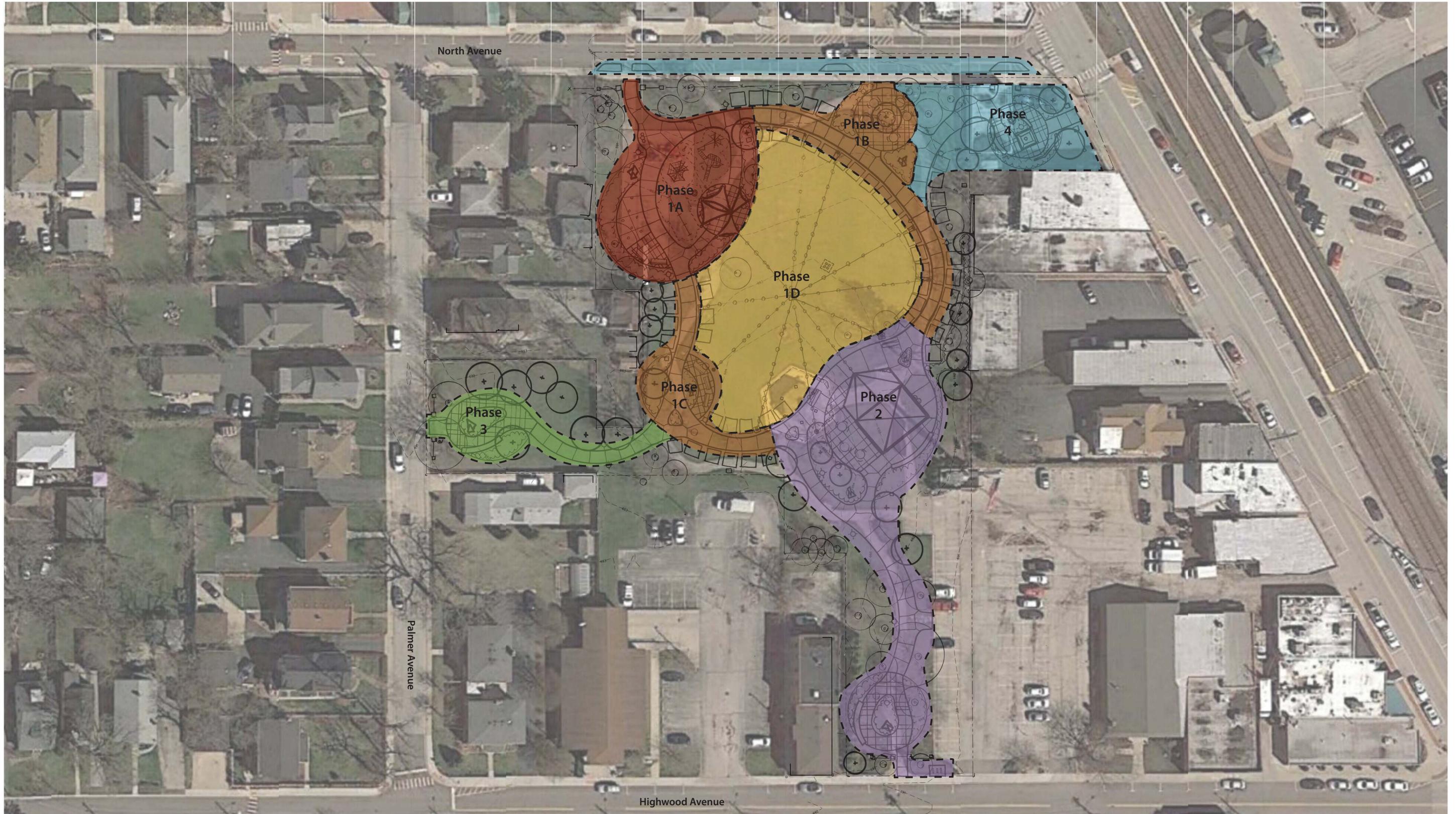
Concept Plan

Everts Park Master Plan

Highwood, Illinois



PREPARED FOR:
City of Highwood



Phasing Plan

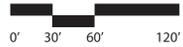
Everts Park Master Plan

Highwood, Illinois



NORTH

SCALE: 1"=30'



ISSUE DATE: March 19, 2019
 All drawings are preliminary and subject to change.
 © 2019 Hitchcock Design Group

PREPARED FOR:
 City of Highwood



Master Plan Cost Opinion - Project Summary

Date: March 14, 2019
 RE: Everts Park

Construction Costs					
Phase 1	1	LS		\$	843,807
Phase 2	1	LS		\$	672,998
Phase 4	1	LS		\$	223,273
Phase 3	1	LS		\$	84,370
Site Improvements	1	LS		\$	569,802
Construction Costs Subtotal:					\$ 2,394,251
Other Project Costs					
geotechnical report	1	LS	\$	4,500	\$ 4,500
site survey (additional property)	1	LS	\$	3,000	\$ 3,000
permit fees	1	LS	\$	10,000	\$ 10,000
construction testing	1	LS	\$	3,500	\$ 3,500
Subtotal:					\$ 21,000
Project Costs Subtotal:					\$ 2,415,251
Design / Engineering Costs (RPROJECTED COST RANGE)					
				LOW	HIGH
final design (design development and CDs)	6%	8%	\$	143,655	\$ 191,540
permitting, bidding and construction phase services	2%	3%	\$	47,885	\$ 71,828
Design / Engineering Costs (RPROJECTED COST RANGE) Subtotal:					\$ 263,368
Total Project Cost					
TOTAL PROJECT COST:					\$ 2,606,791 \$ 2,678,618



Master Plan Cost Opinion

Date: March 14, 2019
 RE: Everts Park

Phase 1

Phase 1A	Description	Qty.	Unit	Unit Cost	Extended Cost
	concrete paving	2,832	SF	\$ 9	\$25,488
	concrete paving - thickened edge	265	LF	\$ 20	\$5,300
	PIP or synthetic turf playground surfacing	4,114	SF	\$ 20	\$82,287
	surfacing aggregate base	4,114	SF	\$ 5	\$20,570
	playground equipment	1	LS	\$ 80,000	\$80,000
	playground equipment installation	1	35.0%	\$ 28,000	\$28,000
	playground drainage	1	LS	\$ 5,000	\$5,000
	purchase splash pad equipment	1	LS	\$ 50,000	\$50,000
	splash pad equipment installation	1	50.0%	\$ 25,000	\$25,000
	splash pad drainage	1	LS	\$ 5,000	\$5,000
	splash pad electrical connection	1	LS	\$ 2,500	\$2,500
	splash padwater service connection	1	LS	\$ 3,000	\$3,000
	shade sails	1	LS	\$ 25,000	\$25,000
	shade sail installation	1	50.0%	\$ 12,500	\$12,500
	water fountain	1	EA	\$ 15,000	
	bench	8	EA	\$ 1,500	\$12,000
	trash receptacle	2	EA	\$ 1,200	\$2,400
	entry columns	2	EA	\$ 10,000	\$20,000
	electrical and lights	1	LS	\$ 15,000	\$15,000
					Subtotal: \$ 419,045
Phase 1B	concrete paving	2,037	SF	\$ 9	\$18,331
	brick pavers	1,375	SF	\$ 16	\$21,997
	picnic table	5	EA	\$ 1,800	\$9,000
	trash receptacle	1	EA	\$ 1,200	\$1,200
	electrical and lights	1	LS	\$ 10,000	\$10,000
					Subtotal: \$ 60,528
Phase 1C	concrete paving	1,399	SF	\$ 9	\$12,593
	brick pavers	505	SF	\$ 16	\$8,078
	bench	3	EA	\$ 1,500	\$4,500
	trash receptacle	1	EA	\$ 1,200	\$1,200
	electrical and lights	1	LS	\$ 10,000	\$10,000
					Subtotal: \$ 36,371

Phase 1D

catenary lighting	1	ALLOW	\$ 30,000	\$30,000
shade sails - lawn	3	EA	\$ 15,000	\$45,000
shade sail installation	1	50.0%	\$ 7,500	\$7,500
				Subtotal: \$ 82,500
Other Project Costs				
Contractor General Conditions (%)	1	LS	8.0%	\$47,876
Design Contingency (%)	1	LS	15%	\$89,767
Bid and Construction Contingency (%)	1	LS	15%	\$89,767
Escalation	1	LS	3%	\$17,953
				Subtotal: \$ 245,362
				Phase 1 Total: \$ 843,807

Phase 2

Description	Qty.	Unit	Unit Cost	Extended Cost
concrete paving	4,230	SF	\$ 9	\$38,066
brick pavers	3,242	SF	\$ 12	\$38,906
restroom/storage building (with drinking fountain)	974	SF	\$ 250	\$243,525
water, sanitary, electrical services	included in site work costs			
building FFE	1	ALLOW	\$ 20,000	\$20,000
band shell	1	LS	\$ 30,000	\$30,000
band shell sail installation	1	50.0%	\$ 15,000	\$15,000
seat wall	38	LF	\$ 200	\$7,606
bench	6	EA	\$ 1,500	\$9,000
picnic table	3	EA	\$ 1,800	\$5,400
trash receptacle	1	EA	\$ 1,200	\$1,200
bike rack	3	EA	\$ 1,200	\$3,600
entry columns	4	EA	\$ 10,000	\$40,000
electrical and lights	1	LS	\$ 15,000	\$15,000
catenary lighting	1	ALLOW	\$ 10,000	\$10,000
				Subtotal: \$ 477,304
Other Project Costs				
Contractor General Conditions (%)	1	LS	8.0%	\$38,184
Design Contingency (%)	1	LS	15%	\$71,596
Bid and Construction Contingency (%)	1	LS	15%	\$71,596
Escalation	1	LS	3%	\$14,319
				Subtotal: \$ 195,695
				Phase 2 Total: \$ 672,998

Phase 3

Description	Qty.	Unit	Unit Cost	Extended Cost
concrete paving	1,058	SF	\$ 9	\$9,522
brick pavers	1,202	SF	\$ 16	\$19,235
seat wall	30	LF	\$ 200	\$6,080
entry columns	2	EA	\$ 10,000	\$20,000
electrical and lights	1	LS	\$ 5,000	\$5,000
				Subtotal: \$ 59,837
Other Project Costs				
Contractor General Conditions (%)	1	LS	8.0%	\$4,787
Design Contingency (%)	1	LS	15%	\$8,976
Bid and Construction Contingency (%)	1	LS	15%	\$8,976
Escalation	1	LS	3%	\$1,795
				Subtotal: \$ 24,533
				Phase 3 Total: \$ 84,370

Phase 4

Description	Qty.	Unit	Unit Cost	Extended Cost
concrete paving	1,105	SF	\$ 9	\$9,941
brick pavers	901	SF	\$ 16	\$14,408
entry columns	4	EA	\$ 10,000	\$40,000
lighting and electrical connection for wall/columns	1	LS	\$ 15,000	\$15,000
memorial art wall	1	ALLOW	\$ 20,000	\$20,000
seatwall	32	LF	\$ 200	\$6,400
fireplace	1	EA	\$ 30,000	\$30,000
gas service	included in site work costs			
entry sign	1	EA	\$ 10,000	\$10,000
bike rack	3	EA	\$ 1,200	\$3,600
bench	6	EA	\$ 1,500	\$9,000
				Subtotal: \$ 158,350
Other Project Costs				
Contractor General Conditions (%)	1	LS	8.0%	\$12,668
Design Contingency (%)	1	LS	15%	\$23,752
Bid and Construction Contingency (%)	1	LS	15%	\$23,752
Escalation	1	LS	3%	\$4,750
				Subtotal: \$ 64,923
				Phase 4 Total: \$ 223,273

Site Improvements

Description	Qty.	Unit	Unit Cost	Extended Cost
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Temporary Controls

silt fence	2,130	LF	\$ 5	\$10,650
stabilized construction entry	1	ALLOW	\$ 1,000	\$1,000
inlet protection	1	ALLOW	\$ 1,000	\$1,000
tree protection fence	10	EA	\$ 100	\$1,000
construction fence (open perimeter areas)	1,300	LF	\$ 7	\$9,100

Removals

asphalt removals	9,494	SF	\$ 2	\$18,988
concrete removals	615	SF	\$ 2	\$1,230
brick paver removals (at shelter)	150	LF	\$ 10	\$1,500
tree removal and relocation with donor plaques	1	ALLOW	\$ 2,500	\$2,500
shelter removal	1	LS	\$ 5,000	\$5,000
playground equipment removal	1	LS	\$ 3,500	\$3,500
playground curb removal	280	LF	\$ 10	\$2,795
engineered wood fiber removal (assuming ±12")	136	CY	\$ 40	\$5,440
site furnishing removal (benches, fountains)	1	ALLOW	\$ 2,500	\$2,500
memorial plaque salvage	1	ALLOW	\$ 1,000	\$1,000
interior column/lighting removal	1	ALLOW	\$ 3,500	\$3,500

Earthwork and Utilities

earthwork and grading	1	ALLOW	\$ 50,000	\$50,000
storm water utilities and connections	1	ALLOW	\$ 50,000	\$50,000
sanitary service to site and connection	1	ALLOW	\$ 30,000	\$30,000
water service upgrade (tap, vault, meter, RPZ)	1	ALLOW	\$ 30,000	\$30,000
cutting and patching	1	ALLOW	\$ 5,000	\$5,000
electrical service upgrade (panel, conduit, wiring)	1	ALLOW	\$ 20,000	\$20,000
gas service to fireplace	1	ALLOW	\$ 30,000	\$30,000

Landscaping

shade tree	30	EA	\$ 600	\$18,000
ornamental tree	5	EA	\$ 500	\$2,500
planting beds (shrubs and perennials)	6,000	SF	\$ 8	\$48,000
mulch	136	CY	\$ 45	\$6,125
turf seed and blanket	10,947	SY	\$ 4	\$43,788

Subtotal: \$ 404,115

Other Project Costs

Contractor General Conditions (%)	1	LS	8.0%	\$32,329
Design Contingency (%)	1	LS	15%	\$60,617
Bid and Construction Contingency (%)	1	LS	15%	\$60,617
Escalation	1	LS	3%	\$12,123

Subtotal: \$ 165,687

Site Improvements Total: \$ 569,802

Total Construction Cost: \$ 2,394,251