



Agenda Memo

Crest Hill, IL

Meeting Date:	July 6, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	A Resolution for a Professional Services Agreement for Crest Hill Municipal Park/Plaza By and Between the City of Crest Hill, Will County, Illinois and RVI+ Planning and Landscaping in the Amount of \$60,400.00.

Summary: Council previously approved in August of 2023, the following work to be completed based on the Park Layout prepared by Hitchcock Design Group dated December 3, 2021 (50% Design Plans).

Items highlighted below Staff are moving forward to bid out in 2026 with construction in the fall of 2026 and early spring 2027.

1. Work Approved.

- a. Finalize grading and seeding plans for area shown in exhibit 1.
 - i. Turf, in the current plan, is to be restored by using seed and blanket.
- b. Finalize design of water and sanitary service stubs to future bathroom facility.
- c. Finalize the park drainage system within the area shown in exhibit 1.
- d. Finalize design to install an underground irrigation system for the grass field and landscaping areas for the entire park. (Separate Contract)
- e. Finalize design to install a portion of a sidewalk system along the south end of the plaza to provide access to the playground. See exhibit 1.
- f. Finalize design to install concrete curb and drainage beneath playground area. See exhibit 1
- g. Determine pedestrian and security lighting layout design. See exhibit 1.
- h. Install playground equipment.

All work above has been completed and is ready to be bid except for the following items:

- Need to determine final park playground equipment and layout with council.

Engineer Estimates of Construction have been completed based on the work discussed above and as summarized below.

- Phase 1 Total-\$1,300,000.00
- Lockport Township Park District Funding towards Phase 1-\$250,000.00
- Therefore, City Share for Phase 1-\$1,050,000.00

Funding for the City Center Municipal Park/Plaza was included in the 2027 city budget at \$2,000,000.00.

Additional items, if approved, can be included with the Phase 1 work

Option 1-Municipal Park Parking Lot- Construct the parking lot as shown on exhibit 2. The only change staff would recommend to the parking lot configuration previously presented to Council is to revise the proposed location of the west driveway. The original configuration had this driveway connecting to City Center Blvd, staff suggestion is to connect directly to the existing Library access drive. If the driveway change is approved staff will work with the Library for approval and coordination to complete this work.

Option 2-Concrete Flatwork and Walking Paths-Construct the walking paths as shown on exhibit 2. These paths would be constructed in concrete or hot mix asphalt or a combination of both. The final determination of materials used for construction will be presented at a future workshop meeting.

Option 3- Parking lot and security lighting; bollard lighting; Electrical boxes-Install lighting for the parking lot, security and pedestrian bollard lighting. This work will also include the installation of receptacle boxes. The lighting being proposed will match the pendent lighting install along City Center Blvd and the pedestrian bollard lighting will match what is already installed around the City Hall Complex.

Option 4-Picnic Shelter- Staff suggest that a shade structure be included as part of the initial park work. The final determination of materials and size structure will be presented at a future workshop meeting for discussion and approval.

Completing the phase 1 along with some or all of the options above will put the park in a condition where it can be used for future city events, movies in the park, farmers' markets, national night out, etc. Seeding the park will take minimum of 1 year to grow a turf in order to host events like those suggested.

Options For Council Considerations.

1. Proceed with Phase 1 project as currently prepared and ready for Bid.
2. Proceed with Phase 1 and include options 1-4 or any combination of as determined by council.
3. Do nothing.

Funding for the City Center Municipal Park/Plaza was included in the 2027 city budget at a funding limit of \$2,000,00.00.

Staff recommendation is to move forward with bidding the work already prepared for phase 1 and including options 1, and 3. For option 3, we would suggest designing the entire lighting system for the whole park, but installing new lighting from the playground to the south edge of pavement of the parking lot only.

The schedule to get the bids out for the Phase 1 working including options 1 and 3 would be the following if the Design Engineering is approved by July 8th.

- Phase 1 with Options 1 early August 2026
- Irrigation Mid to Late August 2026
- Lighting Phase 1 area only September 2026
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Below are construction engineering estimates for the staff recommendation and including all options for Council's Information.

Staff Recommendation

- Phase 1 Total-\$1,300,000.00
- Options 1& 3 Only -\$425,000.00
- Grand Total Phase 1 with Options 1-3-\$1,725,000.00

- Lockport Township Park District Funding towards Phase 1-\$250,000.00
- Therefore, City Share for Phase 1-\$1,475,000.00

Phase 1 plus all options

- Phase 1 Total-\$1,300,000.00
- Options 1-4-\$925,000.00
- Grand Total Phase 1 with Options 1-3-\$2,225,000.00
- Lockport Township Park District Funding towards Phase 1-\$250,000.00
- Therefore, City Share for Phase 1-\$1,975,000.00

Recommended Council Action:

A Resolution for a Professional Services Agreement for Crest Hill Municipal Park/Plaza By and Between the City of Crest Hill, Will County, Illinois and RVI+ Planning and Landscaping in the Amount of \$60,400.00.

Financial Impact:

Funding Source: Capital Fund

Budgeted Amount: \$150,000.00 Engineering

Cost: \$60,400.00

Attachments:

Resolution-RVI

Exhibit A-RVI-PSA Design-City of Crest Hill-Crest Hill Center Park-6.26