



Agenda Memo

Crest Hill, IL

Meeting Date: August 14, 2023
Submitter: Ronald J Wiedeman
Department: Engineering
Agenda Item: Crest Hill Municipal Plaza

Summary: Staff is looking for direction on how to proceed with the proposed Crest Hill Municipal Plaza. Currently plans and construction documents have been completed to a 50% level. Based on the current level of plan completion, cost estimates are very preliminary, but early estimates are in the range of 1.8 to 2.5 million dollars for a complete build-out of the park.

With this initial high price tag, staff are suggesting moving forward work on the portion of the park from City Center Blvd to the gates of the police's secured parking lot.

By completing work within this area, it will put the park in a condition where the park can be used for future city events (movies in the park; farmers' markets, national night out, etc.).

To use the park for these types of events a turf surface will need to be established. Seeding is the most likely method to provide this surface because it would be significantly cheaper than sod. The only downside is that it will take 2-3 years to grow a turf so that it is in a condition to host events like those suggested above.

To get started with establishing this surface staff would like to recommend the following items be completed so that any future work in the park will minimize the impact on the established turf surface. The items along with estimated costs are provide below:

1. Finalize the civil plans for the entire Municipal Plaza which will include the following:
 - a. Final grading plan
 - b. Water and sanitary service stubs
 - c. Final lighting system
 - d. Finalize ComEd requirements and work with them to determine service requirements.
 - e. The work under a-d is estimated to be between \$30,000- \$40,000 and could be funded in the current 2023 budget.
2. Design an irrigation system that will work for the entire Municipal Plaza.
3. Finalize agreement with Lockport Park District for the installation and maintenance of the playground.
 - a. Agreement needs to determine/finalize for ownership or equipment and property where playground is planned for constructed.
 - b. Cost responsibility for initial construction of playground and future maintenance.
4. Once items 1 and 2 are completed above construct a portion of the irrigation system designed in item 2 from City Center Blvd to the police parking lot gate. The construction cost to install this system is

between \$20,000 to \$30,000. Staff is still working with our current irrigation contractor on getting a better understanding of the work that needs to be done to install an irrigation system for this park. This will require a design to be completed. The cost of the design is included in the estimated design fee of \$30,000-\$40,000 discussed under 1e.

5. Collect bids from landscaping contractors to install topsoil and seeding to establish a turf field to be completed in the spring of 2024. Based on the bid received will determine if this work can be completed within the 2023 budget or will need to be included in the 2024 budget.
6. Construct a portion of the sidewalk system along the south end of the plaza to get the playground constructed. This might require partial construction of a parking lot to serve the playground. This will be determined at a later date. Anticipate this work to be completed in the summer of 2024 if funding is available. Staff will review available grants so as not to up the property for future development.

Recommended Council Action: Provide direction to staff on whether to proceed with the work outlined above or as modified during these discussions.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: n/a

Cost: TBD

Attachments: