

Title	The Grove Park	10/16/2025
	by Jim Holder in Member District ADA Project Request	id. 52008065
	250 E Wood Street Palatine, Illinois 60067 United States 847-705-5131 ADAProjects@palatineparks.org	

Original Submission	10/16/2025
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Score	n/a
Name	Jim Holder
Job Title	Director of Parks & Planning
E-mail Address	adaprojects@palatineparks.org
Phone Number	847-705-5131
Park District	Palatine
Project Location	The Grove Park
Project Status	New
Project Type	Recreation Facilities and Amenities Routes and Surfaces
Recreation Facilities and Amenities- select a Project Category below:	Benches- Picnic Tables Playgrounds- Play Components
Routes and Surfaces- select a Project Category below:	Accessible Routes- Means of Egress Play Surfaces Ramps Sidewalks
Benefits of the Project	The new construction project will allows individuals with mobility issues to access the new playground from the parking area.
Items that will become ADA Compliant	Sidewalks play area sloped entry, and playground features.

The project is designed or constructed, or applies human resources, to comply with:

The 2010 Standards for Accessible Design
The Illinois Accessibility Code
ASTM F 1951 Standard for Accessible Playground Surfaces

Upload Project Related Files, Photos, Videos or Audio

[00_The_Grove_ADA_Calculations.pdf](#)

[01_The_Grove_Revised_Plan_Set.pdf](#)

[02_Ex_Agreement_LSI_The_Grove.pdf](#)

[03_P.O_LSI_The_Grove.pdf](#)

[04_Ex_Agreement_Upland_The_Grove.pdf](#)

Budget Table for ADA Related Expenses

[Budget Table.xlsx](#)

ADA Dollars Requested	99233.54
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Notes related to requested amount

Project Type	Project Category	Project Category Cost	ADA Portion of Project Category	% ADA Dollars Requested
Rec amenities & Routes and surfaces	Sidewalks, Playgrounds components, benches, play area entry ramp, and surfacing	\$340,205.00	\$99,233.54	29.17%

Total Project Cost	\$340,205.00
Total ADA Portion of Project	\$99,233.54
Total % of ADA Dollars Requested	29.17%

The Grove Park Playground Development & ADA Improvements

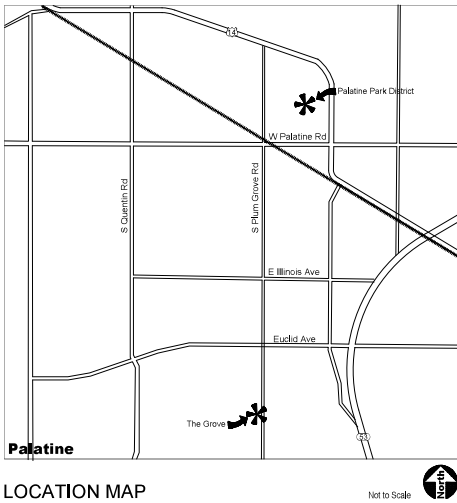
Equipment	Total	% ADA	ADA Total
Playground Equipment	\$ 130,924.00	28%	\$ 36,658.72
Equipment Total	<u>\$ 130,924.00</u>		<u>\$ 36,658.72</u>
Construction	Total	% ADA	ADA Total
Excavation/Disposal	\$ 37,600.00	28%	\$ 10,528.00
Stump grinding	\$ 350.00	0%	\$ -
Silt fencing	\$ 981.00	0%	\$ -
Inlet protection	\$ 450.00	0%	\$ -
Concrete washout	\$ 500.00	50%	\$ 250.00
Concrete paving	\$ 31,925.00	40%	\$ 12,770.00
Safety surfacing	\$ 24,775.00	28%	\$ 6,937.00
Underdrainage	\$ 5,098.00	0%	\$ -
Install 5-12 structure	\$ 38,400.00	28%	\$ 10,752.00
Install swings	\$ 1,566.00	25%	\$ 391.50
Install independent pieces	\$ 5,241.00	28%	\$ 1,467.48
Dynamatt	\$ 4,792.00	100%	\$ 4,792.00
Tree planting	\$ 1,350.00	0%	\$ -
lawn restoration	\$ 3,800.00	0%	\$ -
Construction Total	<u>\$ 156,828.00</u>		<u>\$ 47,887.98</u>
A&E	\$ 28,615.00	28%	\$ 8,012.20
LSI fee	\$ 19,133.00	28%	\$ 5,357.24
Bonds	\$ 4,705.00	28%	\$ 1,317.40
Total ADA Submission	<u>\$ 340,205.00</u>		<u>\$ 99,233.54</u>

2025 Playground Renovations at The Grove

The Grove: 4801 Old Plum Grove Rd, Rolling Meadows 60008

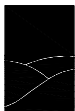


Palatine Park District
250 E. Wood Street
Palatine, Illinois 60067



LOCATION MAP

Not to Scale



uplandDesign Ltd
Landscape Architecture & Park Planning

1229 N. North Branch St, #220A, Chicago, IL 60642
24042 Lockport St, Plainfield, IL 60544
312-350-4088 | 815-254-0091 uplandDesign.com

IL License 060-007797

SURVEYOR:

JLH Land Surveying inc.
910 Geneva St,
Shorewood, Illinois 60404
Phone: 815-728-4000
ILicense: 184-007120

SHEET INDEX

1.0 Title Sheet

The Grove:

- 3.0 Existing Conditions & Removals Plan
- 3.1 Layout Plan
- 3.2 Dimension Plan
- 3.3 Grading, Utilities & Restoration Plan

Construction Details:

- 4.0 Construction Details
- 4.1 Construction Details



250 E. Wood Street
Palatine, Illinois 60067
Phone: 847-581-4333

PROJECT

**2025
Playground
Renovations at
The Grove**

The Grove

4801 Old Plum Grove Road
Rolling Meadows 60008



ORIGINAL ISSUE DATE

Issue for Permit 13MAY2025

REVISIONS

NO.	REVISION	DATE
1	REVISED FOR CONSTRUCTION	13MAY2025

This project has been prepared by and reviewed by Licensed Landscape Architects:
Michelle A. Kelly # 157.001002
Heath A. Wright # 157.000364
Mona Blood # 157.001511
A/JMO

PROJECT NUMBER 1352

SHEET TITLE

Title Sheet

SHEET NUMBER

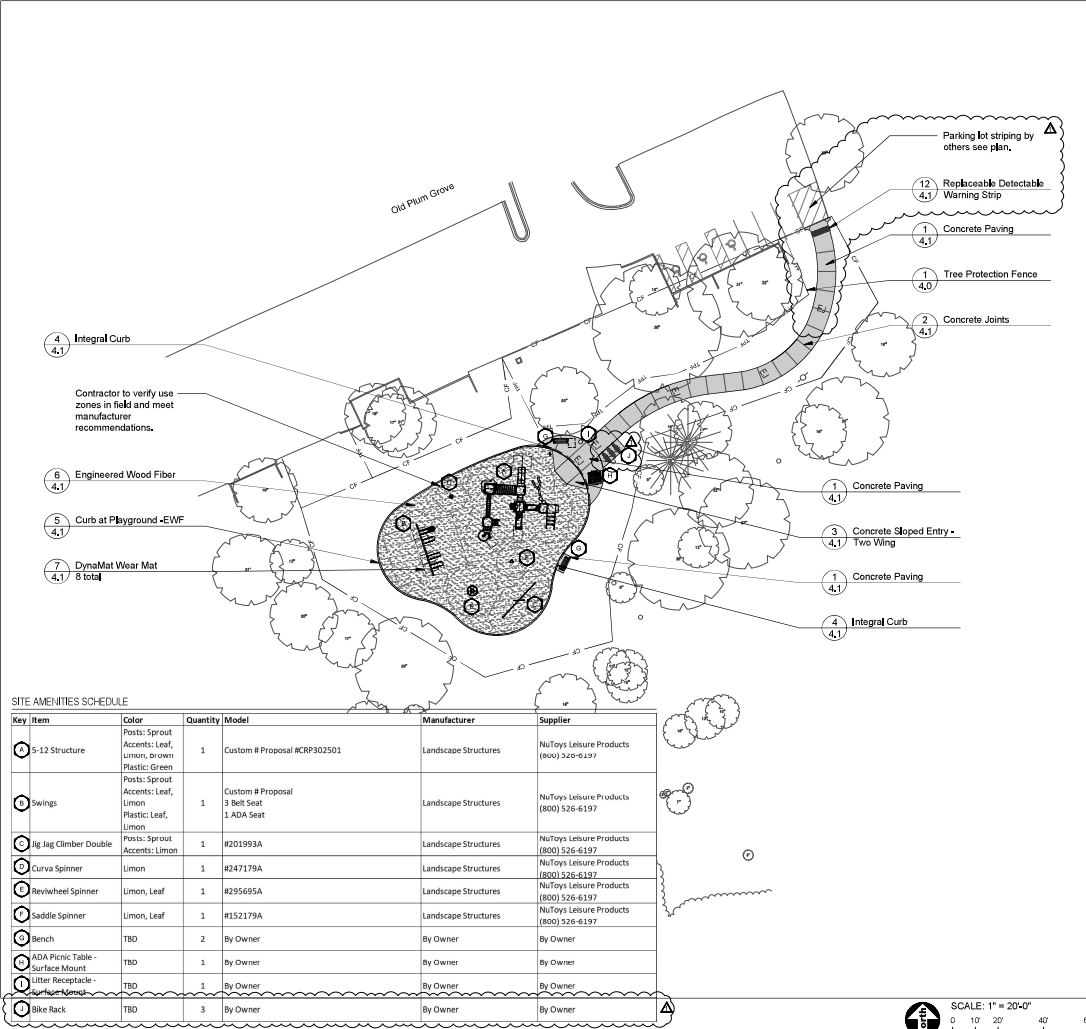
1.0



800.892.0123

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SITE AMENITIES SCHEDULE						
Key	Item	Color	Quantity	Model	Manufacturer	Supplier
5-12	Structure	Posts: Sprout Accents: Leaf, Limon, Brown Plastic: Green	1	Custom # Proposal #CRP302501	Landscape Structures	NuToys Leisure Products (800) 526-6197
Swings		Posts: Sprout Accents: Leaf, Limon Plastic: Leaf, Limon	1	Custom # Proposal 3 Belt Seat 1 ADA Seat	Landscape Structures	NuToys Leisure Products (800) 526-6197
Big Jag Climber Double		Posts: Sprout Accents: Limon	1	#201993A	Landscape Structures	NuToys Leisure Products (800) 526-6197
Curva Spinner		Limon	1	#247179A	Landscape Structures	NuToys Leisure Products (800) 526-6197
Revolwheel Spinner		Limon, Leaf	1	#295695A	Landscape Structures	NuToys Leisure Products (800) 526-6197
Saddle Spinner		Limon, Leaf	1	#152179A	Landscape Structures	NuToys Leisure Products (800) 526-6197
Branch		TBD	2	By Owner	By Owner	By Owner
ADA Picnic Table - Surface Mount		TBD	1	By Owner	By Owner	By Owner
Litter Receptacle - Surface Mount		TBD	1	By Owner	By Owner	By Owner
Bike Rack		TBD	3	By Owner	By Owner	By Owner

- GENERAL NOTES LAYOUT
- It is the responsibility of the Contractor to perform layout of all project elements and points for review by Owner prior to construction. (This work is considered incidental to the project and not paid as a separate bid item.)
 - The contractor shall be responsible for all materials and quantities as required to complete the work in accordance with the plans and specifications. The contractor will notify the Owner's Representative in writing of any discrepancies or changes required to complete the work before any action may be taken. All changes or change orders must be approved by the Owner's Representative and Owner before any changes are executed.
 - No work to take place in Road Right-of-Way unless indicated on plans.
 - Contractor shall confirm that all equipment suitability zones specified by play equipment manufacturer are adhered to.
 - All play equipment footings shall meet manufacturers recommendations for footing depth and width.

- REFERENCED SPECIFICATIONS AND CODES
- The Americans with Disabilities Act and the Illinois Accessibility Code.
 - The Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control, and EPA Standards and Specifications for Soil Erosion and Sedimentation Control.
 - U.S. Soil Conservation Service Field Engineering Handbook.
 - All codes and ordinances of the Village of Palatine, United States Army Corp of Engineers, Illinois Department of Natural Resources, Cook County Soil and Water Conservation Districts, and all agencies having jurisdiction.
 - All requirements of the Occupational Safety and Health Administration.
 - The cited standard specifications, codes and permits, with these construction plans and details, are all to be considered part of the work. Incidental items or accessories necessary to complete this work may not be specifically noted but are considered a part of these improvements.
 - In case of conflict, the more restrictive provision shall apply.

- LEGEND
- Concrete Paving
 - Engineered Wood Fiber Surfing
 - Concrete Expansion Joints
 - Tree Protection Fence
 - Freestanding Construction Fence

Palatine Park District

250 E. Wood Street
Palatine, Illinois 60067
Phone: 847-681-4333

PROJECT

2025

Playground Renovations at The Grove

PROJECT TEAM

uplandDesign Ltd

Landscape Architecture & Park Planning
Chicago, Illinois 312-759-4080
Pleasanton, Illinois 815-564-0090
uplandDesigns.com

SURVEYOR

JUH Land Surveying Inc.
910 Geneva St.
Shorewood, Illinois 60404
Phone: 815-728-4000

ORIGINAL ISSUE DATE

Issue for Permit 13MAY2025

REVISIONS

NO.	DATE	REVISION
1	13MAY2025	Issue for Permit

PROJECT NUMBER

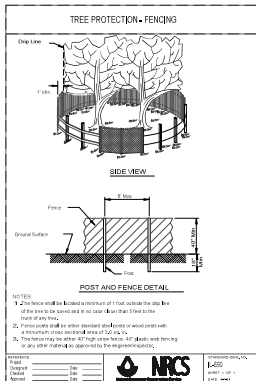
SHEET TITLE

Layout Plan

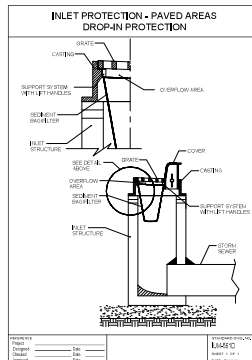
SHEET NUMBER

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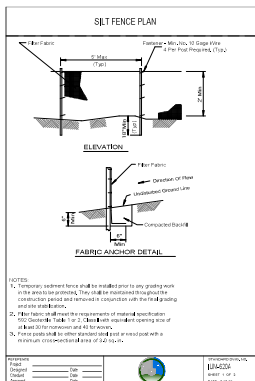
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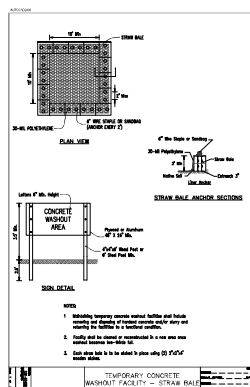
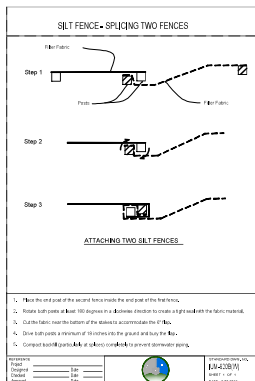
1 Tree Protection Fence SCALE: NTS 64RMS-009A-tree protection fence_12



3 Inlet Protection SCALE: NTS



2 Silt Fence SCALE: NTS 64RMS-008-silt fence_10



4 Temporary Concrete Washout SCALE: NTS 64RMS-043B-concrete washout_12



250 E. Wood Street
Palatine, Illinois 60067
Phone: 847-684-4333

PROJECT

2025 Playground Renovations at The Grove

PROJECT TEAM



LANDSCAPE ARCHITECTURE & PARK PLANNING
JULH Land Surveying Inc.
910 Geneva St.
Shorewood, Illinois 60404
Phone: 815-728-4000

ORIGINAL ISSUE DATE
Issue for Permit 13MAY2025

REVISIONS		
NO.	REVISION	DATE
1	FOR PERMIT	13MAY2025

PROJECT NUMBER

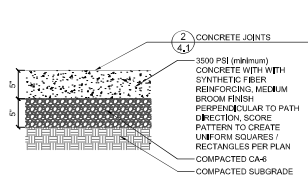
SHEET TITLE

Construction Details

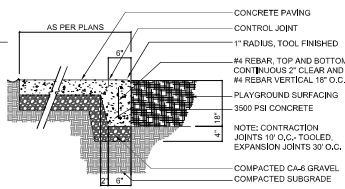
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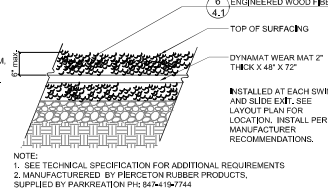
© Copyright 2025 Upland Design Ltd.



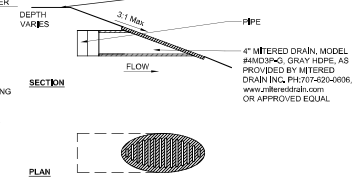
1 Concrete Paving
SCALE: 1 1/2" = 1'-0"



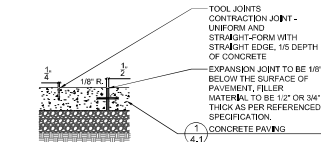
4 Integral Curb
SCALE: 1" = 1'-0"



7 DynaMat Wear Mat
SCALE: 1" = 1'-0"

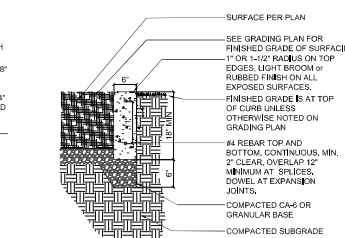


10 Mitered Drain
SCALE: 1 1/2" = 1'-0"



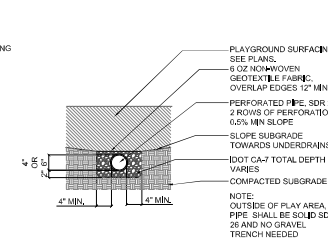
- NOTES:
1. JOINTS PLAN TAKES PRIORITY OVER NOTES EXCEPT FOR MAXIMUM SPACING.
 2. CONTRACTION JOINTS TO BE PLACED 10' O.C. MAXIMUM
 3. EXPANSION JOINTS TO BE PLACED 30' O.C. MAXIMUM
 4. PLACE EXPANSION JOINTS BETWEEN NEW CONCRETE POURS. BETWEEN NEW AND EXISTING CONCRETE, AND INSTALL 6\"/>
 - 5. CURB JOINTS TO MATCH CONCRETE PAVING WHERE APPLICABLE
 - 6. INSTALL SMOOTH DOWELS AT EXPANSION JOINTS
 - 7. NO CALIFORNIA JOINTS

2 Concrete Joints
SCALE: 1 1/2" = 1'-0"

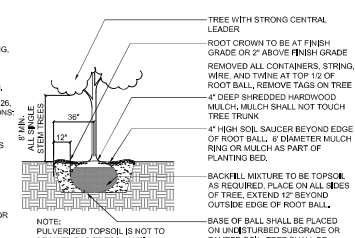


- NOTES:
1. CONTRACTION JOINTS TO 10' O.C. MAXIMUM
 2. EXPANSION JOINTS TO BE 30' O.C. MAXIMUM

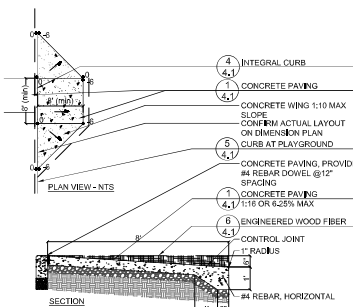
5 Curb at Playground - EWF
SCALE: 1" = 1'-0"



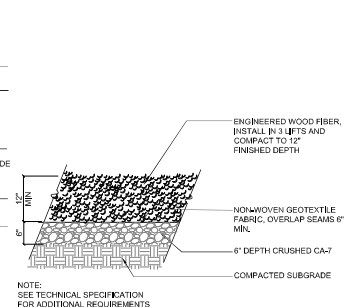
8 Playground Underdrains
SCALE: 1" = 1'-0"



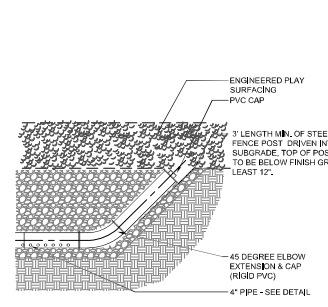
11 Tree Installation
SCALE: N.T.S.



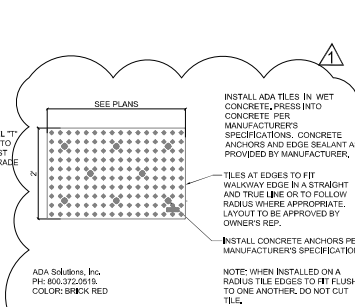
3 Concrete Sloped Entry - Two Wing
SCALE: 1/2" = 1'-0"



6 Engineered Wood Fiber
SCALE: 1" = 1'-0"



9 Drain Cleanout - EWF
SCALE: N.T.S.



12 Replaceable Detectable Warning Strip
SCALE: N.T.S.



250 E. Wood Street
Palatine, Illinois 60067
Phone: 847-691-4333

2025 Playground Renovations at The Grove

PROJECT TEAM



SURVEYOR
JULI Land Surveying Inc.
910 Geneva St.
Shorewood, Illinois 60404
Phone: 815-729-4000

ORIGINAL ISSUE DATE
Issue for Permit 13MAY2025

REVISIONS	DATE	BY	APP
1	13MAY2025	JULI	PERMIT REVIEW
2			
3			
4			
5			

PROJECT NUMBER

SHEET TITLE Construction Details

SHEET NUMBER

4.1

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AGREEMENT BETWEEN OWNER AND CONTRACTOR

This Agreement between Owner and Contractor (the "Agreement") is made as of this 14th day of April 2025,

BETWEEN: The Palatine Park District ("Owner") with Administrative Offices located at

 250 East Wood Street
 Palatine, IL 60067

AND: Landscape Structures INC. ("Contractor"), a corporation with offices located at:

 601 7th Street South
 Delan, MN 55328

IN CONSIDERATION of the mutual promises between the Owner and Contractor (jointly referred to as "Parties") as stated herein and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents represent the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreement, either written or oral.

ARTICLE 2 THE WORK

The Contractor shall perform all the ("Work") required by the Contract Documents for:
 The Grove Park "2025 Playground Projects"
 Project Number: 25-34-1

ARTICLE 3 TERMS, COMMENCEMENT AND SUBSTANTIAL COMPLETION

The Work to be performed under this Contract shall be commenced August 18, 2025, and, subject to authorized adjustments, substantial Completion shall be achieved not later than November 28, 2025.

3.1 The Palatine Park District reserves the right to terminate the contract in accordance with the Performance Specification if any section of the performance specifications is not met.

ARTICLE 4 CONTRACT SUM

The Owner shall pay the Contractor in current funds for the performance of the Work, subject to additions and deductions by Change Order as provided in the Contract Documents, the Contract Sum of Contract Amount: **Three hundred eleven thousand five hundred ninety dollars. (\$311,590.00).**

4.1 The Contract Sum is determined as follows:

All items listed in the Sourcewell Awarded Contract Number 010521-LSI revised proposal, dated April 4, 2025, and Purchase Order #31458.

4.2 In the event that changes in the Work are authorized by the Owner, such changes shall be duly recorded on a written Change Order and signed by either the Executive Director or the Superintendent of Parks & Planning

ARTICLE 5 PROGRESS PAYMENTS

Based upon Applications for Payment submitted to the Owner and Architect (if used) by the Contractor together with all submissions as required by the Contract Documents and if required by Owner, Certificates for Payment issued by the Owner or Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided in the Contract Documents for the period ending the last day of the month as follows:

Not later than thirty (30) days following the end of the period covered by the Application for Payment ninety percent (90%) of the approved portion of the Contract Sum properly allocable to labor, materials and equipment incorporated in the Work and zero percent (0%) of the portion of the Contract Sum properly allocable to materials and equipment suitably stored at the site or at some other location agreed upon in writing, for the period covered by the Application for Payment, less the aggregate of previous payments made by the Owner; and upon substantial Completion of the entire Work, a sum sufficient to increase the total payments to ninety (90%) of the Contract Sum, less such amounts as the Owner shall determine for all incomplete Work and unsettled claims as provided in the Contract Documents.

ARTICLE 6 FINAL PAYMENT

The Owner shall pay final payment, constituting the entire unpaid balance of the Contract Sum, to the Contractor when the Work has been completed, the Contract fully performed, and if required by Owner a final Certificate for Payment has been issued by the Architect (if used).

ARTICLE 7 MISCELLANEOUS PROVISIONS

7.1 Terms used in this Agreement, which are defined in the Conditions of the Contract, shall have the meanings designated in those Conditions.

7.2 The Contract Documents, which constitute the entire agreement between the Owner and the Contractor, are enumerated as follows:

Agreement between Owner and Contractor (This Agreement)

Technical Specifications

Insurance Requirements

Contractor Certifications:

Article 33E of the Criminal Code of 1961

Sexual Harassment Provision of the Illinois Human Rights Act

Criminal Background Check policy compliance

Substance Abuse Prevention Program Certification

Performance Bond and Payment Bond

The Sourcewell Awarded Contract, 010521-LSI, Proposal dated April 4, 2025, Purchase Order #31458, and all forms and documents submitted therewith.

Modifications issued after the execution of this Agreement (Change Orders).

7.3 The Contractor shall notify the Owner of any and all deliveries of materials to the Project site at least 48 hours prior to such deliveries.

7.4 The Contractor shall notify the Owner of specific dates and times when construction is to occur at least 48 hours prior to such dates and times.

7.5 The Contractor shall be responsible for the supply and maintenance of any and all temporary facilities necessary to complete the work under this Agreement including but not necessarily limited to:

- | | | |
|-----------------------|-------------------------|------------------------------|
| 1. Barricades | 4. Toilet facilities | 7. Heating, electrical power |
| 2. Fences | 5. First aid facilities | and lighting |
| 3. Storage facilities | 6. Drinking water | |

7.6 The Owner acknowledges, understands and agrees that the Project and the Work are subject to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 through 130/12) which regulates the wage rates paid to laborers, workers and mechanics performing work under the contract. Accordingly, the Contractor certifies to the Owner that the Contractor:

- a) will pay not less than the prevailing rate of wages for construction work in Cook County, as determined by the Illinois Department of Labor, to all laborers, workers and mechanics performing work under this Agreement. Current prevailing wage rates can be obtained from Illinois Department of Labor website: <http://www.state.il.us/agency/idol/rates/rates.HTM>.
- b) make and keep, for a period of not less than five (5) years from the date of the last payment on a contract or subcontract for public works, records of all laborers, mechanics and other workers employed by them on the project (per 820 ILCS 130/5, as amended by P.A. 98-328). True and accurate records must include the worker's name, address, telephone number when available, last four digits of the social security number (per P.A. 100-1177), the worker's gender, race, ethnicity, and veteran status (per 820 ILCS 130/5, as amended by P.A. 100-1177), the worker's classification(s), gross and net wages paid in each pay period, number of hours worked each day, starting and ending times of work each day, hourly wage rate, hourly overtime wage rate, hourly fringe benefit rates, the name and address of each fringe benefit fund, the plan sponsor of each fringe benefit, if applicable, and the plan administrator of each fringe benefit, if applicable (per 820 ILCS 130/5, as amended by P.A. 98-482).
- c) that a complete copy of the certified payroll will be filed through the Contractors Illinois Public ID Account, that (i) he/she has examined the certified payroll records required to be submitted by the [Wage Act] and such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required [by the Wage Act]; and (iii) the contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor.
- d) ensure any subcontractor or lower tiered contractor employed by the Contractor for the completion of the Work will comply with provisions as stated in 7.6-a through 7.6-c.

7.7 The Contractor shall be an "equal opportunity employer" as defined in the United States Code Annotated. The Contractor shall be required to comply with all applicable Federal, State and local regulations with regards to equal opportunity employment, including full compliance with all applicable provisions of the Illinois Human Rights Act.

7.8 Notwithstanding anything herein to the contrary, the Parties mutually waive any claims against each other for consequential, special, incidental, indirect and punitive damages.


This Agreement entered into as of the day and year first written above.

OWNER



President Palatine Park District
BOARD OF PARK COMMISSIONERS

CONTRACTOR



Brant Dennis, VP of Finance

ATTEST

Seal 

Secretary Palatine Park District
BOARD OF PARK COMMISSIONERS

ATTEST 

Seal _____



Purchase Order

☐ Requisition Only

☐ P.O. Form

P.O. Number: 31458

Vendor Landscape Structures, Inc.
Street Address 601 7th Street South
City / State / Zip Delano, MN 55328
Attention _____

☐ Mail P.O.

☐ Deliver P.O. in Person

☐ Fax P.O. Fax Number _____

Have items been ordered? ☐ Yes ☐ No

Ship to the attention of _____

Date April 4, 2025

Phone Number 800-328-0035

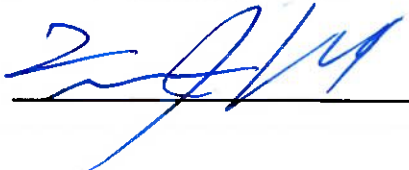
Ship to ☐ Community Center
☐ Maintenance Area
☐ 2nd Floor Receptionist
☐ Park District Maintenance Area
☐ Golf Course Pro Shop
☐ Golf Course Maintenance Building
☐ Combined Services Facility
☐ Birchwood
☐ Falcon
☐ Pick Up
☐ Other

All vendors must comply with Public Act 94-0515 (Certified Payroll) when it applies.

Allocation Number	Quantity	Description	Unit Price	Total
09-000-00000-6411-000		PlayBooster Component System		\$109,715.00
		Stand Alone Items		\$14,975.00
25-34-1		Swings		\$4,475.00
		Total		\$129,165.00
The Grove Playground		8% Contract Discount		(\$10,333.00)
		Shipping		\$12,092.00
See Quote for Specifications		Equipment Total		\$130,924.00
		Work by Ostrander, Inc.		\$156,828.00
		12% Non LSI Admin Fee Installation		\$19,133.00
		Payment and Performance Bond		\$4,705.00
		Provided by Landscape Structures		
		Install and Scope of Work Only		
		#010521-LSI		
		Sourcwell Contract		
		Tax Exempt ID Number:		
		E99979918		
		TOTAL This Purchase Order:		\$311,590.00

Contractors rendering services to Palatine Park District must comply with all requirements of the Prevailing Wage Act, including but not limited to all wage, notice and record keeping duties and are responsible for determining the applicable prevailing wage rates throughout performance of the work. The failure of a contractor to make such determination shall not relieve it of its obligations to comply with all aspects of the Act.

Requisitioned by: Jim Holder

Approved by: 

Approved by: _____



ALL PURCHASE ORDERS, CONTRACTS, AND
CHECKS TO BE MADE OUT TO:
LANDSCAPE STRUCTURES, INC.
601 7TH STREET SOUTH
DELANO, MN 55328 U.S.A.
763-972-3391 800-328-0035
Fax: 763-972-3185



March 26, 2025 (Revised April 4, 2025)

Page 1 of 2

Bill To:
Palatine Park District
250 E. Woods St.
Palatine, IL 60067

Ship To:
TBD

Project Name: The Grove Park-Palatine
Call prior to Delivery: Bryan Ostrander 815-790-0086

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>	<u>EACH</u>	<u>TOTAL</u>
PlayBooster Component System				
1	147425A	Clatterbridge 123 w/Barriers	\$	9,015
1	152444A	Grid Walk w/Guardrails		3,010
1	111812A	Headform Set		-
1	175180A	Mushroom Stepper 24"Deck w/1 Recycled Wood-Grain Handhold		3,575
1	207582A	The Bend Rock ¹		10,690
1	169318F	Wood Plank Wiggle Ladder 72"Deck w/Recycled Wood-Grain Ha		2,205
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps		3,575
1	122916B	Double Wave Climber Equal Decks 72"Dk DB		5,295
1	345314A	Mini Summit Climber 40"Dk DB		1,640
1	345322A	O-Zone 3-Ring Climber w/Permalene Handholds 16"Deck Diff Att:		6,630
1	121948A	Kick Plate 8"Rise		150
6	111228A	Square Tenderdeck	\$ 1,375	8,250
1	185852A	Transfer Step w/2 Handloops DB		1,350
1	218172B	DigiFuse Barrier Panel w/Medallions Ground Level Camping Med.		2,810
1	217911A	DigiFuse Periscope Panel Above Deck Camping-Compass/Sights		3,115
2	169319A	Recycled Wood-Grain Lumber Panel	1,650	3,300
1	120901A	Grab Bar		255
4	111404G	100"Alum Post DB	390	1,560
8	111404A	148"Alum Post DB	530	4,240
4	111403C	166"Alum Post For Roof DB	560	2,240
1	111403A	182"Alum Post For Roof DB		590
3	111403K	182"Steel Post For Roof DB	560	1,680
4	111404H	92"Alum Post DB	370	1,480
2	211190D	Tree House Roof w/o Stack and w/o Kids Only	4,160	8,320
1	130390A	Double Swoosh Slide 72"Dk DB1		3,155
1	123333A	Rollerslide 40"Dk DB		10,090
1	222708A	WhooshWinder Slide 72"Dk DB1		6,760
1	173596A	Log Balance Beam DB ¹		4,735
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury		-
SUBTOTAL			\$	109,715

ALSO:

1	201993A	JigJag Climber Double w/2 Firepoles Aluminum Posts and DB On	\$	4,830
1	247179A	Curva Spinner DB Only		2,505
1	295695A	ReviWheel Spinner DB Only		6,650
1	152179A	Saddle Spinner DB 16"Height		990
SUBTOTAL			\$	14,975

SWINGS:

3	174018A	Belt Seat Proguard Chains 8' Beam	\$	165	\$	495
1	177351A	Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Be:				1,140
1	177332A	Single Post Swing Frame 8' Beam				1,630
1	177333A	Single Post Swing Frame Addtl Bay 8' Beam				1,210
SUBTOTAL					\$	4,475

EQUIPMENT TOTAL	\$	129,165.00
8% SOURCEWELL CONTRACT DISCOUNT		(10,333.20)
SHIPPING		12,092.20
TOTAL	\$	130,924.00

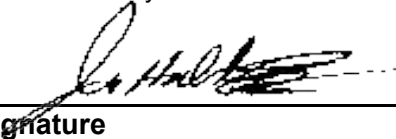
Work by Ostrander, Inc. (See attached for scope of work) \$ 156,828.00

12% Non-LSI Administration Fee for Installation \$ 19,133.00
 Payment and Performance Bond Provided by Landscape Structures for Installation and Scope of Work Only \$ 4,705.00

Project Total \$ 311,590.00

Please include a copy of your Sales Tax Exemption Certificate with Order Placement.

TERMS: We acknowledge we are purchasing the above equipment through the above-referenced Discount Contract Buying Program and acknowledge that Landscape Structures is the Vendor; and as such, Purchase Orders and Payments are to be made out to Landscape Structures.



Director of Parks & Planning

4/15/2025

Signature

Title

Date

Ostrander Landscaping, Inc.
207 Oleson Rd.
Marengo, IL 60152

Estimate

Date	Estimate #
3/29/2025	1671

Name / Address
Palatine Park District 250 E. Wood st. Palatine, IL 60067

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Total
Excavation/Disposal	THE GROVE Site preparation, removals and Earthwork - - Temporary construction fence, tree protection fence, Excavate/dispose of existing dirt inside playground area up to 18" deep and for concrete pathway up to 10" deep.		37,600.00	37,600.00
MISC.	Grind 1 tree stump		350.00	350.00
Silt Fence Install	Install silt fence per ln. ft. 327		981.00	981.00
MISC.	Inlet protection		450.00	450.00
MISC.	Concrete washout		500.00	500.00
Concrete	Concrete paving 1674 sq. ft., sloped entry 2 wing 130 sq. ft., integral curb at walk 47 LF, curb at playground 228 LF		31,925.00	31,925.00
EWf Mulch	Provide and Install EWf mulch per yard.		24,775.00	24,775.00
DRAIN TILE IN	Drain tile 246 LF perforated, 15 LF solid, drain cleanout, Mitered Drain		5,098.00	5,098.00
Playground Install...	5-12 Play Structure		38,400.00	38,400.00
Playground Install...	Swings		1,566.00	1,566.00
Playground Install...	Independent pieces		5,241.00	5,241.00
MISC.	8 Dynamat Wear mat		4,792.00	4,792.00
TREE Install.	Plant tree(s) 3 red maple 2.5"		1,350.00	1,350.00
Restoration	Lawn restoration of Disturbed areas		3,800.00	3,800.00
Signature		Total		

Phone #
815-943-5987

Ostrander Landscaping, Inc.
207 Oleson Rd.
Marengo, Il 60152

Estimate

Date	Estimate #
3/29/2025	1671

Name / Address
Palatine Park District 250 E. Wood st. Palatine, Il 60067

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Total
NotesPG	<p>*Note: JULIE locate for public utilities to be done prior to any excavation. Contractor is not responsible for any private utilities that are not marked by Julie. Estimate is quoted utilizing machines for excavation/footings, if excessive hand work/digging is required due to utilities or any other reasons additional charges may apply. Any alterations from above scope would be cost and assessed additionally if necessary. Contractor is not responsible for conditions outside contractors control. Permits not included. Proceeding without a permit is at the sole cost and discretion of property owner. No engineering or surveyed layout included, customer to obtain these at their own cost if desired. Estimate valid for 30 days. Terms: 50% down payment and 50% payment due within 30days. Late payments shall incur finance charge</p>			0.00
Signature			Total	\$156,828.00

Phone #
815-943-5987



The Grove Playground Development **Palatine Park District**

August 6, 2024

Project Background: The Grove is a 3.7-acre park located at 4801 Old Plum Grove Road, and visitors enjoy its lovely tree-lined greenspace and picnic area. The existing parking lot has a shared use agreement with the School District and maintenance of the parking is the School District's responsibility. The Palatine Park District would like improve this neighborhood park's offerings by adding a playground in 2025.



Project components include:

- New 5-12 year old playground including
 - a. Play structure, swings and standalone play pieces
 - b. Concrete Curb and Concrete Seating Area
 - c. Underdrainage
 - d. Engineered Wood Fiber Surfacing
 - e. Dynamats at swings and slide exits
- Locations for site furniture, such as benches and a picnic table
- Accessible route from parking lot to new playground

The construction budget is \$380,000 including design fees and topographic survey.

Project Scope: Upland Design Ltd proposes to accomplish the following work items to assist the District with The Grove playground development.

Phase I: Concept Planning and Cost Estimates

Site Survey: A topographic survey will be completed for the project area by JLH Surveying Inc., an Illinois registered surveyor. The survey will be provided in AutoCAD format for use as a base for construction document preparation.

Soil Borings: The Park District will have soil borings completed in the location of the proposed playground. Since a home was in that area in the past, it will be helpful to understand if there is concrete or debris in the proposed construction zone. These findings will be shared with Upland.

Kick-Off Site Visit: Upland Design will make a site visit with the survey in hand to review existing conditions and take photos for future reference.

Concept Plan: Upland Design will prepare a concept plan with a layout of the playground curb, walks and site furniture. In addition, a detailed cost estimate will be prepared. The black and white plans will be to scale and show approximate play equipment layout. Site elements will include the following improvements:

- New asphalt walk from parking to playground
- New concrete curb and entry seating area for playground
- Purchase and installation of playground equipment
- Installation of drainage and surfacing in playground
- Include Dynawear Mat under swing area
- Designs to meet ADA, CPSC and ASTM standards
- Tree plantings, lawn restoration and minor landscape improvements
- Site furniture to be located on plans, purchased and installed by Park District

Play Equipment Design: Upland Design will work with the Landscape Structures Inc. playground equipment representative for the playground's equipment design. These will be presented to the Park District staff at the concept meeting. The goal will be to pick one playground option that can have multiple components for the public to choose from.

Review Meeting: The playground layout and equipment designs, concept plan and cost estimate will be reviewed with Park District staff. Based on staff input, Upland Design will revise the design and cost estimate and prepare for public input. A color rendering will be prepared for the site to be used for presentation on the District website. (1 meeting + revisions)

Public Input: Upland Design will prepare idea images for an online public survey of equipment for The Grove. These digital files will be shared, and Park District staff will coordinate an online survey. The results of the survey will be shared with Upland. Upland will then move to full structure design for the playground using the play pieces selected by the public.

Phase II: Construction Document Preparation

Upland Design will prepare details, specifications and scaled plans for the playground improvements based on the approved plan and equipment choices. Plans will address:

- Existing Conditions and Removals
- Layout and Dimensioning
- Equipment List
- Landscaping and Lawn Restoration
- Grading and Erosion Control
- Construction Details

Technical specifications will be prepared to cover each area of construction and a detailed bid proposal form will be developed. The Park District will prepare and provide the general front end specifications and contract text. A review meeting with Palatine Park District staff will take place at 85% document completion. The cost estimate will be updated and reviewed for this meeting.

Comments from the review meeting will be incorporated into the documents and the plans. Specifications and bid form will be completed for public bidding. (1 meeting)

Permits: The Park District will handle permit submittals. Upland Design will prepare the plans with paving areas shown for permit submission. In addition, we will reply to permit comments and update plans as necessary (two permit responses are included). The Park District has indicated that the site has no wetlands nor floodplain/floodway at the playground site that would require state or national permits. Since the disturbed area is less than one acre, an IEPA NOI permit is not required.

Phase III: Bidding and Bid Assistance

The bid documents will be sent to the District digitally for distribution from their offices. The District will place an ad in the local paper and perform other required procedures for bidding. Our staff will be available throughout the bidding period to answer questions and prepare addenda if required. If quotes are desired, Upland will share plans with vendors/bidders and answer questions. Upland Design will be available by phone for a pre-bid conference. The Park District staff will host and attend the bid opening, tabulate bids, and check references.

Construction Contracts: The Palatine Park District will prepare the construction contracts, and a copy will be shared with Upland Design.

Phase IV: Construction Observation

The Park District staff will undertake construction observation and administration during construction. The Park District staff will review pay applications, certified payroll and close-out documents prepared by the Contractor. Upland Design will make one (1) site visit at the end of construction to create a punch list. We will be available by phone to answer questions throughout the construction. (1 site visit)

The Firm shall have the authority to act on behalf of the Owner only to the extent provided in this proposal and subsequent agreement. The Firm shall not have control over, charge of, or responsibility for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the construction work, nor shall the Firm be responsible for the Contractor's failure to perform the construction work in accordance with the requirements of the plans and specifications.

Professional Fees

The following professional fees will be paid for the work described herein for professional services by Upland Design Ltd and subconsultant JLH Land Surveying Inc.

Topographic Survey & Concept Design	\$ 8,880
Construction Plans, Specifications and Bid Proposal	\$16,000
Permit Set & Updates	\$ 1,420
Bidding Assistance (or quotes)	\$ 1,065
Construction Observation	\$ 1,250
Total:	\$28,615

Reimbursable Items: Reimbursable items include plotting and printing of drawings, tolls, foam core boards, ECOcat, and delivery of plans/documents at the direct cost to Upland Design Ltd, and mileage reimbursement at the current IRS reimbursement rate.

**AGREEMENT BETWEEN CLIENT and FIRM
FOR PROFESSIONAL SERVICES
THE GROVE PLAYGROUND DEVELOPMENT**

Palatine Park District

250 East Wood Street

Palatine, IL 60067

Phone: 847.991.0333.....The Client

And

Upland Design Ltd

24042 Lockport Street, Suite 200

Plainfield, IL 60544

Phone: 815.254.0091.....The Firm

Client and Firm agree as set forth below:

1. Firm's Basic Services

The Firm agrees to provide its professional services in accordance with generally accepted standards of its profession. The Firm agrees to put forth reasonable efforts to comply with codes, laws and regulations in effect as of the date of this contract. **See Pages 1-3 of proposal for description of Professional Services.**

2. Excluded Services

Scope of services set forth on page 1-3 is included in this agreement. Excluded services include but are not limited the following: Hydrologic/hydraulic modeling the floodplain/floodway, engineering of any kind, wetland mitigation, archeological services, environmental testing, subsurface conditions and material testing, boundary survey, topographic survey, soil borings, construction layout; construction scheduling; construction work; work-site safety, labor negotiations, permit fees, meetings, tree survey, tree preservation plans, irrigation plans or court appearances as part of these services.

Hazardous Materials: The scope of the Firm's services for this Agreement does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead, or other hazardous materials, as defined by Federal, State, and local laws or regulations.

3. Construction Phase Services

The Firm shall have the authority to act on behalf of the Owner only to the extent provided in this Agreement. The Firm shall not have control over, charge of, or responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work, nor shall the Firm be responsible for the Contractor's failure to perform the construction work in accordance with the requirements of the Contract Documents.

4. Firm's Insurance

Firm carries a minimum of the following insurance:

General Liability: \$1,000,000 each occurrence	\$2,000,000 general aggregate
Automobile Liability: \$1,000,000	Umbrella Liability: \$2,000,000
Worker's Compensation: \$500,000	Professional Liability: \$2,000,000.

5. Client Responsibilities

The Client has designated **James Holder, Director of Parks and Planning**, as the contact person for this project. The Firm will direct correspondence and information to the contact person. The Client will provide pertinent information to the Firm in a timely manner so as not to hinder or delay the Firm performing their work in a timely and cost-effective manner throughout the project. The Client agrees to provide Firm with existing base information for the site and will assist the Firm with obtaining other information as requested. The Firm will rely on this information, without liability, on the accuracy and completeness of information provided by the Client. The Client agrees to advise Firm of any known or suspected contaminants at the Project Site and the Client shall be solely responsible for all subsurface soil conditions.

Right of Entry: When entry to property is required for the Firm and/or sub-consultant to perform its services, the Owner agrees to obtain legal right-of-entry on the property.

6. Project Schedule

The Firm shall render its services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact any Project schedule. The Firm will attempt to make the Client aware of events that will impact the Project schedule.

7. Compensation and Payments

The Client shall pay to the firm the following lump sum of \$28,615 for the work described herein.

Reimbursable Expenses: Firm will bill direct non-payroll expenses at cost plus 0%. Examples of expenses include printing, boards, plans and handouts, postage and delivery. Mileage will be billed at current IRS rates.

2024 Rate Sheet Hourly Billing Rates:

Principal Landscape Architect	\$246.00
Project Manager/Sr. LA	\$189.00
Landscape Architect	\$163.00
Landscape Designer II	\$152.00
Landscape Designer	\$145.00
Construction Administrator	\$145.00
Office Administrator	\$ 97.00
Intern	\$ 77.00

Firm shall submit request(s) for payment to the Owner. Payment requests shall be made monthly for that portion of the project that has been completed. The Owner agrees to make the requested payment within 30 days of submission of each payment request.

Additional Information:

- a) At the request of the Owner, additional meetings or work may be added at the professional service rates listed herein.
- b) No additional work shall be added to the contract without authorization from the Owner.

8. Suspension or Termination of Services

If the Client in good faith determines that the Firm prosecutes or fails to prosecute its work in such manner as to hinder or delay the completion of the project, the Client may serve written notice to the Firm setting forth any complaint about Firm's performance of its work. The Firm shall have seven (7) days from receipt of such written notice in which to take corrective action. If the Firm fails to take appropriate corrective action within said seven (7) day period, the Client may exercise the following remedies:

- a. Terminate the Firm's services by a written notice effective on the date such written notice is served on the Firm; and,
- b. Order the remaining necessary work be done by another Firm, if desired.
- c. If the Client in good faith exercises the above remedies, Client shall be responsible to pay the Firm only for the work performed prior to termination of the contract. The above remedies shall be Client's sole and exclusive remedies in the event the Client terminates the Firm's services under this provision.
- d. The Firm may terminate this Contract upon seven (7) days' written notice. If terminated, Client agrees to pay the Firm for all Basic and Additional Services rendered and Reimbursable Expenses incurred up to the date of termination. Upon not less than seven (7) days' written notice, Landscape Architect may suspend the performance of its services if Client fails to pay the Firm in full for services rendered or expenses incurred. The Firm shall have no liability because of such suspension of service or termination due to nonpayment.

9. Indemnification

The Firm agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client up to the amount of this contract fee for services from loss and expense, including reasonable attorneys' fees, to the extent caused by Firm's negligent acts, errors or omissions in the performance of the work under this Contract. Firm shall not be liable for special, incidental or consequential damages, including, but not limited to loss of

profits, revenue, use of capital, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reason of the work done under this Contract. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Firm from any damage, liability or cost, including reasonable attorneys' fees and costs of defense arising from this project, to the extent caused by the Client's negligent acts, errors or omissions and those of its other Firms, sub-consultants or consultants (whether or not the Client is legally liable for them) or anyone for whom the Client is legally liable. In the event of joint or concurrent negligence, Firm shall bear only that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of the third parties) which caused the personal injury or damage.

10. Limitation of Liability

In any event, in recognition of the relative risks and benefits of the project, the Client and the Firm have allocated the risks such that the Client agrees that to the fullest extent permitted by law, the Firm's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Contract from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Firm's fee for the work rendered on this project.

11. Dispute Resolution

Client and Firm agree to mediate claims or disputes arising out of or relating to this Agreement as a condition precedent to litigation. The mediation shall be conducted by an agreed upon mediation service acceptable to the parties. A demand for mediation shall be made within a reasonable time after a claim or dispute arises and the parties agree to participate in mediation in good faith. Mediation fees shall be shared equally. In no event shall any demand for mediation be made after such claim or dispute would be barred by the applicable law.

12. Ownership of Documents

Copies of the final documents may be retained by the Client at the completion of the project for their records in both print and digital PDF versions. All instruments of professional service prepared by the Firm, including, but not limited to, drawings and specifications, are the property of the Firm, and these documents shall not be reused on other projects without Firm's written permission. Any reuse or distribution to third parties without such express written permission or project-specific adaptation by the Firm will be at the Client's sole risk and without liability to the Firm or its employees, and subcontractors. Client shall, to the fullest extent permitted by law, defend, indemnify, and hold harmless Client from and against any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or resulting from such unauthorized reuse or distribution. The Firm reserves the right to include representations of the Project in its promotional and professional materials.

13. Governing Law

This Agreement is governed by the laws of the State of Illinois.

14. Entire Agreement and Severability

This Agreement is the entire and integrated agreement between Client and the Firm and supersedes all prior negotiations, statements, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Client and Firm. In the event that any term or provision of this agreement is found to be void, invalid or unenforceable for any reason, that term or provision shall be deemed to be stricken from this agreement, and the balance of this agreement shall survive and remain enforceable.

15. No Assignment

Neither party can assign this Agreement without the other party's written permission.

16. Expiration of Proposal

If this agreement is not accepted within 120 days, the offer to perform the described services is withdrawn and shall be null and void.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this ____ day of _____, 2024.

Palatine Park District
250 East Wood Street
Palatine, IL 60067

Sign: _____

By: _____

PRESIDENT

Upland Design Ltd
24042 Lockport St., Suite 200
Plainfield, IL 60544

Sign: _____

By: Michelle A. Kelly, President
Upland Design, Ltd

