



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, CHICAGO DISTRICT  
231 SOUTH LA SALLE STREET, SUITE 1500  
CHICAGO IL 60604-1437

September 11, 2025

Regulatory Branch (LRC-2025-00268)

SUBJECT: Nationwide Permit Authorization for 275 Linear Feet of Boulder Stabilization and 300 Linear Feet of Rip Rap Stabilization Along the Bank of Gages Lake at 33666 North Cove Road, Grayslake, Lake County, Illinois (Latitude 42.345313°N, Longitude -87.99476°W)

Brandon Magnini  
Wildwood Park District  
33325 North Sears Blvd  
Grayslake, Illinois 60030

Dear Mr. Magnini:

The U.S. Army Corps of Engineers, Chicago District, has completed its review of your pre-construction notification for the above referenced project, dated 07/30/2025, for authorization under the Nationwide Permit (NWP) Number 13 (NWP 13 Bank Stabilization).

This determination covers only your project as described above and in the approved project plans titled, "Proposed Riprap Shoreline – Plan View (Overhead view)", dated 08/26/2025, prepared by Brandon Magnini. Caution must be taken to prevent construction materials and activities from impacting waters of the United States beyond the scope of this authorization. If the design, location, or purpose of the project is changed, it is recommended that you contact this office to determine the need for further authorization.

The subject activity may be performed without further authorization from this office provided that the activity complies with the NWP terms and general conditions, the regional conditions for Illinois, the special conditions listed below, and the Section 401 Water Quality Certification ("WQC") conditions added by the Illinois Environmental Protection Agency ("IEPA"). The NWP Program terms, general conditions, and regional conditions are listed in the enclosed NWP Summary. The WQC conditions are listed in the enclosed Fact Sheet.

Specifically, we wish to draw your attention to General Condition 21, which requires permittees to notify our office immediately in the event of discovery of previously unknown human remains, Native American cultural items, or archaeological artifacts; and a term of the NWP program, which states that NWPs do not obviate the need to obtain other federal, state, or local permits, approvals, or authorizations required by law.

Please note that IEPA has issued Section 401 Water Quality Certification for this NWP. The conditions of this WQC are automatically conditions of this NWP verification

and are included in the enclosed Fact Sheet. If you have any questions regarding Section 401 certification, please contact IEPA's Division of Water Pollution Control, Permit Section #15, by telephone at (217) 785-6939.

This verification is valid until March 14, 2026, when NWP 13 is scheduled to be modified, reissued, or revoked. Furthermore, if you commence or are under contract to commence this activity before the date the NWP is modified, reissued, or revoked, you will have 12 months from the date of the modification, reissuance or revocation to complete the activity under the present terms and conditions. Failure to comply with the general and regional conditions of this NWP, or any project-specific special conditions of this authorization, may result in the suspension or revocation of your authorization.

Once you have completed the authorized activity, please sign and return the enclosed compliance certification as required by General Condition 30. If you have any questions, please contact Charissa Lindquist of this office by telephone at (312) 846-5536, or email at Charissa.J.Lindquist@usace.army.mil.

Sincerely,

Soren G. Hall

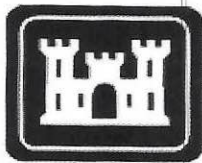
Digitally signed by Soren G.  
Hall  
Date: 2025.09.11 14:58:55  
-05'00'

Soren G. Hall  
Team Leader  
Regulatory Branch

Enclosures

cc:

Lake County Planning, Building and Development Department (Eric Steffen)



**NATIONWIDE PERMIT PROGRAM**  
**AGENCY REQUEST FOR COMMENTS**  
APPLICATION NO. LRC-2025-00268

**U.S. Army Corps of Engineers**  
Chicago District

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Date: August 28, 2025

SUBJECT: Agency request for comments for an application to stabilize 557 linear feet of Gages Lake shoreline with rip rap and boulders.

DATE PCN RECEIVED BY USACE: July 30, 2025

NOTIFICATION OF INTENT TO PROVIDE COMMENTS DUE: 09/07/2025

The Chicago District has received a request for authorization under NWP 13 Bank Stabilization. Information on the proposed activity is enclosed for your review and comment in accordance with Agency Request for Comments (ARC) procedures described in General Condition 32 of the Nationwide Permit Program dated February 25, 2022.

Please indicate by telephone, fax or email within ten (10) days of the date of this ARC whether you intend to provide comments on this project. If we receive no response from your office within 10 days, we will assume your office has no objections to the activity as proposed. If you indicate that you intend to provide comments, your written comments must be received by the District within 25 days of the date of this ARC.

If you have any questions, please contact Charissa Lindquist by telephone at (312) 846-5536 or email at [Charissa.J.Lindquist@usace.army.mil](mailto:Charissa.J.Lindquist@usace.army.mil).

## PROJECT INFORMATION

**Application Number:** LRC-2025-00268

**Applicant:** Brandon Magnini, Wildwood Park District

**Location of work:** Along the bank of Gages Lake at 33666 North Cove Road in Section 30, Township 45 N, Range 11 E, Grayslake, Lake County, Illinois. (Latitude 42.345313, Longitude - 87.99476)

**Description of Work:** 275 linear feet of new boulder shoreline stabilization wall and 300 linear feet of new rip rap shoreline stabilization wall along the bank of Gages Lake.

**Project Purpose:** The Wildwood Park District is proposing 575 linear feet of bank stabilization along the shoreline of Gages Lake.

**Nationwide Permit(s) Being Considered:** NWP 13 Bank Stabilization

**Purpose of Agency Request for Comments:** Nationwide Permit General Condition 32(d)(2) requires agency coordination for the proposed activity due to bank stabilization activities in excess of 500 linear feet; and/or fills greater than one cubic yard per running foot; and/or involve discharges of dredged or fill material into special aquatic sites.

The Corps has made a preliminary determination that the proposed activity would result in no more than minimal impacts. The purpose of this notice is to solicit comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity's adverse environmental effects so that they are no more than minimal. The comments must explain why the agency believes the adverse environmental effects will be more than minimal.

**Summary of Impacted Waters:**

Gages Lake is not a navigable water or an HQAR. There is no wetland fringe within the project location.

**Summary of Impacts:**

Gages Lake will be partially impacted. The remaining portions are considered viable. There will be no disruption to hydrology or waterflow.

**Section 401 Water Quality Certification (WQC):**

Section 401 Water Quality Certification has been issued by IEPA for these NWPs with special conditions. The proposed activity will comply with all conditions of the water quality certifications.

**Endangered and Threatened Species:** The Corps of Engineers has determined that the proposed activity would not affect any federally-listed endangered or threatened species or critical habitat for any endangered or threatened species, pursuant to the Endangered Species Act

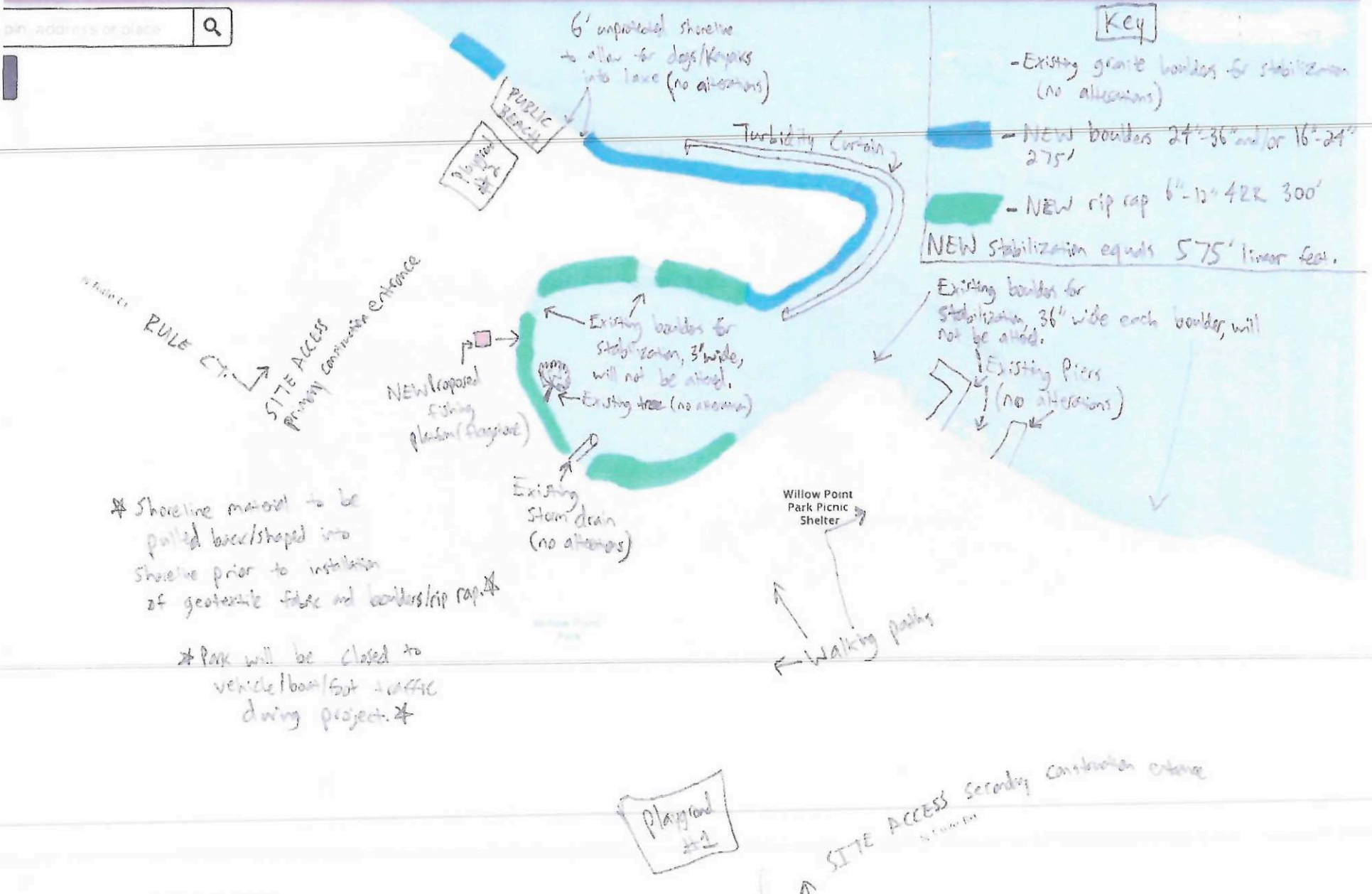
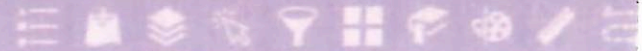
of 1973, as amended (16 U.S.C. 1531 et seq.). Therefore, consultation with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act does not appear to be warranted at this time.

**Historic Properties:**

Based upon a review of the Illinois Inventory of Archaeological Sites, we have determined that there are no historic properties present. Accordingly, the District has made a determination that there will be No Historic Properties Affected by the undertaking (see 36 CFR 800.4(d)(1)).

The District has included all known consulting parties on this request. If you believe you are entitled to consulting party status, we invite you to concur with these determinations within 30 days of this request. If you need additional information, including copies of the materials the District relied upon to reach our determination, please contact us as soon as possible to ensure you have all materials required by 36 CFR 800.11. If we do not hear from you within 30 days we will proceed with the final public interest decision regarding issuance of the permit [33 CFR 325, Appendix C 7(b) and 36 CFR 800.3(c)(4)].

an address or place



\* Shoreline material to be pulled back/shaped into shoreline prior to installation of geotextile fabric and boulders/rip rap.\*

\* Park will be closed to vehicle/boat/foot traffic during project.\*

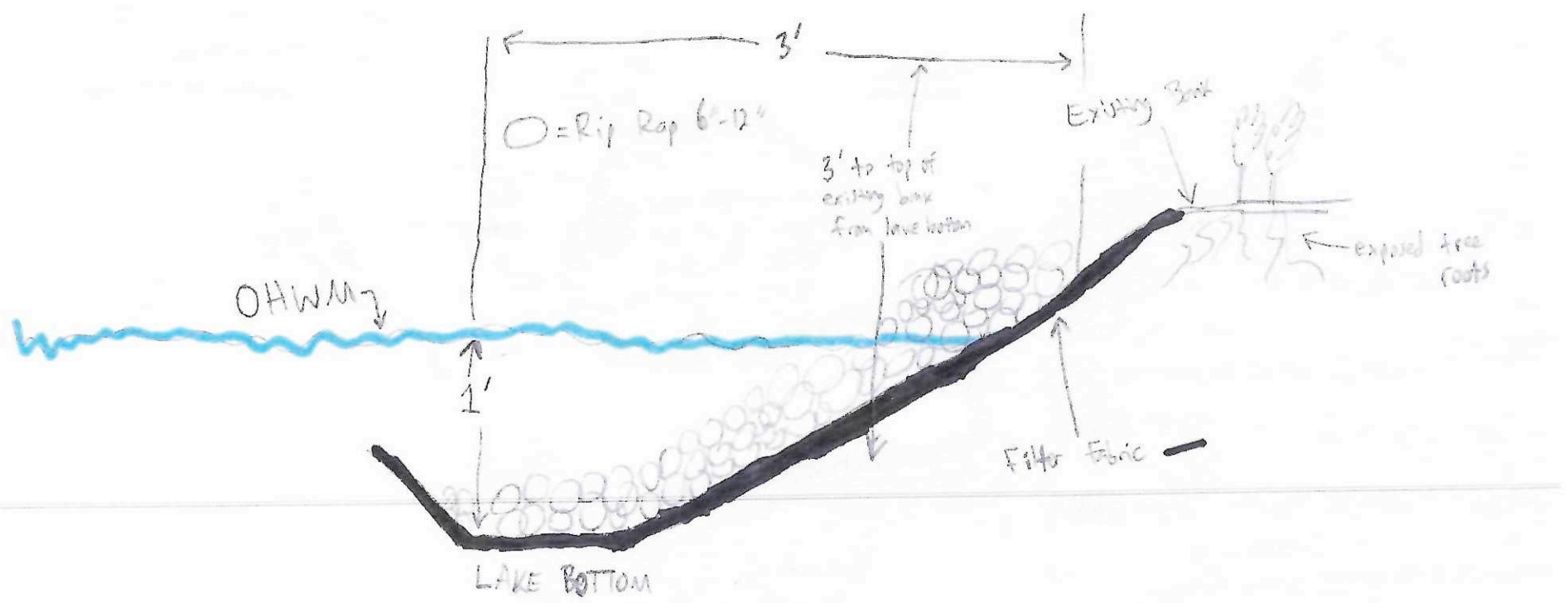
Playground #1

SITE ACCESS Secondary Construction entrance

Cross-Section Rip Rap Layered View  
inside Cove

11 cubic yards of rip rap

Rip Rap matched to  
existing grade



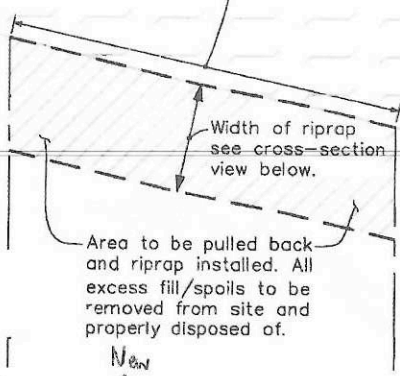
Proposed Riprap Shoreline - Plan view (Overhead view)

Address: Willow Point Park  
33666 N. Cove Road

575 ft Proposed riprap shoreline, (boulder + rip rap) must conform to existing edge of shoreline.

Neighboring shoreline: (type/cover)  
Granite Boulders

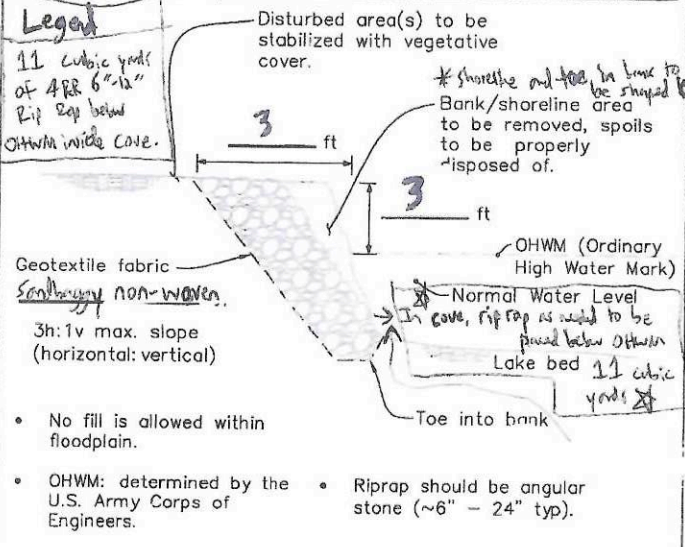
Neighboring shoreline: (type/cover)  
Sand & Granite Boulders  
sporadically in places



\* If necessary, inside cove, exposed tree roots to be removed to allow for rip rap to be stabilized against shaped shoreline and below OHWM.

Describe riprap (type & size):  
W/L Granite Boulders 24"-36" on peninsula point -> 275' linear feet  
Rip Rap (inside cove area) 4 RR 6"-12" -> 300' linear feet

Proposed Riprap Shoreline - Cross-section view



**Legend**  
 11 cubic yards of 4 RR 6"-12" Rip Rap below OHWM inside cove.  
 Geotextile fabric Sanitary non-woven  
 3h:1v max. slope (horizontal:vertical)

- No fill is allowed within floodplain.
- OHWM: determined by the U.S. Army Corps of Engineers.
- Riprap should be angular stone (~6" - 24" typ).

Notes:

- Additional information may be required/requested.
- Include on site plan/aerial: removed \*
- Access route from road/water.
- Soil Erosion/Sediment Control measures.
- Other permits that may be required:
  - U.S. Army Corps of Engineers permit.
  - Township Right-of-Way permit.
- As-built topographic survey and compensatory storage may be required.
- Please contact appropriate permitting authority for additional information and permit approval requirements.


Site to be stabilized by Contractor  
 Signature X: [Signature] Date: 8/26/2025

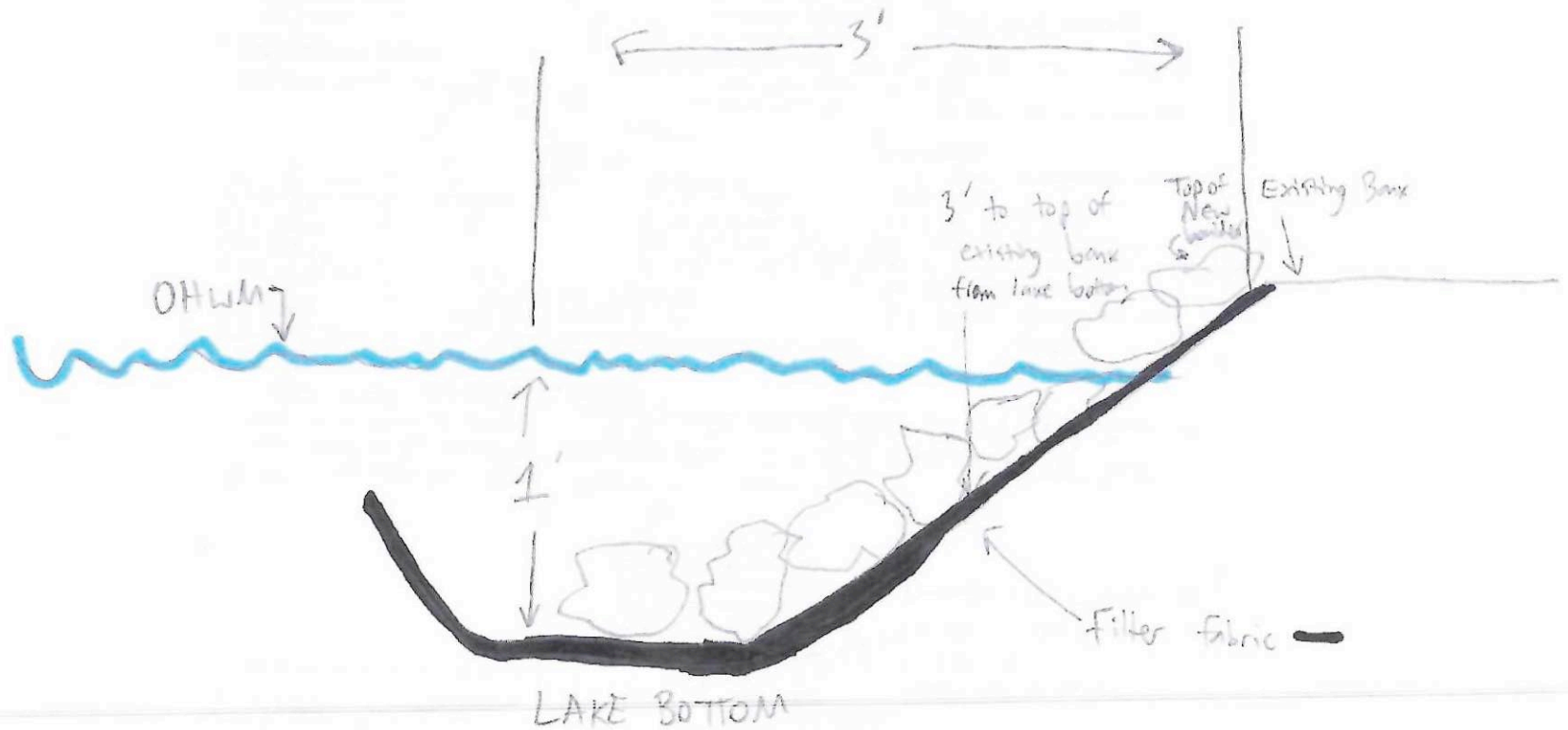
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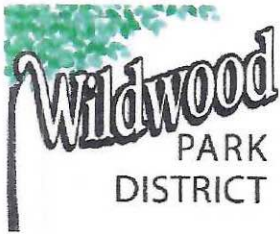
Prepared by Brandon Magnini Executive Director 8/26/2025

Cross-Section of New Granite Boulder Layered View (facing open water)

47 cubic yards of boulders

 = Granite Boulders 16"-24" or 24"-36"





33325 N. Sears Blvd.  
Wildwood, IL 60030  
Phone: 847-223-7275  
Fax: 847-223-2820  
[www.WildwoodParkDistrict.com](http://www.WildwoodParkDistrict.com)

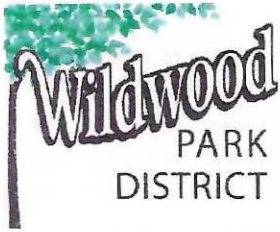
**DRAFT**

**INVITATION TO BID**  
**SHORELINE STABILIZATION INSTALLATION**  
**WILLOW POINT PARK**

The Wildwood Park District, Wildwood, Illinois requests sealed bids to re-shape existing shoreline and install rip rap and boulders along the shoreline of Willow Point Park for erosion control per the permitting requirements of the US Army Core of Engineers and Lake County, IL.

Bid packets are available at the Park District office located at 33325 N Sears Blvd, Wildwood, IL, and online at [www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com). Specific questions may be directed to Brandon Magnini, Executive Director via email at [bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com) or phone at 847-223-7275.

In order to receive Addenda and any other communications regarding this Project, all Bidders must acknowledge receipt of the bid package by sending an electronic confirmation to Kathy Atkins, [accounting@wildwoodparkdistrict.com](mailto:accounting@wildwoodparkdistrict.com). The District has no duty to send or otherwise notify a Bidder of any Addendum or other communications regarding this Project who has not complied with this requirement. ~~All bids must be received sealed on the Park District provided bid form no later than Friday, August 15, 2025, by 2 PM regardless of postmark date. A public bid opening will be conducted at the Wildwood Park District office, 33325 N Sears Blvd, Wildwood, Illinois, on this day beginning at 2 PM.~~



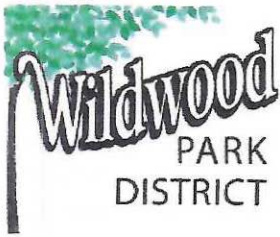
## INSTRUCTIONS TO BIDDERS

### A. GENERAL

1. **Bid preparation** shall be in accordance with the instructions contained herein.
2. **Contact person** for questions regarding this bid shall be directed to the following via email: Brandon Magnini, Executive Director [bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)
3. **Project Overview**

The project includes:

  - Reshaping of eroded shoreline back into existing shoreline to create stable base for geotextile fabric installation.
  - Installation of approximately 575 linear feet granite boulders and rip rap over eroded shoreline.
  - Site grading, base preparation, and restoration of disturbed areas.
  - Installation and management of turbidity curtain in designated location per the project map to control spread of sediment during construction.
4. **Main Scope of Work** includes the
  - Reshaping of eroded shoreline back into the existing shoreline to create a stable base for geotextile fabric installation. No spoils or earth to be removed offsite.
  - Installation of 4oz woven geotextile fabric throughout scope of affected shoreline.
  - Installation and placement 65 tons of 24"-36" **OR** 18"-24" Wisconsin granite boulders over geotextile fabric along 275' linear feet of the eroded lake-facing shoreline as indicated on the design plans.  
**(PLEASE PRICE OUT BOTH OPTIONS AS SEPARATE LINE-ITEMS).**
  - Installation and placement of 45 tons of 6"-12" 4RR Rip Rap stone over geotextile fabric along 300' linear feet inside the inner cove shoreline as indicated on the design plans.
  - Conducting shoreline grading and stabilization efforts while **AVOIDING** the removal or disturbance of the existing submerged Willow Tree inside the cove inlet area.
    - Site preparation and clearing, including the marking of potential underground utilities.
    - Erosion control and site restoration
    - Final inspection and punch list completion
5. **Proposal Requirements**
  - Company profile and relevant experience
  - Detailed project approach and timeline
  - Itemized cost estimate



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- Proof of insurance and bonding
- References from similar projects

**6. Evaluation Criteria**

- Experience with similar shoreline stabilization projects
- Cost competitiveness
- Project timeline
- Quality of references
- Compliance with RFP requirements

**7. Timeline**

- ~~RFP Issued: July 29, 2025~~
- ~~Pre Bid Meeting (Optional): August 6, 2025 onsite at 2 PM Sunset Park 33270 N Lake Shore Drive, Wildwood, IL~~
- ~~Questions Due: via email to Brandon Magnini, Executive Director at [bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com) through Monday, August 11, 2025, 2 PM~~
- ~~Proposals Due: Friday, August 15, 2025 by 2 PM regardless of postmark date.~~
- ~~Anticipated Award: August 20, 2025~~
- ~~Project Start: October 1, 2025~~
- ~~Completion Deadline: October 17, 2025~~

**8. Submission Instructions**

Submit proposals in a sealed envelope labeled:

“Shoreline Stabilization Project– Willow Point Park” and the date of the opening

To:

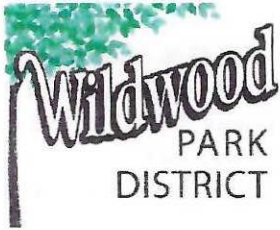
Wildwood Park District

33325 N Sears Blvd, Wildwood, IL 60030

**9. Additional Information**

- All work must comply with local, state, and federal regulations.
- All work must comply with the approved US Army Core of Engineers NWP #13 Shoreline Stabilization Permit, Lake County, IL Site Development Permit, and Warren Township Right of Way Permit that is included in this bid packet.
- All work must comply with the included design drawings and cross-section plans as part of the aforementioned permits that are included in this bid packet.
- Prevailing wage rates apply.
- The Park District reserves the right to reject any or all proposals
- Park will be closed to foot, boat, and vehicle traffic during construction. Construction access to the site must comply with the design map and Warren Township Right of Way Permit included in this bid packet.

**B. CONTRACT DOCUMENTS**



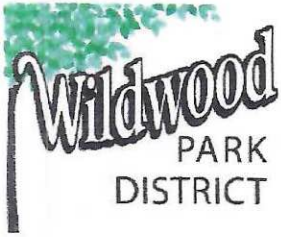
1. Advertisement for Bids
  2. Instructions to Bidders
  3. Bid Proposal Form & Bid Price Form\*
  4. Certification Sheets & Affidavit of Experience\*
- \*NOTE: These documents must be returned as part of the bid submittal

#### **C. EXAMINATION OF SITE AND DOCUMENTS**

1. Bidders shall visit the site and become fully familiar with the access and any potential limitations to fully understand the scope of work for which bids are being solicited.
2. Bidders shall fully examine all bidding documents to gain a full understanding of the requirements for bidding.
3. Failure to perform the above shall in no way entitle a bidder to additional consideration, compensation or relieve a bidder from any obligation with respect to their bid or the agreement.

#### **D. PREPARATION**

1. Bids must be submitted on the Bid Price form provided as part of the bidding documents. On a separate sheet include an itemized cost breakdown (materials, labor, equipment, etc.) and specify in detail the process you will use to stabilize the shoreline according to the permit(s) requirements.
2. The bidder shall not make any alterations or additions to the bidding documents provided.
3. The bidders may fill in the price blanks via ink or computer. Any corrections to any bid price must be initialed by the person signing the bid.
4. No conditional bids will be accepted.
5. All submitted bids must include the Bid Proposal Form with the Bid Price Form, the Affidavit of Experience and any Certification forms included in the bid documents.
6. Partnerships shall sign in the firm's name by one of the general partners. Corporations, including divisions of subsidiaries, shall state on the bid signature page the complete corporate name and be signed and attested to by authorized officers of the corporation and shall include the corporate seal. Associations and joint ventures shall include proper signatures by each persona or firm.
7. Completed bids must be received by the Wildwood Park District at their office at 33325 N. Sears Blvd, Wildwood, IL 60030 on or before the time stated in the Advertisement for Bids. Bids received after the stated deadline will be returned unopened, regardless of postmark. No bids will be received via facsimile machine or by e-mail. Bids shall be submitted in a sealed envelope addressed to the Wildwood Park District and shall include the name of the bidder and marked as "BID SHORELINE STABILIZATION PROJECT – WILLOW POINT PARK" and the date of the opening.



33325 N. Sears Blvd.  
Wildwood, IL 60030  
Phone: 847-223-7275  
Fax: 847-223-2820  
[www.WildwoodParkDistrict.com](http://www.WildwoodParkDistrict.com)

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**E. BID OPENING AND METHOD OF AWARD**

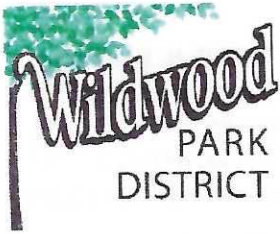
1. Bids shall be valid for ninety (90) calendar days from the date of opening and may not be withdrawn during that time period.
2. The bidder(s) and the District may agree to extend the acceptance period beyond ninety (90) days.
3. The District reserves the right to reject any and all bids, to waive any technical deficiencies and acceptable irregularities.
4. Upon successful approval of a bid, the bidder agrees, prior to commencing with any work, to execute an Agreement with the Wildwood Park District for the full services covered by the bid. The successful bidder shall provide acceptable proof of the required insurance within ten (10) days of the District's request for such and prior to beginning any work.

**F. BID SECURITY/BONDS REQUIRED**

No bid bond or payment and performance bonds are required. Lien Waiver and Release Form are required.

**G. PREVAILING WAGES** as the law applies.

**H. WARRANTY** – a minimum of 1 year warranty after satisfactory completion pertaining to materials and workmanship is required.



33325 N. Sears Blvd.  
Wildwood, IL 60030  
Phone: 847-223-7275  
Fax: 847-223-2820  
www.WildwoodParkDistrict.com

BID PROPOSAL FORM RETURN WITH BID  
SHORELINE STABILIZATION PROJECT – WILLOW POINT PARK

For the  
WILDWOOD PARK DISTRICT  
(also referred to as the "District")

**BID TO:** Executive Director  
Wildwood Park District  
33325 N Sears Blvd, Wildwood, IL 60030

**BID FOR:** SHORELINE STABILIZATION PROJECT – WILLOW POINT PARK

**BID FROM:** Company Name: \_\_\_\_\_

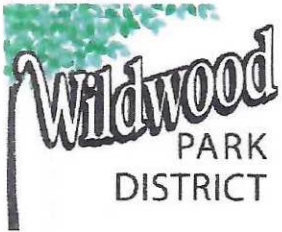
Address \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_ (please print)

The Undersigned:

1. Acknowledges receipt of
  - A. Bid Document for project:  
Dated: \_\_\_\_\_ Bidder's Signature \_\_\_\_\_
  - B. Addenda no. \_\_\_\_\_ Dated: \_\_\_\_\_ Bidder's Signature \_\_\_\_\_  
Addenda no. \_\_\_\_\_ Dated: \_\_\_\_\_ Bidder's Signature \_\_\_\_\_  
Addenda no. \_\_\_\_\_ Dated: \_\_\_\_\_ Bidder's Signature \_\_\_\_\_
2. Has examined the site and means of access and all the Contract Documents (Bid Document)
3. Agrees:
  - A. To hold the bid open for ninety (90) days subsequent to the date of the bid opening.
  - B. To enter into and execute a Contract with the District, if awarded on the basis of this bid, and in connection therewith to:

(1) Furnish proof of insurance required by the Contract Document.



- (2) Accomplish the Work in accordance with the Contract Documents, and
  - (3) Complete the Work within the time requirements as set forth in the Contract Documents.
- C. That the Bidder has carefully examined the Instructions to Bidders, the Drawings and Specifications, and the Bid Document in its entirety, in order to determine how these affect the bid proposal, the forms of the

Contract, the required Contract bonds, and duration thereof, and that the Bidder has inspected in detail the site of the proposed Work and been familiarized with all of the requirements of construction, and of the governing municipalities under whose jurisdiction the Project falls (its codes, ordinances and construction requirements therein), and understands that in making this proposal, the Bidder waives all rights to plead any misunderstanding regarding the same.

D. That if this proposal is accepted, the Bidder is to provide all of the necessary equipment, tools, apparatus, labor, and other means of construction, and to do all of the Work and to furnish all of the materials specified in the contract Documents in the manner and at the time therein prescribed, and in accordance with the requirements set forth.

E. Bid Bond: (see Instructions to Bidders).

F. To commence work as specified in the Instructions to Bidders, and to prosecute the Work in such a manner, and with sufficient materials, equipment, and labor as will ensure its completion within a reasonable time, it being understood and agreed that the completion within such reasonable time is an essential part of this Contract.

G. Bidder proposes utilizing the products and services of the following subcontractors and major supplies for the completion of the contract. All subcontractors shall be approved by the Executive Director and District prior to the start of their work on the project. If no subcontractors or major supplies are to be used, indicate "NONE".

1) \_\_\_\_\_ PH: \_\_\_\_\_  
Subcontractor/major supplier

\_\_\_\_\_  
Address

\_\_\_\_\_  
Work to be performed/materials to be supplied

2) \_\_\_\_\_ PH: \_\_\_\_\_  
Subcontractor/major supplier

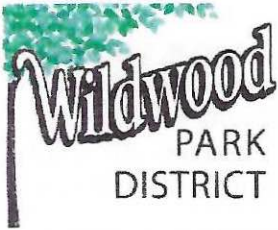
\_\_\_\_\_  
Address

\_\_\_\_\_  
Work to be performed/materials to be supplied

3) \_\_\_\_\_ PH: \_\_\_\_\_  
Subcontractor/major supplier

\_\_\_\_\_  
Address

\_\_\_\_\_  
Work to be performed/materials to be supplied



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## **A. BIDDING CONTRACTOR UNDERSTANDINGS & COMPLIANCE**

1. The undersigned Bidding Contractor hereby offers and proposes to furnish for the bid prices quoted herein at the Contractor's sole cost, all required personnel, transportation, equipment, materials, labor, dumping fees, insurance, bonds, permits, and any other items required per these bidding documents necessary to provide the specified shoreline stabilization installation for Willow Point Park and time period defined and stated in these documents. Further the Contractor agrees if this Bid Proposal is accepted in full or in part by the District, the Contractor will perform the scope of work in the manner and at the times herein prescribed and in accordance with the requirements therein set forth and is fully responsible for the means of access to each site, methods, techniques, sequences, and safety procedures and programs incident thereto. The Contractor agrees to perform all specified work in the Contract in a good and workmanlike manner.

2. By submitting this bid, the bidding Contractor certifies the following:

a. That the Contractor has visited the sites for which shoreline stabilization is being solicited and that the Contractor fully understands the challenges and potential limitations of the site regarding the scope of work required, access to the site, etc.

b. That the Contractor has fully examined all of the bidding documents and has become familiarized with all of the requirements of the scope of work.

c. That in submitting this bid the Contractor declares that the only persons or parties interested in the proposal as principals are those names herein; and that the proposal is made without collusion with any person, firm, corporation, or public agency.

d. That the Contractor understands that the District reserves the right to reject any and all bids, to waive any and all technicalities or irregularities in a bid, to accept a bid in whole or in part and to accept a bid or partial bids that after obtaining advice from the District Board is in the best interest of the Wildwood Park District.

e. That the Contractor agrees to comply with all applicable codes and industry standards, laws, ordinances and regulations of the Wildwood Park District, Warren Township, Lake County, the State of Illinois and the Federal Government, including but not limited to health and sanitation, age, prevailing wage, workers compensation, sales tax, and equal employment, as applicable.



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[www.WildwoodParkDistrict.com](http://www.WildwoodParkDistrict.com)

f. That the Contractor represents and certifies to the District that it is not barred from entering into this Contract as a result of violations of either Section 33E-3 or Section 33E-4 of the Illinois Criminal Code (Public Contracts). Any breach by the Contractor for the forgoing laws, regulations and rules shall constitute a breach by the Contractor of this Agreement.

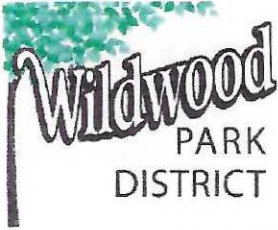
### **B. PAYMENT**

Provided the District receives invoices for monthly services rendered not later than the 1<sup>st</sup> day of the month, the district shall make payment to the Contractor no later than the 30<sup>th</sup> day of the same month. If the District receives requests for payment after the 1<sup>st</sup> day of the month, the District shall make payment no later than sixty days after receipt of the request for payment for services received by the District. Invoices will be received at the district office: Wildwood Park District, 33325 N Sears Blvd, Wildwood, IL 60030 or via email to [Accounting@wildwoodparkdistrict.com](mailto:Accounting@wildwoodparkdistrict.com)

### **C. CONTRACTOR EMPLOYEES**

The Contractor shall maintain policies of employment as follows:

1. The Contractor shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or age. The Contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to race, religion, color, sex, national origin, or age. Such action shall include, but not be limited to, the following: employment upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination rates of pay or other forms of compensation and selection for training including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment, notices setting the policies of non-discrimination.
2. The Contractor shall, in all solicitations or advertisements for employees, places by them or on their behalf, state that all qualified applicants will receive consideration for employments without regard to race, religion, color, sex, national origin, or age. Contractors shall also and in addition to the provision set out in this Section XIX, remain in compliance with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.) and the Illinois Human Rights Act Article II Employment (775 ILCS 5/2-101 et seq.)
3. All Contracts for work herein are subject to the provisions of the Equal Employment Opportunity Clause of the Illinois Fair Employment Practices Commission.



4. Pursuant to section 2-105 of the Illinois Human Rights Act (775 ILCS 5/1-101 et.seq.) (“Rights Act”), all Contract and Subcontractors must have in force and effect a written sexual harassment policy which includes at a minimum the following provisions:

- a. A statement of illegality of sexual harassment.
- b. The definition of sexual harassment under Illinois law.
- c. A description of sexual harassment utilizing examples.
- d. An internal complain process, including penalties.
- e. The legal resource, investigative and complaint process available through the Illinois Department of Human Rights (“Department”) and the Illinois Human Rights Commission (“Commission”).
- f. Directions on how to contact the Department and the Commission; and
- g. Protection against retaliation as provided by Section 6-101 of the Rights Act.

4. The Contractor understands, represents and warrants to the District that Contractor follows Section 2-105 of the Rights Act for the entirety of the Work Periods. A violation

of Section 2-105 is cause for the immediate cancellation of this Contract. However, any forbearance of delay by the Owner in cancelling this Contract shall not be construed as, and does not constitute the District’s consent to such violation and a waiver of any rights the

District may have, including without limitation, cancellation of this Contract. There will be no subcontractors involved in this contract.

#### **D. REJECTION OF BIDS**

The Wildwood Park District Board of Commissioners reserves the right to reject and refuse any or all Bids, in whole or in part, and to reject Bids of any person or firm who is debarred from the award of a contract for public works projects or who is not provided with the necessary capital, materials, machinery or supervisory personnel to execute the work to be contracted.

#### **E. INSURANCE REQUIREMENTS**

The Contractor shall provide proof of insurance meeting the minimum requirement as defined per the attached EXHIBIT NO.1 INDEMNIFICATION AND INSURANCE within ten (10) days of the District’s request for said insurance certificates.

#### **F. DATE OF DELIVERY**



33325 N. Sears Blvd.  
Wildwood, IL 60030  
Phone: 847-223-7275  
Fax: 847-223-2820  
[www.WildwoodParkDistrict.com](http://www.WildwoodParkDistrict.com)

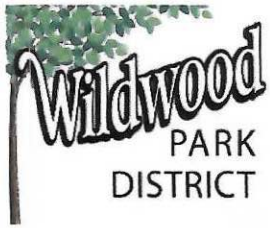
The Contractor must adhere to the time periods of delivery scheduled by the District and the winning bidder.

**G. TAXES**

The Wildwood Park District, being a governmental body, receives statutory exemption from the Illinois Sales Tax. Therefore, all bid prices that include materials should not include Illinois Sales Tax.

**H. QUESTIONS**

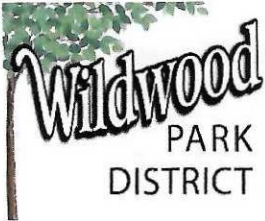
Bidding questions regarding this Bid or Scope of Work should be directed via e-mail to Brandon Magnini, Executive Director of the Wildwood Park District at [bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com) through Monday, August 11, 2025 2 PM



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Wildwood, IL 60030  
Phone: 847.223.7275  
Fax: 847.223.2820  
[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

## **Sunset Park ADA Pathway Project Board Evaluation Packet**

Sunset Park ADA Pathway Project  
Board Evaluation Packet  
Date: September 15th, 2025  
Prepared for: Wildwood Park District Board



33325 N. Sears Blvd.  
Wildwood, IL 60030  
Phone: 847.223.7275  
Fax: 847.223.2820

[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

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### **Executive Summary:**

The Sunset Park ADA Pathway Project received four bids from qualified contractors:

- NP Paving
- DK Contractors, Inc.
- Maneval Construction
- Taza Construction

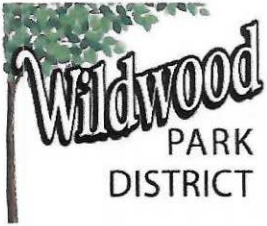
Each bid was evaluated based on a standardized scoring system covering responsiveness, experience, references, timeline, and cost reasonableness.

### **Key Findings:**

- DK Contractors, Inc. submitted the most comprehensive proposal with a clear timeline and strong execution plan.
- NP Paving offered the lowest bid but lacked critical project details.
- Maneval Construction provided minimal documentation and no timeline.
- Taza Construction proposed a short timeline but had limited experience and the highest cost.

### **Recommendation:**

DK Contractors, Inc. is recommended as the preferred bidder. Their proposal represents the best overall value and meets the criteria for the lowest responsible bid under Illinois procurement guidelines.



33325 N. Sears Blvd.  
Wildwood, IL 60030  
Phone: 847.223.7275  
Fax: 847.223.2820

[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

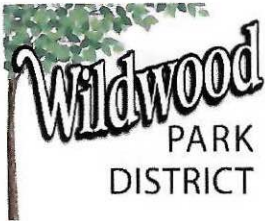
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**Evaluation Criteria (Scored 1-5):**

- 1 - Poor: Does not meet requirements or expectations
- 2 - Fair: Meets some requirements but has notable deficiencies
- 3 - Good: Adequately meets requirements
- 4 - Very Good: Exceeds requirements in some areas
- 5 - Excellent: Fully meets or exceeds all requirements

**Criteria:**

- Bid submitted on time
- All required forms completed
- Bid complies with specifications
- Experience with similar projects
- References
- Timeline Proposed
- Insurance/Bonding
- Financial Stability
- Project Execution Capability
- Past Performance
- Cost Reasonableness



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Wildwood, IL 60030  
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Fax: 847.223.2820

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### **Bid Evaluation Summary:**

#### **Bidder: DK Contractors, Inc.**

Score: 50 / 55

Bid Amount: \$56,683

Strengths: Detailed proposal, clear timeline, strong execution, 6" CA-6 aggregate base course with 2.5" asphalt surface course

Concerns: Higher cost, experience mostly with larger jobs

#### **Bidder: NP Paving**

Score: 43 / 55

Bid Amount: \$26,395

Strengths: Long experience, positive references

Concerns: No timeline, #9 stone stated for base, but not recommended for this application, vague execution plan, unusually low bid

#### **Bidder: Maneval Construction**

Score: 38 / 55

Bid Amount: \$44,767

Strengths: Positive references, insured/bonded

Concerns: No timeline, no project details, unclear execution

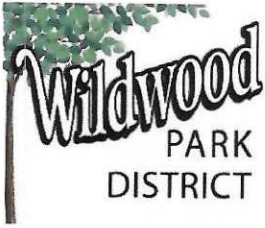
#### **Bidder: Taza Construction**

Score: 38 / 55

Bid Amount: \$71,250.19

Strengths: Detailed bid and scope of work stated

Concerns: Limited experience, no park references, high cost with inconsistency of pricing shown in bid packet, shallow material depth but still code (only a 4-inch CA-6 aggregate base and 2" asphalt surface course)



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Phone: 847.223.7275  
Fax: 847.223.2820  
[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

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**Recommendation:**

After evaluating all four bids for the Sunset Park ADA Pathway Project, DK Contractors, Inc., is recommended as the preferred bidder.

While NP Paving submitted the lowest bid, their proposal lacked critical details including a project timeline and execution plan. Maneval Construction also failed to provide sufficient documentation and clarity. Taza Construction has the least experience, and the proposed depth of materials was less than others.

DK Contractors, Inc. provided a comprehensive proposal with a clear timeline, strong references, and demonstrated capacity to complete the project successfully. Despite the higher cost, their bid represents the best overall value and lowest responsible bid under Illinois procurement guidelines.

Board approval is recommended to proceed with DK Contractors, Inc.

**Legal Justification for Not Selecting the Lowest Bidder:**

Under Illinois law, public contracts exceeding \$20,000 must be awarded to the lowest responsible bidder, not necessarily the lowest bidder (Illinois Statutes Chapter 50 20/20)

A responsible bidder is defined under 30 ILCS 500/30-22 as one who:

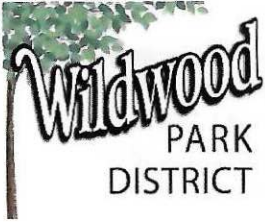
- Complies with all applicable laws and wage requirements.
- Maintains valid insurance coverage.
- Participates in registered apprenticeship and training programs.
- Demonstrates financial stability and reliability.
- Has the capability to fully perform the contract.

Additionally, Illinois law requires that the winning bidder be responsive, meaning they must submit all required documents and comply with bid instructions (IML Legal Brief)

In the case of the Sunset Park ADA Pathway Project:

- NP Paving submitted the lowest bid but failed to provide a timeline and execution details.
- Maneval Construction lacked sufficient documentation and clarity.
- Taza Construction proposed minimal material depth and limited experience.
- DK Contractors, Inc. submitted a complete, detailed, and responsive proposal.

Therefore, DK Contractors, Inc. is the lowest responsible bidder in accordance with Illinois procurement law.



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Wildwood, IL 60030  
Phone: 847.223.7275  
Fax: 847.223.2820  
[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

**Board Resolution:**

Resolution No. 2025-ADA-01

WHEREAS, the Park District has solicited bids for the Sunset Park ADA Pathway Project;

WHEREAS, four bids were received and evaluated based on responsiveness, responsibility, and cost;

WHEREAS, DK Contractors, Inc. submitted the most complete and responsible bid;

WHEREAS, Illinois law requires contracts to be awarded to the lowest responsible bidder;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Wildwood Park District:

1. That the contract for the Sunset Park ADA Pathway Project be awarded to DK Contractors, Inc. in the amount of \$56,683.
2. That the Executive Director is authorized to execute the contract and take all necessary actions to proceed with the project.

Approved and adopted this 15th day of September 2025.

**Board of Commissioner Signatures:**

Name: _____	Title: _____
Signature: _____	
Name: _____	Title: _____
Signature: _____	
Name: _____	Title: _____
Signature: _____	
Name: _____	Title: _____
Signature: _____	
Date: _____	Title: _____



<b>WILDWOOD PARK DISTRICT</b>			t:	Brandon Magnini, Executive Director	
<b>Bid Tabulation Sheet for Sunset Park ADA Compliant Pa</b>				Doug Dietzen, Commissioner	
<b>Manual Bid Opening: 2 PM Friday, August 15th Wildwo</b>				Kathy Atkins, Accountant	
<b>Bidder Name</b>	<b>Date &amp; Time Bid Received</b>	<b>Total Bid Amount</b>	<b>Responsiveness</b>	<b>Irregularities</b>	<b>ADA EXPERIENCE</b>
NP Paving	8/15/2025 1:15PM	\$ 27,895.00	Prebid mtg	Hold harmless/ins not notarized. Itemized cost breakdown not included.	
Taza Construction	8/14/25 via mail	\$ 75,000.19	none noted		
Maneval Construction	8/15/2025 2:00PM	\$ 50,300.00	none noted	Itemized cost breakdown & plan process not included	
DK Contractors, Inc	8/15/2025 1:30PM	\$ 56,683.00	none noted, qualification packet	Hold harmless/ins not notarized	
<b>Code:</b>					
Pro=Bid Proposal Form					
BP=Bid Price Form					
INS=Hold Harmless & Insurance Requirements					
Tax=Tax Delinquency Cert					
Drug=Drug-free workplace cert					
Har=Sexual Harassment Policy Cert					
Wage=Prevailing Wage Act Cert					
Exp=Affidavit of Experience					

<b>WILDWOOD PARK DISTRICT</b>						
<b>Bid Tabulation Sheet for Sunset Park ADA Compliant Pa</b>						
<b>Manual Bid Opening: 2 PM Friday, August 15th Wildwo</b>						
<b>Bidder Name</b>	<b>Date &amp; Time Bid Received</b>	<b>Total Bid Amount</b>	<b>REFERENCES CHECKED</b>	<b>WARRANTY PERIOD</b>	<b>COI REC'D</b>	<b>Lien Waiver Rec'd</b>
NP Paving	8/15/2025 1:15PM	\$ 27,895.00				
Taza Construction	8/14/25 via mail	\$ 75,000.19				
Maneval Construction	8/15/2025 2:00PM	\$ 50,300.00				
DK Contractors, Inc	8/15/2025 1:30PM	\$ 56,683.00				
<b>Code:</b>						
Pro=Bid Proposal Form						
BP=Bid Price Form						
INS=Hold Harmless & Insurance Requirements						
Tax=Tax Delinquency Cert						
Drug=Drug-free workplace cert						
Har=Sexual Harassment Policy Cert						
Wage=Prevailing Wage Act Cert						
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<b>WILDWOOD PARK DISTRICT</b>			
<b>Bid Tabulation Sheet for Sunset Park ADA Compliant Pa</b>			
<b>Manual Bid Opening: 2 PM Friday, August 15th Wildwo</b>			
<b>Bidder Name</b>	<b>Date &amp; Time Bid Received</b>	<b>Total Bid Amount</b>	<b>NOTES</b>
NP Paving	8/15/2025 1:15PM	\$ 27,895.00	
Taza Construction	8/14/25 via mail	\$ 75,000.19	
Maneval Construction	8/15/2025 2:00PM	\$ 50,300.00	
DK Contractors, Inc	8/15/2025 1:30PM	\$ 56,683.00	
<b>Code:</b>			
Pro=Bid Proposal Form			
BP=Bid Price Form			
INS=Hold Harmless & Insurance Requirements			
Tax=Tax Delinquency Cert			
Drug=Drug-free workplace cert			
Har=Sexual Harassment Policy Cert			
Wage=Prevailing Wage Act Cert			
Exp=Affidavit of Experience			

**Brandon Magnini**

**Monday, September 8, 2025 at 09:17:00 Central Daylight Time**

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**Subject:** RE: Request for engineering estimate Sunset Park ADA compliant path (Wildwood Park District)  
**Date:** Thursday, September 4, 2025 at 12:55:48 PM Central Daylight Time  
**From:** Wildwood Park District Accounting  
**To:** Brandon Magnini  
**Attachments:** image001.jpg, image002.png, Sunset\_Park\_Board\_Evaluation\_Packet\_Recommendation.docx, image003.png

Hi Brandon,

My thoughts...

NP Paving at \$27,895 was substantially lower than the next two nearest bidders, on paper their bid lacks detail. Do they fully grasp the scope of the project since we did not provide engineering drawings? Are they just going to put down asphalt without taking into consideration the grade of the location? They listed a new walk path with Waukegan Park District, so we can reach out to them for questions on quality of work. I'm concerned that they listed gravel #9 for the base when all the information I researched clearly states CA-6 is the proper aggregate base course for paving as it compacts best. Gravel #9 is usually used for decorative borders and general landscaping. With this very basic paving item not quoted "correctly" I'm not confident on the overall quality and durability of the finished product. Are they just going to dig up the sod and put down asphalt without considering the slope and drainage of the area? They list Payne & Dolan as their subcontractor for the asphalt. They are a very reputable company with several locations. They manufacture the asphalt and do installation.

NP Paving was the only company to attend the voluntary pre-bid meeting. You seemed to have walked away confident with his understanding of the project

Maneval at \$50,300 is rejected by me because they completely failed to specify the details of how they were going to create the path. It is clearly stated in two locations in the bid packet that they are to "include an itemized cost breakdown (material, labor, equipment, permits, etc.) and specify in detail the process you will use to create the new ADA Compliant Asphalt Path. Include base preparation (base course thickness, aggregate size material etc.) and thickness of asphalt layer". None of this information was provided.

Taza with a bid of just over \$75,000 is way out of the ballpark. Their references don't specify any job description and list no park districts. The depth of material is minimum and shallower than DK Contractors.

DK Contractors bid \$56,683. The asphalt paving is subcontracted with Chadwick Contracting, a company that specialized in cement work but lists paving as well. I'm very familiar with McGinty Brothers, the subcontractor for the landscape restoration, so we're in good hands with them. We asked for references "of the general kind and approximate magnitude" of this project. Their three references are all park districts, including Gurnee Park District. The type of job is not included, just the dollar amount, which are all in the \$250k and up range. Their bid over all provided the best detail and understanding of the scope and plan to complete the project. The extras they included with the bid packet, resumes of key staff and six projects per year going back to 2015, support their

qualifications and experience.

The above was typed up yesterday. Today I entered the bid information into Copilot for evaluation and to prepare the attached recommendation report for the board. Please review and modify as you see fit. Add the information you gathered from your discussion with the PE engineer at EEA as additional support for not choosing the lowest price bid.

I'll work on where we can pull the funds from in the budget. I appropriated sufficiently so even if we exceed budget, we can still spend the funds.

You'll have that financial information by end of the week or Monday at the latest.

 [Sunset Park Board Evaluation Packet Recommendation.docx](#)

Best,

	Kathy Atkins, Accountant
	33325 N Sears Blvd   Grayslake, IL 60030
	Cell: 224.723.3031   Phone: 847.223.7275
	<a href="mailto:accounting@wildwoodparkdistrict.com">accounting@wildwoodparkdistrict.com</a>
	<a href="http://www.wildwoodparkdistrict.com">www.wildwoodparkdistrict.com</a>

**From:** Brandon Magnini <[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)>

**Sent:** Wednesday, September 3, 2025 3:38 PM

**To:** Wildwood Park District Accounting <[accounting@wildwoodparkdistrict.com](mailto:accounting@wildwoodparkdistrict.com)>

**Subject:** FW: Request for engineering estimate Sunset Park ADA compliant path (Wildwood Park District)

Hi Kathy,

Here are Kevin's thoughts summarized after we had about a 10 minute phone call. He thinks the \$50,000.00 range is not unreasonable (which would be the Maneval/DK range).

He also thinks that re-bidding would be fruitless and we wouldn't get any new information or concessions on pricing. WPD would need to likely prove (if we don't go with NP) why the lowest bidder is rejected. I explained that NP received a positive referral from the Waukegan Park District from past projects.

I think we would have to ensure that Maneval provides us with a detailed pricing by line-item and a scope of how they would complete the project as our RFP requests.

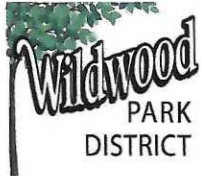
**Brandon Magnini**  
**Executive Director**

Wildwood Park District  
33325 N. Sears Boulevard Wildwood, IL 60030

[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)

847.223.7275



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**From:** Kevin Camino <[kcamino@eea-ltd.com](mailto:kcamino@eea-ltd.com)>  
**Date:** Wednesday, September 3, 2025 at 1:46 PM  
**To:** Brandon Magnini <[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)>  
**Subject:** RE: Request for engineering estimate Sunset Park ADA compliant path (Wildwood Park District)

Brandon,

As discussed, we don't have the time or resources to fully analyze or evaluate the bids and scope of work. Here are my high-level thoughts:

- I'm very familiar with both Maneval and DK. Both are qualified to do the work
- I'm not familiar with NP or Taza
- Small scope like this is difficult to price item by item. Often time bidders will inflate their prices because they don't have time for these types of projects and do not want to lose money with an aggressive bid.
- I would have anticipated the asphalt path to be \$15K-\$20, erosion control \$3K, survey \$5K, grading/restoration \$15K, asbuilts \$3K
- Since there are not design drawings and the burden of the ADA design is on the contractor, there is an added cost associated with that

Regards,

**Kevin Camino, PE (IL)**

Principal

**Main:** 847.223.4804

**Direct:** 847.250.2579

**Mobile:** 847.254.6704

**ERIKSSON ENGINEERING ASSOCIATES, LTD.**

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**From:** Brandon Magnini <[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)>  
**Sent:** Wednesday, September 3, 2025 10:28 AM  
**To:** Kevin Camino <[kcamino@eea-ltd.com](mailto:kcamino@eea-ltd.com)>  
**Cc:** Wildwood Park District Accounting <[accounting@wildwoodparkdistrict.com](mailto:accounting@wildwoodparkdistrict.com)>

**Subject:** Re: Request for engineering estimate Sunset Park ADA compliant path (Wildwood Park District)

Good morning, Kevin,

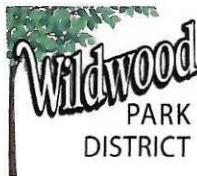
I hope all is well and you had a great holiday weekend.

I wanted to circle back and determine if EEA would like to consider putting together the post-bid written recommendation/general estimate for the Sunset Park ADA Path and provide a cost estimate for that service so our Board can review this week?

Sincerely,  
Brandon Magnini

**Brandon Magnini**  
**Executive Director**

Wildwood Park District  
33325 N. Sears Boulevard Wildwood, IL 60030  
[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)  
[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)  
847.223.7275



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**From:** Brandon Magnini <[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)>  
**Date:** Tuesday, August 26, 2025 at 11:11 AM  
**To:** [kcamino@eea-ltd.com](mailto:kcamino@eea-ltd.com) <[kcamino@eea-ltd.com](mailto:kcamino@eea-ltd.com)>  
**Cc:** Wildwood Park District Accounting <[accounting@wildwoodparkdistrict.com](mailto:accounting@wildwoodparkdistrict.com)>  
**Subject:** Re: Request for engineering estimate Sunset Park ADA compliant path (Wildwood Park District)

Good morning, Kevin,

Thank you for taking my call this morning. As discussed, I have attached our 1) original bid packet and bid tabulation sheet from the bid opening and 2) each vendor's submitted and opened bid packet.

Our submitted bids were from:

1. NP & Son Brick Paving Co.
2. Taza Construction DBA as Tiles in Style LLC
3. Maneval Construction
4. DK Contractors, Inc.

Brandon Magnini

Wednesday, September 10, 2025 at 09:15:49 Central Daylight Time

**Subject:** Re: Request for information DK Contractors reference Wildwood Park District 2025 ADA Path Project  
**Date:** Tuesday, September 9, 2025 at 4:54:57 PM Central Daylight Time  
**From:** Gabriel Pizzuto  
**To:** Brandon Magnini  
**CC:** Eric Bradley  
**Attachments:** image001.jpg, image002.png, image004.png, image005.png, image006.png, image003.png

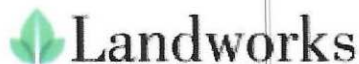
Bradon,

Thank you for reaching out. I can confirm that DK Contractors is working for us at David Park in Zion for the Zion Park District. Their scope includes demolition, earthwork, subgrading for improvements, underground storm utilities, and water service installation. The Park District has added a skate park to the project which DK is now performing the subgrading and drainage through Landworks for the skate park builder. The project is still ongoing with a fall completion. Their contract with us is more than a million dollars and they have been consistent with their presence to perform work on the site.

To help you with your vetting process, I am copying in Eric Bradley, Executive Director of the Zion Park District who can share his experience with DK.

I hope this helps, should you need anything further, my contact information is in my signature.

Thanks,



**Gabriel Pizzuto**

Director of Operations

P: 630-759-8200 ext. 205  
E: [gabriel@landworkslimited.com](mailto:gabriel@landworkslimited.com)

751 North Bolingbrook Drive, Link 17  
Bolingbrook, IL. 60440



**From:** Brandon Magnini <[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)>

**Date:** Tuesday, September 9, 2025 at 3:05 PM

**To:** Gabriel Pizzuto <[gabriel@landworkslimited.com](mailto:gabriel@landworkslimited.com)>

**Subject:** Request for information DK Contractors reference Wildwood Park District 2025 ADA Path Project

Good afternoon, Gabriel,

Brandon Magnini

Wednesday, September 10, 2025 at 09:15:18 Central Daylight Time

**Subject:** RE: Recommendation for DK Contractors Wildwood Park District Sunset Park ADA Path Project  
**Date:** Wednesday, September 10, 2025 at 8:26:38 AM Central Daylight Time  
**From:** Harlan M. Doland  
**To:** Brandon Magnini  
**Attachments:** image001.jpg

Hi

It was a pleasure talking to you.

IMEG has worked with DK contractors on several similar projects and they have performed well.

DK is currently working on a storm sewer project in the village of third lake that IMEG designed and bid as village engineer.

**Harlan M. Doland, PE, PLS**  
IMEG | Senior Principal/ Client Executive



263 Shuman Boulevard | Suite 550 | Naperville, IL 60563

(630) 527-2320 | phone  
(847) 833-1214 | mobile  
(630) 527-2321 | fax

[Harlan.M.Doland@imegcorp.com](mailto:Harlan.M.Doland@imegcorp.com)

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This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

**From:** Brandon Magnini <[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)>  
**Sent:** Tuesday, September 9, 2025 4:25 PM  
**To:** Harlan M. Doland <[Harlan.M.Doland@imegcorp.com](mailto:Harlan.M.Doland@imegcorp.com)>  
**Subject:** Recommendation for DK Contractors Wildwood Park District Sunset Park ADA Path Project

**External Email:** Treat links and attachments with caution.

Good afternoon, Harlan,

Thank you for contacting us this afternoon in respect to the qualifications of DK Contractors, Inc. for the Wildwood Park District ADA paved walking path at our Sunset Park.

If you could please email back a brief note sharing your recommendation that DK Contractors can complete this type of work – that would be greatly appreciated. Thank you also for the additional feedback with future project planning as well.

Sincerely,

Brandon Magnini

Tuesday, September 9, 2025 at 13:52:56 Central Daylight Time

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**Subject:** Re: Request for contractor reference Wildwood Park District ADA Path Project Sunset Park  
**Date:** Monday, August 25, 2025 at 8:38:23 AM Central Daylight Time  
**From:** Quincy Bejster  
**To:** Brandon Magnini  
**Attachments:** image001.jpg

Hi Brandon,

NP & Son Brick Paving Company did complete the two projects you referenced as well as several other projects for the Waukegan Park District. Their quality of work has been really good and it has been done meeting ADA standards. They follow appropriate safety procedures in the field and have the resources to stay on schedule. Administratively, I have had no issues with agreements, COI's, certified payroll, invoices, etc. Change orders have been very limited and fair.

I would give them a positive recommendation and think they would be able to successfully complete the project you described. Let me know if you have any other questions and good luck.

Quincy

Quincy Bejster, CPRP  
Director of Parks  
Waukegan Park District  
847-360-4724  
[www.waukeganparks.org](http://www.waukeganparks.org)

---

**From:** Brandon Magnini <[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)>  
**Sent:** Sunday, August 24, 2025 4:05 PM  
**To:** Quincy Bejster <[qbejster@waukeganparks.org](mailto:qbejster@waukeganparks.org)>  
**Subject:** Request for contractor reference Wildwood Park District ADA Path Project Sunset Park

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Quincy,

The Wildwood Park District is in the midst of reviewing opened bids (after our engineer's estimate comes in) for an ADA compliant walking path at our Sunset Park which we hope to complete by the end of October. This path will connect our parking lot to our playground and then branch off to ramp up to a picnic pavilion/grill and meander to the public beach access point while following proper slope and drainage considerations.

One of the paving companies that submitted a bid for this project included the Waukegan Park District as a reference for prior work under the Affidavit of Experience section of the sealed bid. The company is NP & Son Brick Paving Company out of Zion. Per the Affidavit of Experience, they repaved the walking path at Bevier Park and installed a new walking path at Rose Park (specific years completed not included).

Would you be able to speak to these projects and the quality of work done by this company or direct me to the individual who could? Specifically, we want to make sure the new path install that was done in your park followed IL accessibility and ADA standards correctly. Thank you in advance.

Sincerely,  
Brandon Magnini

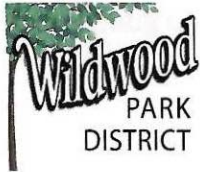
**Brandon Magnini**  
**Executive Director**

Wildwood Park District  
33325 N. Sears Boulevard Wildwood, IL 60030

[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)

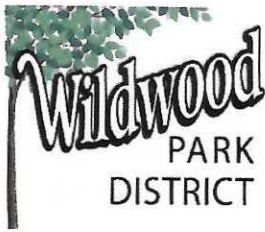
847.223.7275



**WILDWOOD PARK DISTRICT**

**Possible Budget Sources for Sunset Park ADA Compliant Path**

Amount Needed for DK Contractors Bid	\$	56,683	Notes:
	Budget Amounts Available	Recommend to be Utilized	
<b>From Special Recreation Fund</b>			
ADA Projects: Original Project Budget	\$ 12,000	\$ 12,000	Original project scope in budget had district staff preparing base
ADA Projects: Extra Budget	\$ 5,000	\$ 5,000	Budget for unspecified projects
<b>From Paving &amp; Lighting Fund</b>			
Paving Total Budget	\$ 15,000	\$ 10,000	Rule patching \$3k plus \$12k unspecified
<b>From Liability Fund</b>			
Safety Improvements	\$ 5,000		total Line budget \$12k w/\$3k Sunset Cameras, \$5k underground electric, \$5k Update to existing district cameras
<b>From General Fund</b>			
Remaining budget for Pebble Beach Shoreline Stabilization Project	\$ 12,088	\$ 12,088	\$13k budgeted w/most exp accrued in FY25
Shoreline Maintenance	\$ 10,000	\$ 5,000	General budget - no projects specified
Boat Ramp Expense (Pebble Beach silt removal & underwater boulders)	\$ 10,000		\$15k total line item budget w/\$10k for Pebble Beach Boat Ramp, \$5k keys/locks/misc
Signage - New park signs budget	\$ 13,000	\$ 13,000	\$13k budgeted, but expense accrued in FY25
	\$ 82,088	\$ (405)	



33325 N. Sears Blvd.  
Wildwood, IL 60030  
Phone: 847.223.7275  
Fax: 847.223.2820

[www.wildwoodparkdistrict.com](http://www.wildwoodparkdistrict.com)

September, 5<sup>th</sup> 2025

President Lion Troy Smith  
Gagewood Lions Club  
17801 W. Washington Street  
Gurnee, IL 60031

Dear President Smith,

I write to you and the Gagewood Lions today to discuss a need for the Wildwood Community that I believe would align with the Gagewood Lion's Club mission. I know that the Gagewood Lions Club takes great pride in our parks and amenities that provide individuals of all ages and abilities with fulfilling recreation opportunities. This has also been apparent with the Lions commitment to helping those hard of hearing and eyesight. We are very excited and proud to work with a community partner that would make the effort to secure a hearing and vision screening bus for Harvest Fest this year. This will be an excellent service to the community.

The Wildwood Park District is in the beginning stages of creating an ADA Transition Plan - which is required by law to adopt and adhere to. While that plan is being drafted and community outreach and feedback is being sought (in respect to ADA accessibility and inclusion in our parks, facilities, and programs); the Park District is moving forward to install an accessible ADA compliant paved path to run through Sunset Park as an immediate need. The need for an accessible paved path arises from Community Needs Assessment Survey respondents, word of mouth feedback from Residents, Staff and Board observations, industry best practices, and ultimately legal requirements stemming from the Federal 2010 ADA Accessibility Standards and 2018 Illinois Accessibility Codes for Public Parks and Facilities. For too long, Residents and guests have had a difficult time making their way into the park to enjoy the greenspace as well as ease of access to the recreational amenities such as our piers/pavilion/beach/playground. This is further made difficult by having to trudge through grass, mud, and gravel. Currently, Sunset Park has a small opening in the post/cable system near the ADA handicap parking spot with short gravel path that ends abruptly once into the park greenspace. There is no other accessible entrance to the west side of the park. The aforementioned ADA and accessibility codes dictate that public parks that have recreational amenities must provide an impermeable or paved access path connecting recreational amenities together. The code calls for 60" wide paths and proper turnaround buffers for wheelchairs and mobility devices.

Our desire through the project scope and bid (attached to this letter) is to run the path initially from the ADA parking spot to access the permanent metal sitting bench and slope into the playground. From there, the path would travel west to provide paved access to the permanent grill near the pavilion and slope up to meet the raised concrete slab that the picnic pavilion sits on. The pavilion itself contains three 12' ADA compliant picnic tables that would be further utilized with the proper path and ramp slopes for access. From the pavilion, the

path would “T” off around the pavilion on the northwest side of the park and travel to meet the public beach access point near the middle of the beach (also allowing access to the wooden fixed sitting bench at the beach). This project scope would allow all recreational amenities to be interconnected and allow the user to get from the parking lot to the beach without having to travel through a permeable and water retaining surface such as grass.

This project had been included in our current fiscal year budget; but after going out to bid and receiving finalized bids through a public bid opening process – it has been determined that the costs may be greater than anticipated. After consulting with several third-party public civil engineering firms, it has been determined that a general cost in the \$50,000.00-\$55,000.00 range is appropriate for a project of this scope that includes material, labor (prevailing wage), erosion control, grading/restoration, and an ADA survey for ADA and accessibility compliance for the path. The Wildwood Park District would like to respectfully inquire if the Gagewood Lions Club would support the cost of the ADA compliance survey and review for this project (valued at \$5,000.00) as part of the overall bid that is chosen by the Park District. The anticipated construction timeline of this project is slated to begin October 1<sup>st</sup> and end by the 17<sup>th</sup> of the month. I would be happy to attend the Lions next business meeting on September 22<sup>nd</sup> to further discuss this proposal and project scope.

Based on the Park District’s storied and historic partnership with the Lion’s Club (and their mission), and past work on the Pebble Beach Park swings, Sunset Beach Park play set and pavilion, Twin Lakes playground, Willow Point permanent piers, Old Plank Park Playground, and similar projects; the Wildwood Park District would like to again partner with the Lions Club to help Sunset Park gain full park accessibility for our Residents, guests, and all of the Gages Lake region at large.

Thank you for your consideration of support for this project and continued support of the Wildwood Park District’s mission and vision.

Sincerely,

Brandon Magnini

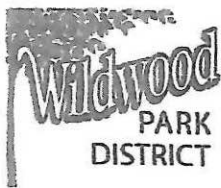


Brandon Magnini  
Executive Director

Wildwood Park District

847.223.7275

[bmagnini@wildwoodparkdistrict.com](mailto:bmagnini@wildwoodparkdistrict.com)



# WILDWOOD PARK DISTRICT TREE & BENCH DONATION PROGRAM

The Wildwood Park District welcomes gifts to restore and improve parks. Donating a tree or park bench is a unique way to honor special occasions such as birthdays, anniversaries or remembrances.

Please note:

- Your donation will be recognized by a 3.5" x 5" bronze plaque provided by the Park District with wording specified below, subject to space limitations and approval of the Park District.
- You are responsible to provide the Park District with updates to contact names and addresses.
- Donated items will be maintained with the same methods as all other park features of that type.
- If the tree dies within the first year after planting, the Park District will replace it at no charge. Replacements after one year are optional, and the donor is responsible for the cost.
- The Park District retains the right to relocate a donated item at any time.
- Trees will be planted in the spring or fall. It is not possible to specify an exact date of planting.
- To protect the tree from damage and disease, donors may not decorate the tree or leave personal mementos at the planting site.

Name(s) of Donor(s): Linda Cook Date: 4/18/25

Address: 354 Mitchell Drive

City: Grayslake State: IL Zip: 60030

Phone: 847-975-3967 Email: lindacook1124@sbcglobal.net

Desired wording for plaque: In loving memory of Curt 'Post' Cook  
November 28, 1987 - May 16, 2024

Desired Park Location: 1st Choice: Pebble Beach 2nd Choice: Sunset Beach 3rd Choice: Boulder Park

Item to donate:

- Tree \$400
- Shade Trees** - Commonly taller than 50 feet at maturity, these trees provide shade, wildlife habitats and contribute an array of fall color to the autumn season.  
(Red Maple, Red Oak Sugar Maple, State Street Maple)
- Ornamental Trees** - Intermediate in size, most ornamental trees reach a height of 15 to 30 feet and have flowers or varying color. (Black Alder, Red Bud)
- Evergreen** - These cone bearing trees grow to heights greater than 50 feet and have needles.  
(Eastern White Pine, Norway Spruce, Douglas Fir)

Bench \$2,000

Donor's Signature: Linda P. Cook

Return form with payment to: **Office:** 33325 N. Sears Blvd. Wildwood, IL 60030  
**Email:** info@wildwoodparkdistrict.com  
**Fax:** 847.223.2820

If you have any questions, please contact the Wildwood Park District at 847.223.7275.



A Partner You Can Depend On

Wildwood Park District

September 1, 2025

Re: Health Program Membership Term

Dear Member:

Your agency's membership term in the PDRMA Health Program expires on 4/1/2026. Membership will automatically renew for another three-year term unless you notify PDRMA 120 days prior to the end of the term of your agency's intent to terminate membership. Although each member has a three-year term, PDRMA's governance documents allow a member to give a one-year notice at any point during their membership term, which allows members to terminate membership one year after having given notice.

In the event your agency chooses to terminate its membership, you must provide notice via a resolution passed by your governing board confirming your agency will terminate its participation in the PDRMA Health Program at the end of its current membership term.

PDRMA must receive the resolution by 12/2/2025.

Please contact me if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Brett Davis". The signature is written in a cursive, flowing style.

Brett Davis  
Chief Executive Officer