

City of Darien – Request for Competitive Quotes

Landscaping Services for 2305 Sokol Ct – Jade Residence

The City of Darien is soliciting competitive quotes for landscaping services. The work will include removal of specific plantings, existing turf, and the purchase and installation of materials for services at the property located at:

2305 Sokol Ct, Darien, Illinois 60561 (Jade Residence)

Scope of Work

The vendor shall be responsible for furnishing all labor, equipment, and materials necessary for the following:

Removal:

- Stressed, dying, or deficient plantings
- Various plantings and trees per **Attachment A**
- Existing turf
- Miscellaneous debris

Site Preparation:

- Sod cutting and edge cleanup
- Minor grading and tilling
- Placement of up to 5 inches of topsoil (to be provided by the City)

Installation:

- Purchase and application of 10-10-10 starter fertilizer
- Purchase and installation of sod
- Placement of brown hardwood mulch

Watering:

- **Sod:** Vendor shall water newly installed sod for the first **seven waterings**
- **Plantings:** Vendor shall be responsible for initial and ongoing watering of all plantings through **December 1, 2025**

The City will provide access to adjacent fire hydrants, including hydrant meter(s) and hose fittings, for watering purposes.

Project Notes

- This is **not a prevailing wage** project.
- **Materials are not tax-exempt**; sales tax must be included.
- **All dirt/clay spoils** must be delivered to:

City of Darien Public Works Facility 1041 S Frontage Rd, Darien, IL 60561

(spoil disposal will be handled by the City)

- The City of Darien will **provide topsoil**.
-

Warranty

The awarded vendor shall provide a **one-year warranty** on all installed plantings.

Schedule & Deadlines

- **Quotes Due:** September 15, 2025, by 9:30 a.m.
 - **Opening of Quotes:** September 15, 2025, at 9:30 a.m.
 - **Location:** City Hall, Conference Room
 - **Work Start Date:** Week of September 22, 2025
 - **Quote Validity Period:** Pricing must remain valid through **April 30, 2026**
-

Submission Requirements

Quotes must be:

- **Sealed** & clearly labeled: *2305 Sokol Ct Landscape Services – ATTN: Municipal Services*
- **Delivered/Mailed to:**
City of Darien
1702 Plainfield Road
Darien, IL 60561

Certificate of Liability Insurance naming both:

- City of Darien, 1702 Plainfield Rd, Darien, IL 60561
- Jade Residence, 2305 Sokol Ct, Darien, IL 60561

...as **additional insureds** must be submitted **no later than September 15, 2025** to the attention of:
rkokkinis@darienil.gov

Additional Requirements

- **Lien waivers** (partial and final) are required with all payout requests.
 - The **attached Cost Summary Form** must be used.
 - The City reserves the right to **adjust quantities & materials** based on actual conditions & needs.
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Termination Clause

Should the awarded vendor fail to perform work as scheduled, the City reserves the right to **terminate the agreement with 24 hours' notice**.

Questions or Addendums

Inquiries or requests for addenda are to be submitted in writing to:

Dan Gombac, Director of Municipal Services, dgombac@darienil.gov

CITY OF DARIEN

Submitted by: _____

Vendor Name: _____

Address: _____

Date: _____

Phone: _____ Cell: _____

E-mail Address: _____

Authorized Signature: _____

The vendor shall provide three references with phone numbers below:

1. _____

2. _____

3. _____

Acceptance of Quote:

By: _____ Date: _____

City of Darien

Authorized and Accepted:

By: _____

Title: _____

Date: _____

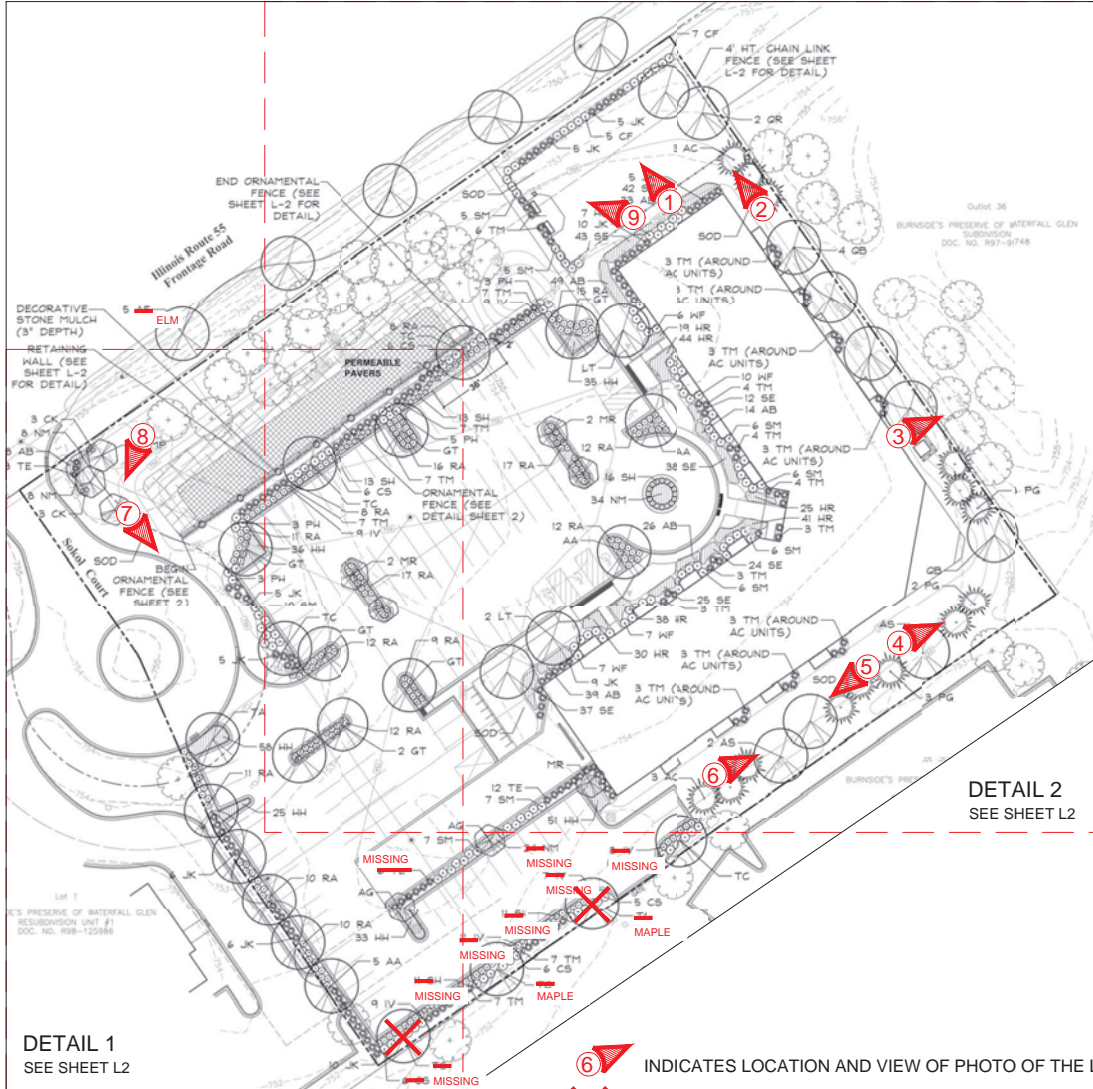
A minimum of 5 years landscaping experience is required

Cost Summary Form

City of Darien
Project: 2305 Sokol Ct – Jade Residence Landscaping Services
Due: September 15, 2025, by 9:30 a.m.

Item No.	Description	Unit	Estimated Quantity	Quantity	Size	Remarks	Unit Price (\$)	Cost (\$)
AA	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE	EACH	7	0	2.50 CAL	N/A		\$ -
AF	Marmo Freeman Maple	EACH	5	0	2.50 CAL	N/A		\$ -
AS	Green Mountain Sugar Maple	EACH	3	0	2.50 CAL	N/A		\$ -
GT	Skyline Locust	EACH	7	1	2.50 CAL	N/A		\$ -
LT	Tulip Tree	EACH	3	1	2.50 CAL	N/A		\$ -
QB	Swamp White Oak	EACH	5	2	2.50 CAL	N/A		\$ -
QR	Red Oak	EACH	2	0	2.50 CAL	N/A		\$ -
TC	Greenspire Littleleaf Linden	EACH	7	0	2.50 CAL	N/A		\$ -
ORNAMENTAL TREES								\$ -
AG	Apple Serviceberry	EACH	3		6 FOOT HGT	Multi Stem		\$ -
MP	Prairiefire Crabapple	EACH	3	3	2. 0 CAL	Multi Stem		\$ -
MR	Royal Raindrops Crabapple	EACH	5		6 FOOT HGT	Multi Stem		\$ -
EVERGREEN TREES								\$ -
AC	White Fir	EACH	6	3	8 FOOT HGT	N/A		\$ -
PG	Black Hills Spruce	EACH	8	8	8 FOOT HGT	N/A		\$ -
DECIDIOUS SHRUBS								\$ -
CS	Baileys Redtwig Dogwood	EACH	35	6	36 INCH TALL	5 Foot OC		\$ -
CF	Artic Fire Dogwood	EACH	12	5	24 INCH TALL	3 Foot OC		\$ -
HQ	Pee wee Oakleaf Hydrangea	EACH	7	1	24 INCH TALL	3 Foot OC		\$ -
IV	Little Henry Virginia Sweetspire	EACH	53	27	24 INCH TALL	3 Foot OC		\$ -
PH	Summer Wine Winebark	EACH	14	11	30 INCH TALL	4 Foot OC		\$ -
RA	Grow-low sumac	EACH	190	126	24 INCH TALL	3 Foot OC		\$ -
SM	Dwarf Korean Lilac	EACH	58	32	24 INCH TALL	4 Foot OC		\$ -
WF	Wine & Roses Weigela	EACH	30	17	36 INCH TALL	4 Foot OC		\$ -
EVERGREEN SHRUBS								\$ -
JK	Kallays Compact Pfitzer Juniper	EACH	66	33	24 INCH WIDE	4 Foot OC		\$ -
TE	Everlow Yew	EACH	21		24 INCH WIDE	4 Foot OC		\$ -
TM	Dense Yew	EACH	90	21	24 INCH WIDE	4 Foot OC		\$ -
ORNAMENTAL GRASSES								\$ -
CK	Feather Reed Grass	EACH	6	6	NO 1	30 Inch OC		\$ -
SH	Prairie Dropseed	EACH	64	42	NO 1	24 Inch OC		\$ -
PERENNIALS								\$ -
AB	Summer Beauty Onion	EACH	169	169	NO 1	18 Inch OC		\$ -
HH	Happy Returns Daylily	EACH	238	152	NO 1	18 Inch OC		\$ -
HR	Rosy Returns Daylily	EACH	197	219	NO 1	18 Inch OC		\$ -
NM	Walker's Low Catmint	EACH	74	42	NO 1	18 Inch OC		\$ -
SE	Autumn Joy Sedum	EACH	221	196	NO 1	18 Inch OC		\$ -
MISC MATERIALS								\$ -
	Grading-Removal-DISPOSAL OF SOILS TO BE DELIVERED TO DARIEN PUBLIC WORKS FOR FINAL DISPOSAL	CY	305					\$ -
	Placement of 5 -Inches of Topsoil-TOPSOIL SUPPLIED BY CITY		350					\$ -
	Shredded Hardwood Mulch	CY	68					\$ -
	Sod and Starter Fertilizer	SY	3000					\$ -
TOTAL COST								\$ -

COMPANY NAME	
SUBMITTED BY	
CONTACT PERSON	
CONTACT TELEPHONE NO.	
CONTACT EMAIL ADDRESS	



LAWN VIEW 1



LAWN VIEW 2



LAWN VIEW 3



LAWN VIEW 4



LAWN VIEW 5



LAWN VIEW 6



LAWN VIEW 7



LAWN VIEW 8



LAWN VIEW 9

MEMORANDUM

August 11, 2025

TO: Dan Lynch, PE – Head, Municipal Engineering Department

FROM: Douglas Gotham, RLA, ASLA
Christopher B. Burke Engineering Ltd.

SUBJECT: Review of the installed landscape at Sokol Court

INSPECTION DATE 8-8-2025

CBBEL - 01.R950323.H0232.

The following are my notes regarding landscape inspection.

There are too many instances where species have been substituted, plants are missing, and quantities are wrong to indicate in these notes, so the following are examples where these instances have occurred.

The following photo is of the planting bed at the west side of the entrance into the parking lot. The tree should be a Linden and it should have 58 Daylilies planted under it.



Instead, the tree is a River Birch, and nothing is planted under it.

MEMORANDUM

Another example.



The above image is of the far west planting bed between the two properties. The plan calls for 5 Freeman Maples with 22 Kalay Junipers, and 20 Gro-Low Sumacs planted below. Instead, the trees are Honey Locust and the plantings below consist of 6 Lilacs and 1 Viburnum.

MEMORANDUM

In some instances, the entire planting bed is missing as shown in the image below.



At the back of this curb in the image above there should be 1 Linden with 6 Redtwig Dogwoods and 9 Sweetspires.

All lawn areas were to have sod installed. Instead, it appears that seed was placed directly on the subgrade as shown in the following photos.



The above image is of the lawn south of the building. Bare subsoil and aggregate from construction are clearly visible.

MEMORANDUM



This is at the northeast corner of the building. The dog park fence is at the top of the image.



This is the lawn within the dog park.

MEMORANDUM



This is the lawn at the east side of the entrance into the facility.

CONCLUSION

It is apparent that the specified plants and quantities indicated on the approved landscape plan were not followed. I have prepared a detailed markup of the approved landscape plan indicating each instance.

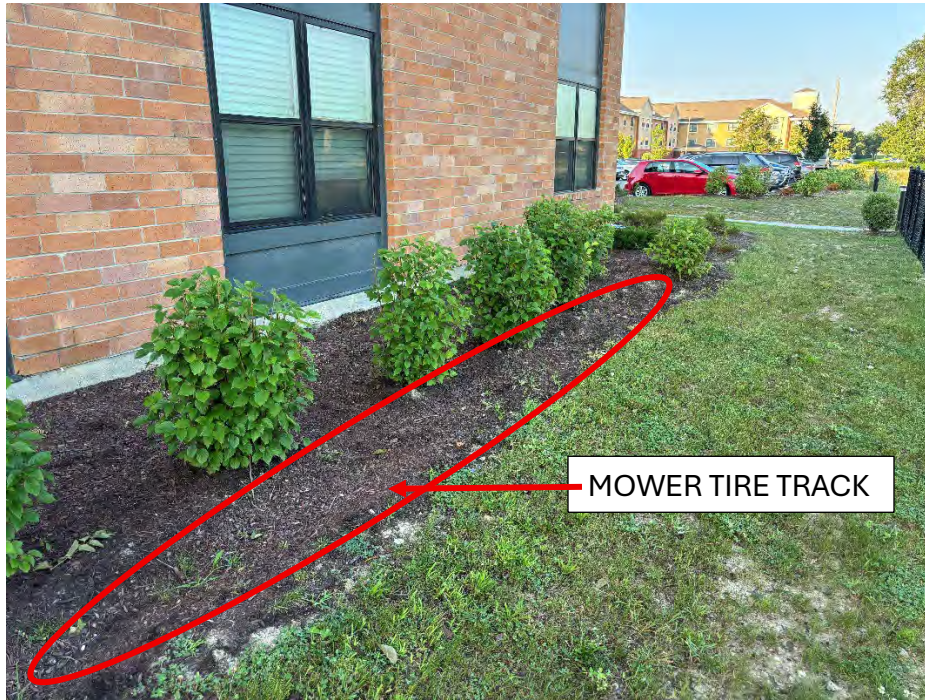
Compounding the inaccurate landscape installation, many of the plants were poorly installed as seen in the following image.



MEMORANDUM

This is a closeup of the exposed root ball of the arborvitae (Which should be Black Hills Spruce) planted along the south fence.

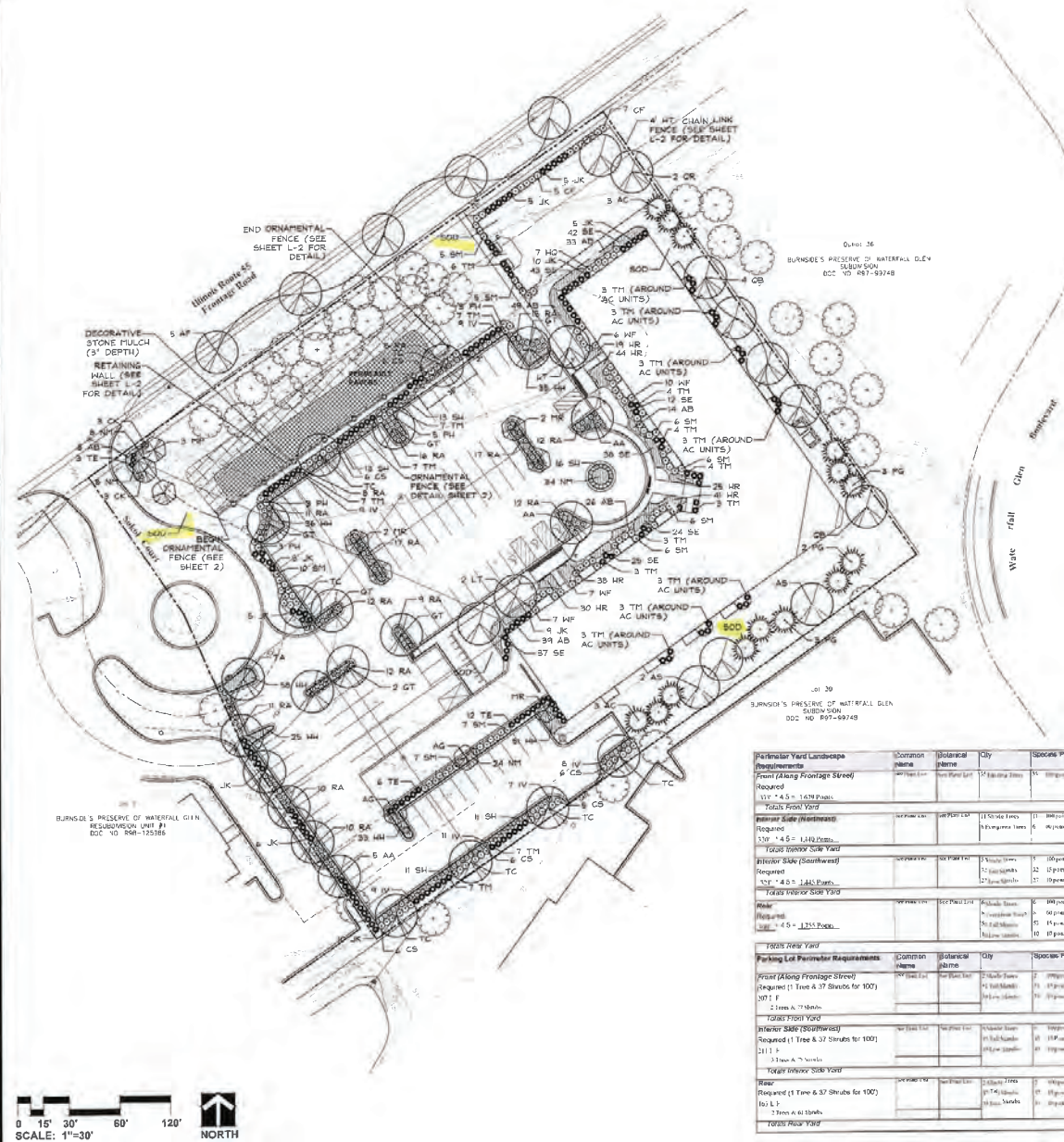
The maintenance of the landscape that was installed has been poor.



The image above is of the building's north foundation. It shows the bed has not been edged and a mower drives through it.

The following is an image of the entrance to the dog park. Many of the bushes along the fence have died. They have been left in place. The planting bed has not been mulched, and invasive weeds are growing.





PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AA	8	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	2 1/2" Cal	
AF	8	Acer x leopoldi 'Hermes' MAJESTY FREEMAN MAPLE	2 1/2" Cal	
AD	8	Acer x eschersonii 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal	
GT	7	Gleditsia triacanthos var. 'Inermis' 'Skyline' SOUTHERN SILK LOCUST	2 1/2" Cal	
LT	8	Liriodendron tulipifera TULIP TREE	2 1/2" Cal	
OD	4	Quercus laevis SWAMP WHITE OAK	2 1/2" Cal	
QR	2	Quercus macrocarpa RED OAK	2 1/2" Cal	
TC	1	Tilia cordata 'Greenland' GREENSPICE LITTLELEAF LINDEN	2 1/2" Cal	
ORNAMENTAL TREES				
AG	2	Amelanchier x grandiflora APRIL'S SERVICEBERRY	6' Ht.	Multi-Stem
PH	3	Philadelphus 'Inferno' FRANKLIN'S KISS	2' Cal	Tree Form
MR	3	Malus 'Royal Randers' ROYAL RANDERS CRABAPPLE	6' Ht.	Multi-Stem
EVERGREEN TREES				
AC	4	Juniperus horizontalis 'Blue Star' BLUE STAR SPREADER	6' Ht.	
PG	8	Pinus strobus 'Bonsai' BONSAI BLUE PINE	6' Ht.	
DECIDUOUS SHRUBS				
CB	36	Cornus amomum 'Bailly' BAILLY'S REDDING DOGWOOD	36" Tall	5' O.C.
CF	12	Cornus amomum 'Bailly' BAILLY'S REDDING DOGWOOD	24" Tall	3' O.C.
HD	12	Hydrangea paniculata 'Pee Wee' PEE WEE DOGWOOD	24" Tall	3' O.C.
IV	52	Ilex verticillata 'Little Henry' LITTLE HENRY VINCENEA	24" Tall	3' O.C.
PH	14	Physocarpus opulifolius 'Dietrich' DIETRICH'S SPICEBUSH	30" Tall	4' O.C.
RA	140	Rosa rugosa 'New Dawn' NEW DAWN ROSE	24" Tall	5' O.C.
SH	58	Shrub 'Royal Randers' ROYAL RANDERS CRABAPPLE	24" Tall	4' O.C.
WF	30	Witch 'Royal Randers' ROYAL RANDERS CRABAPPLE	36" Tall	4' O.C.
EVERGREEN SHRUBS				
JK	66	Juniperus horizontalis 'Blue Star' BLUE STAR SPREADER	24" Wide	4' O.C.
TE	21	Taxus x media 'Evergreen' EVERGREEN YEW	24" Wide	4' O.C.
TH	40	Thuja x media 'Densata' DENSATA YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CK	8	Cortaderia x australis 'Karl Foerster' KART FOERSTER REED GRASS	50" O.C.	
SH	64	Shrub 'Royal Randers' ROYAL RANDERS CRABAPPLE	24" O.C.	
PERENNIALS				
AB	168	Allium 'Summer Beauty' SUMMER BEAUTY ONION	16" O.C.	
MR	288	Monarda 'Happy Returns' HAPPY RETURNS MONARD	16" O.C.	
MR	140	Monarda 'Happy Returns' HAPPY RETURNS MONARD	16" O.C.	
NH	74	Nepeta x racemosa 'Walker's Low' WALKER'S LOW CATMINT	16" O.C.	
SE	221	Senecio 'Autumn Joy' AUTUMN JOY SEDUM	14" O.C.	
MISC MATERIALS				
68		SHRUBBED HARDWOOD MULCH	C.T.	
640		DECORATIVE STONE MULCH	C.T.	
5,265		SOD	5' Y	
160		4" ORNAMENTAL FENCE	L.F.	
75		UNLOCK RICHLINE PAVES	5' P	

NATIVE SEED QUANTITIES

Key	Qty	Description
0.07 AC		WET-MESIC PRAIRIE SEED MIX & EROSION CONTROL BLANKET
0.04 AC		LOW PROFILE PRAIRIE SEED MIX & EROSION CONTROL BLANKET

GRWA
GARY R. WEBER
ASSOCIATES, INC.
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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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BONO CONSULTING
CIVIL ENGINEERS
1818 E. 83RD AVE
PARK RIDGE, IL 60068

2305 SOKOL COURT DARIEN, ILLINOIS OVERALL LANDSCAPE PLAN

09-02-2021
07-26-2021
07-19-2021
REVISIONS

DATE: 5-29-2021
DESIGNER: J. SWANSON
DRAWN: J. SWANSON
CHECKED: G. R. WEBER
SHEET NO.

L-1