



chicago park district

541 N. Fairbanks, Chicago, IL 60611

December 14, 2022 – Board Meeting

AUTHORIZATION TO ENTER INTO A CONTRACT WITH F.H. PASCHEN, S.N. NIELSEN AND ASSOCIATES, LLC. FOR NUMEROUS PARKS IN CONNECTION WITH ADA FIELDHOUSE MODIFICATIONS SPECIFICATION NO. P-16008-056

To the Honorable Board of Commissioners of the Chicago Park District:

I. Recommendation

It is recommended that an order be entered authorizing the General Superintendent or her designee to enter into a contract with F.H. Paschen, S.N. Nielsen and Associates, LLC in the amount of \$2,660,000.00. The contractor was selected pursuant to a Request for Proposal. No work may commence, and no payment shall be made to contractor prior to the execution of a written agreement.

The scope of work will occur at 17 fieldhouses across the city listed in the Attachment A that require various improvements to bring the buildings into compliance with Department of Justice (DOJ) requirements and the Americans with Disabilities Act (ADA).

II. Award Information

Contractor: **F.H. Paschen, S.N. Nielsen and Associates, LLC**

Business: Construction
Company Type: Limited Liability Company
Year Incorporation: ??
Majority Interest: ??
Contract Type: Construction Contract
Contract Period: Expiration of December 31, 2023
Contract Amount: Not-to-exceed **\$2,660,000.00**

Affirmative Action The Minority and Women-Owned Participation for this contract include: 25.6% Minority-owned, 12.3% Women-owned.

Scope of Services: The interior fieldhouse work will modify conditions to create an ADA compliant route to the polling space. Elements to be adjusted include wall mounted accessories, equipment, and furniture, to be removed or relocated to comply with ADA standards. Cane detection barriers are to be installed as required. Door modifications will include new doors, replacement of hardware, threshold adjustments, swing adjustments and installation of an automatic operator in one fieldhouse. Floor surfaces will be repaired and



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refinished. Site work includes new accessible routes to designated entrances, new ramps, new fencing configurations, exterior signage, and ADA parking stall and aisles for existing parking areas.

III. Budget and Financial Information

Budget Classification: Capital
Fiscal Year: 2022?
Source of Funds: #'s

IV. Procurement Information

Specification Number: P-16008-056
Date Issued: September 13, 2022
Number of Bids/Proposals Received: One (1)
Date Bids/Proposals Due: October 18, 2022
Bid Evaluation Detail: Lowest responsible and responsive bidder
Procurement History: Project was issued as an RFP (Request For Proposal).

Initially 7 of these 17 fieldhouses were packaged under RFP P-16018-053 and issued to all 19 pre-qualified General Contractors in the category of Construction/Renovation on June 22, 2022 with proposals due July 21, 2022. This RFP received zero proposals. Purchasing pursued completed non-response forms from the general contractors to gain insight into why no proposals were submitted. The overriding feedback from contractors at that time was that they were too busy; three companies noted the project scope was too small.

With no responses received on the first RFP and ten (10) additional fieldhouse designs completed and ready for pricing, P-16018-056 containing 17 fieldhouses was issued on September 13, 2022 with proposals due October 18, 2022. One proposal was submitted. It was carefully reviewed by Purchasing for responsiveness, Planning & Construction and Project Architect as to the content of the response relative to the project scopes at each of the fieldhouses and total cost. The proposal demonstrated a full and complete understanding of the scope of work with noted experience managing construction at multiple buildings.

V. Explanation



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In addition to numerous park programs, these 17 Park District buildings also serve as voting cites throughout the city. **Need further explanation here.**

VI. General Conditions

1. *Conflicts*: No agreement authorized herein shall be legally binding on the Chicago Park District if entered into in violation of the provisions of the Public Officer Prohibited Activities Act, 50 ILCS 105/0.01 *et seq.*
2. *Ethics*: The Chicago Park District's Ethics Code, Chapter III of the Code of the Chicago Park District, shall be incorporated into and made part of all agreements authorized herein.
3. *Contingent Liability*: Any agreement lawfully entered into for a period of more than one year shall be executory only for the amounts for which the Park District may become liable in succeeding fiscal years pursuant to Section 17(i) of the Chicago Park District Act, 70 ILCS 1505/17(i). All agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year budget.
4. *Economic Disclosure Statement ("EDS")*: Contractors have submitted a full and complete EDS prior to execution of the contract.



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Attachment A – Fieldhouse Locations

Ada Park Fieldhouse
11250 S Ada St Chicago, IL 60643

Adams Park Fieldhouse
1919 N Seminary Ave, Chicago, IL 60614

Augusta Park Fieldhouse
4433 W Augusta Blvd, Chicago, IL 60651

Avalon Park Fieldhouse
1215 E 83rd St Chicago, IL 60619

Calumet Park Fieldhouse
9801 S Avenue G Chicago, IL 60617

Euclid Park Fieldhouse
9800 S Parnell Ave Chicago, IL 60628

Galewood Park Fieldhouse
5729 W Bloomingdale Ave, Chicago, IL 60639

Gross Park Fieldhouse
2708 W Lawrence Ave, Chicago, IL 60625

Hermosa Park Fieldhouse
2240 N Kilbourn Ave, Chicago, IL 60639

Indian Road Park Fieldhouse
6010 W Matson Ave, Chicago, IL 60646

Lawler Park Fieldhouse
5210 W 64th St Chicago, IL 60638



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Mayfair Park Fieldhouse
4550 W Sunnyside Ave, Chicago, IL 60630

O'hallaren Park Fieldhouse
8335 S Honore St Chicago, Il 60620

Ridge Park Fieldhouse
9625 S Longwood Dr Chicago, Il 60643

Sherman Park Fieldhouse
1301 W 52nd St Chicago, Il 60609

Strohacker Park Fieldhouse
4347 W 54th St Chicago, Il 60632

Veterans Memorial Park Fieldhouse
2820 E 98th St Chicago, Il 60617