



# Chicago Park District

## Legislation Text

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### **AUTHORIZATION TO ENTER INTO A CONTRACT WITH MB REAL ESTATE SERVICES, INC. FOR THE MANAGEMENT AND OPERATION OF MAGGIE DALEY PARK**

To the Honorable Board of Commissioners of the Chicago Park District

#### **I. Recommendation**

It is recommended that the General Superintendent and CEO or his designee enter into a contract with MB Real Estate Services, Inc. for the purpose of managing and operating Maggie Daley Park. The contractor was selected pursuant to a publicly advertised Request for Proposals. No work may commence, and no payment shall be made to vendor prior to the execution of a written agreement.

#### **II. Award Information**

Company: MB Real Estate Services, Inc.  
181 W. Madison  
Chicago, Illinois 60602

Company Type: Delaware Corporation

Majority Interests: Mr. Edward Milstein 50%  
Mr. Howard Milstein 50%

Contract Term: Five (5) years with five (5) one (1) year extension options

Contract Amount: See Exhibit A

Scope of Services: The management and operation of Maggie Daley Park, Cancer Survivors Garden and Peanut Park (See Exhibit B).

#### Affirmative

Action Goals: The Minority- and Women-Owned Participation for this contract include: 27% Minority-Owned and 6% Women-Owned.

Authorization: Authorize the General Counsel to include other relevant terms and conditions in the written Agreement. Authorize the General Superintendent to execute the Agreement and the Secretary to attest as to the signing of the Agreement and keep an original copy of the Agreement on file.

#### **III. Budget and Financial Information**

Budget Classification: Operating  
Fiscal Year: 2014-2024  
Source of Funds: 001.1303.1303.626060.1.1.1.1

#### **IV. Procurement Information**

Date Advertised: March 13, 2014  
Site Visit and Pre-Submittal  
Meeting: April 11, 2014  
Date Proposals Due: May 21, 2014

Number of Proposals Received: Four (4)

This contract was publicly advertised as a Request for Proposals (“RFP”). The RFP discussed the scope of services in 13 pages and was supplemented by 12 exhibits that included construction drawings and specifications and landscape specifications. Four proposals were received on the proposal due date, and the Department of Purchasing (“Purchasing”) deemed all to be responsive and compliant.

The EC began their evaluation of the proposals at their first meeting on June 16, 2014 where Purchasing reviewed the Evaluation Committee Guidelines with the EC and gave an overview of the evaluation process. Further, each member signed the Confidentiality Affidavit and Statement of Non-Conflict of Interest and received the non-financial sections of each proposal.

The second EC meeting was held on June 24 where the EC began their discussion of the non-financial sections of the proposals. At the conclusion of the meeting, the EC submitted their preliminary scores of the non-financial sections of each proposal, scheduled their next meeting, and Purchasing distributed the financial sections of each proposal to the EC members

The third EC meeting was held on June 30 where the EC began their discussion of the financial sections of the proposals and continued their discussion of the non-financial

sections of the proposals. The EC requested Purchasing send clarifications to all four proposers that instructed them to provide more detail regarding aspects of their proposals.

After a lengthy and extensive discussion, the EC decided to invite all four (4) companies to oral presentations. Lastly, each EC member submitted their preliminary scores of the financial sections of each proposal.

Purchasing sent the request for clarifications to the proposers on July 2 with an instruction to bring their response to their oral presentations. Oral presentations were held on July 9, 2014 and July 14, 2014. Each presentation lasted approximately 1 hour and 45 minutes. At the conclusion of each day, the EC met briefly to discuss the orals.

The fourth EC meeting was held on August 15 where the EC continued their discussions regarding every section of the proposals and oral presentations. After their discussion, the EC decided to request a Best and Final Offer from each proposer. Purchasing sent a request for Best and Final Offers to each proposer on August 15 with an August 19 deadline to respond.

Purchasing received all four Best and Final Offers on August 19, and they were reviewed at the fifth EC meeting on August 21. The EC discussed the Best and Final Offers and decided to seek clarifications of each Best and Final Offer. Accordingly, Purchasing sent each proposer a letter on September 5<sup>th</sup> regarding these questions with an instruction to respond by September 11.

Purchasing received all four responses on September 11, 2014 and the EC held its sixth and final meeting on September 12, 2014. The EC reviewed and discussed the responses and concluded their evaluation by submitting their final scores. Purchasing tabulated the final EC scores, and MB Real Estate was unanimously scored the highest and is recommended for award.

## **V. Explanation**

The Chicago Park District (“CPD”) requires the services of a firm to manage and operate Maggie Daley Park, formerly known as Daley Bicentennial Plaza. The 20-acre park is currently under construction, though the ice skating ribbon will be open later this year, and the park completely open in 2015. When completely open, the park will be a world class, multi-functional park with a distinctive presence that will feature a rock-climbing park, an ice skating ribbon, children’s play garden, and landscape. The landscape spaces encountered through the park will vary in character, scale and seasonal attributes creating a progression that unfolds in space and time. As visitors follow major pathways through the park, they will be introduced to an array of multi-sensory landscape experiences that are interspersed with views of the lake, the city, Buckingham Fountain and the rest of Grant Park.

MB Real Estate Service, Inc. has been providing venue management services since 1982 and is considered a leading company in the industry. The firm manages 22 million square feet of property which includes indoor and outdoor high-profile public spaces such as Millennium Park, Richard J. Daley Center and Plaza, as well as other downtown office buildings. They have extensive experience in many areas including facility and landscape maintenance, planning and capital construction, security, and program and event production. All of these are services that will be required at Maggie Daley Park

Millennium Park receives 5 million visitors annually and has been successfully managed by MB Real Estate Service Inc. since opening in 2004. The park has similar features to Maggie Daley Park such as ice skating, food and beverage outlets, special events and public programs, rentals and public assembly areas as well as diverse, four-season landscape installations.

In addition to their experience, MB Real Estate Services has a team that also brings experience to successfully manage and operate the park. Specifically, their operator of the climbing park at Maggie Daley Park currently operates the largest climbing wall in North America (100 feet tall) and has direct experience managing and maintaining the same climbing apparatus that is installed at Maggie Daley Park.

MB Real Estate Services has the demonstrated experience and capability to manage and operate Maggie Daley Park. Therefore, it is in the best interest of the Chicago Park District to recommend MB Real Estate Services, Inc. for the award for the management and operations of Maggie Daley Park contract.

## **VI. General Conditions**

1) *Conflicts*: The Agreement shall not be legally binding on the Chicago Park District if entered into in violation of the provisions of 50 ILCS 105, the Public Officer Prohibited Activities Act.

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 the agreement.

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")*: Contractor has submitted a full and complete EDS.