



Chicago Park District

Legislation Text

File #: 24-1053-0410, Version: 1

AUTHORIZATION TO ENTER INTO A CONTRACT WITH GEORGE SOLLITT CONSTRUCTION COMPANY FOR CRAGIN PARK FIELDHOUSE CONSTRUCTION SPECIFICATION NO. P-23001-001

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 George Sollitt Construction Company in the amount of \$5,198,198.00. The contractor was selected pursuant to a Request for Proposal (RFP). No work may commence, and no payment shall be made to contractor prior to the execution of a written agreement.

II. Award Information

Contractor:	George Sollitt Construction Company
Business:	Construction
Company Type:	Business Corporation
Year Incorporation:	1935
Majority Interest:	Thomassen, M 17.94% Ryan, H 11.21% Poortinga, D 10.73% McAleer, K 6.84% Arnold, F 6.84% Polacheck, M 6.81% Chiaramonte, F 5.87%
Contract Type:	Construction Contract
Contract Amount:	Not-to-exceed \$5,198,198.00
Affirmative Action	The Minority and Women-Owned Participation for this contract includes: 25.84% MBE participation and 5.00% WBE participation.
Scope of Services:	The Cragin Park Fieldhouse Construction will involve replacement of an existing 1,500 square-foot fieldhouse with a new 4,062 square foot fieldhouse with a Lobby, half-sized Gymnasium, Office, Restrooms, Pantry and Storage spaces. Site improvements will include upgraded electrical service and approximately 3,700 square feet of new paving surrounding the fieldhouse.

III. Budget and Financial Information

Budget Classification: Capital and Capital Grant
Fiscal Year: 2024
Source of Funds: 391.8260.0131.627012.TF001.23.08.58158

IV. Procurement Information

Specification Number: P-23001-001
Date Issued: January 22, 2024
Number of Proposals Received: Eleven (11)
Date Bids Due: March 8, 2024
Bid Evaluation Detail: Lowest responsible and responsive bidder
Procurement History: Project was issued as an RFP

The RFP was issued to all members of the General Construction Services Pre-Qualified Pool within the category of New Construction/Renovation Services. A total of eleven (11) proposals were received. These proposals were reviewed by Purchasing for responsiveness. Planning & Construction along with the Project Engineer carefully reviewed and evaluated the proposals as to the quality of the content relative to the contractor's understanding of the project scope, commitment to meet the established project schedule, total cost and the other evaluation criteria within the RFP. In addition, George Sollitt Construction Company was interviewed by Planning & Construction staff along with Purchasing to further discuss their proposal.

V. Explanation

Cragin Park is an existing 3.26-acre park located in the Belmont-Cragin Community area. It features landscaped grounds with a combination football/soccer field, two (2) softball courts, two (2) tennis courts, a basketball court, a volleyball court, a quarter-mile walking path, a playground with a wading/spray pool, and a modest single-story masonry fieldhouse built in 1954. The Park District with STL Architects designed a new single-story 4,062 sq. ft. fieldhouse that includes a half-size gymnasium that can be divided into two (2) clubrooms with a pantry, restrooms, offices, lobby, and storage space. Tax Increment Financing (TIF) dollars are making these improvements possible.

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")*: Contractor has submitted a full and complete EDS prior to execution of the contract.