



Chicago Park District

Legislation Text

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AUTHORIZATION TO ENTER INTO A CONTRACT WITH ALL-BRY CONSTRUCTION COMPANY FOR TOUHY-HERBERT PARK IMPROVEMENTS SPECIFICATION NO. P-23001-013

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 All-Bry Construction Company in the amount of \$2,721,000. The contractor was selected pursuant to a Request for Proposal (RFP). No work may commence, and no payment shall be made to All-Bry Construction Company, prior to the execution of a written agreement.

II. Award Information

Contractor: **All-Bry Construction Company**

Company Type: Business Corporation

Year Established: 1998

Majority Interest: Thomas W Girouard 100% interest

Contract Type: Construction Contract

Contract Amount: Not-to-exceed **\$2,721,000**

Affirmative Action: The Minority and Women-Owned Participation for this contract includes 33.1% MBE participation and 5% WBE participation.

Scope of Services: Construction of new and improved site amenities at Touhy-Herbert Park. Scope includes renovation of the existing softball field, installation of a new water spray feature, restoration of existing playground equipment, improvements to pathways and picnic areas throughout, and updates to site utilities. The softball field renovation includes new infield mix, backstop, player benches, spectator bleachers, scoreboard, and accessibility improvements.

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: Capital and Capital Grant

Fiscal Year: 2023

Source of Funds: Tax Increment Financing
391.8260.1065.627030.TF001.08.23.55618

IV. Procurement Information

Specification Number: P-23001-013
Date Issued: April 19, 2024
Number of Proposals Received: Five (5)
Date Proposals Due: May 29, 2024
Bid Evaluation Detail: 3rd lowest priced 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. Five (5) proposals were received. Planning & Construction along with the Project Architect thoroughly reviewed the proposals as to the quality of the proposal, compliance with MBE/WBE goals, cost for the services, commitment to schedule and past performance, where applicable. An interview was held with the General Contractor with the lowest proposed price by Planning & Construction staff along with Purchasing to further discuss their overall proposal and experience of their suggested sub-contracting team.

The recommended awardee possesses the professional qualifications and experience necessary for the satisfactory performance of the required services. Their proposal was selected in accordance with the evaluation criteria set forth in this RFP and in the best interest of the Park District.

V. Explanation

Touhy-Herbert Park is a 3.91-acre park located in the Near West community area at 2106 West Adams Street. The park is immediately adjacent to Chicago Bulls College Prep and Dett Elementary School. The community has long advocated for a new field house and site improvements to the park. In partnership with CPS, an expansion of Dett Elementary School, now under construction, will provide public programming space for the community. This package is to construct the additional requested site improvements including renovation of the existing softball field, installation of a new water spray feature, restoration of existing playground equipment, improvements to pathways and picnic areas throughout, and updates to site utilities.

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 agreement shall contain a provision requiring compliance with Chapter III of the Code of the Chicago Park District ("Governmental Ethics").
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.