



Chicago Park District

Legislation Text

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AUTHORIZATION TO ENTER INTO A CONTRACT WITH PACIFIC CONSTRUCTION SERVICES, LLC FOR JACKIE ROBINSON FIELDHOUSE CONSTRUCTION SPECIFICATION NO. P-23001-004

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 Pacific Construction Services, LLC in the amount of \$14,400,814.00. 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: **Pacific Construction Services, LLC**
Business: Construction
Company Type: Limited Liability Company
Year Incorporation: 2019
Majority Interest: Bart Friedman 50% interest
Stephen Bykowski 50% interest
Contract Type: Construction Contract
Contract Amount: Not-to-exceed **\$14,400,814.00**

Affirmative Action: The Minority and Women-Owned Participation for this contract includes:
25.66% MBE participation and 5.15% WBE participation.

Scope of Services: Construction of a new fieldhouse in Robinson (Jackie) Park (#236). The General Contractor's work includes, but is not limited to: demolition and removals, concrete, metal fabrications, carpentry, thermal and moisture protection, openings, finishes, specialties, equipment and furnishings, fire suppression, HVAC, plumbing, electrical, earthwork, utilities and exterior improvements.

III. Budget and Financial Information

Budget Classification: Capital Grant
Fiscal Year: 2024

Source of Funds: 361 8260 0236 627012 DC001 21 07 58251

IV. Procurement Information

Specification Number: P-23001-004
Date Issued: February 13, 2024
Number of Proposals Received: Nine (9)
Date Bids Due: March 21, 2024
Bid Evaluation Detail: Second lowest responsible and responsive proposer
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. Nine (9) proposals were received and all were deemed responsive by Purchasing. 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 and past performance, where applicable. Additional interview discussion was held with the recommended awardee by Planning & Construction staff along with Purchasing to further discuss their proposal.

The responsive and compliant submitter selected possesses the professional qualifications and experience necessary for the satisfactory performance of the required services. The selected proposal was chosen by the Evaluation Committee in accordance with the evaluation criteria set forth in this RFP and in the best interest of the Park District.

V. Explanation

Robinson (Jackie) Park is a 12.7-acre park located in the Washington Heights Community Area. The Park District will construct a new, 18,000 square foot fieldhouse that includes a full-sized gymnasium, two (2) multipurpose clubrooms, fitness center, teen room, pantry, men and women restrooms, offices, lobby, and storage space. The gymnasium will include a full-size basketball court with retractable bleachers, one half size court and drop-down batting cages. The two multipurpose clubrooms will be a meeting space for community use and park kids. The fitness/wellness center will house new multi-generational equipment. The teen center will allow space for teens to gather and provide activities and recreation. Site improvements will include staff parking, paving and landscaping.

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.