



# Chicago Park District

## Legislation Text

File #: 24-1052-0410, Version: 1

### **AUTHORIZATION TO ENTER INTO A CONTRACT WITH BURLING BUILDERS, INC. FOR RONAN GATEWAY AND PLAZA DEVELOPMENT SPECIFICATION NO. P-23001-003**

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 Burling Builders, Inc. in the amount of \$3,223,535.00. 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: **Burling Builders, Inc.**

Business: Construction

Company Type: Business Corporation

Year Incorporation: 1980

Majority Interest: Elzie Higginbottom 90% interest  
John A. Girzadas 10% interest

Contract Type: Construction Contract

Construction  
Timeline: Completion by December 30, 2024

Contract Amount: Not-to-exceed **\$3,223,535.00**

Affirmative Action: Burling Builders, Inc. is a Majority Minority owned firm.  
The Minority and Women-Owned Participation for this contract includes:  
29.00% MBE participation and 6.00% WBE participation.

Scope of Services: The Ronan Gateway and Plaza will provide a community gathering space with a new pavilion structure, river overlook structure, pedestrian plazas, new pedestrian walking paths, and vehicular access drives. Site improvements will also include new landscape planting, fencing, site furnishings, and utilities.

The General Contractor's work includes, but is not limited to: demolition and removals, concrete, precast architectural concrete, metal fabrications, site furnishings, electrical, earthwork, utilities and exterior improvements.

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

Budget Classification: Capital and Capital Grant

Fiscal Year: 2024

Source of Funds: 391.8260.0275.627030.TF001. 21.08.56199

### **IV. Procurement Information**

Specification Number: P-23001-003

Date Issued: January 29, 2024

Number of Proposals Received: Seven (7)

Date Bids Due: March 6, 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. Seven (7) proposals were received, but one proposal was deemed non-responsive by Purchasing. Planning & Construction along with the Project Engineer 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 discussions were held with two (2) of the submitters 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**

Ronan Park is a 12-acre park located in the Albany Park and Lincoln Square Community Areas. The development of a new neighborhood gateway and riverfront plaza at Ronan Park was envisioned as part of a vision plan, entitled Confluence: Our Great Rivers in Albany Park which outlined a series of improvements for a new east gateway to Lawrence Avenue.

The new park improvements will provide a gathering space for residents and visitors while also creating a place of inspiration. The Ronan Park Gateway and River Plaza Development integrate with the adjacent riverfront of the North Branch of the Chicago River and the community gardens immediately to the west.

### **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 provision5s 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.