



Chicago Park District

Legislation Text

File #: 24-1074-0508, Version: 1

AUTHORIZATION TO ENTER INTO A CONTRACT WITH ALL-BRY CONSTRUCTION COMPANY FOR KELVYN PARK FIELDHOUSE RENOVATION SPECIFICATION NO. P-23001-006

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 \$2,933,000.00. 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: All-Bry Construction Company
Business: Construction
Company Type: Business Corporation
Year Incorporation: 1998
Majority Interest: Thomas W. Girouard 100%
Contract Type: Construction Contract

Contract Amount: Not-to-exceed **\$2,933,000.00**

Affirmative Action participation and 15% WBE participation. The Minority and Women-Owned Participation for this contract includes: 37% MBE

Scope of Services: The project includes accessibility upgrades to comply with the U.S. Department of Justice allowing the Kelvyn park fieldhouse to be used as a polling location. Scope includes installation of a new exterior ramp, new concrete exterior stairs and front plaza replacement, full renovation of two first floor bathrooms and renovation to two first floor Club Rooms. Additional improvements include roof replacement, site utility repairs, select environmental remediation, interior finishes, and select mechanical, electrical and plumbing scope.

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 Grants
Fiscal Year: 2022-2024
Source of Funds: 391.8260.0126.627012.CC001.22.08.58261
035.8260.0126.627012.SR020.01.01.58261
084.8260.0126.627012.BD124.01.01.58261

IV. Procurement Information

Specification Number: P-23001-006
Date Issued: March 5, 2024
Number of Proposals Received: Ten (10)
Proposal Due Date: April 3, 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 ten (10) proposals were received, all deemed to be responsive. Planning & Construction along with the Project Architect thoroughly reviewed the submittals as to the quality of the proposal, compliance with MBE/WBE goals, cost for the services and past performance, where applicable.

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

V. Explanation

Kelvyn Park is a 9.92-acre park located at 4438 W. Wrightwood Ave. Chicago, IL 60639 in the Hermosa Community Area (one block south of Diversey Ave. and mid-way between Cicero & Pulaski Avenues). This 2-story fieldhouse is receiving needed Capital improvements.

VI. General Conditions

- 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.*
- 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.
- 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.