



# Chicago Park District

## Legislation Details (With Text)

**File #:** 21-1279-0310 **Name:** Contract for Construction of Park 596 (Admin. HQ)  
**Type:** Action Item **Status:** Passed  
**File created:** 3/1/2021 **In control:** Board of Commissioners  
**On agenda:** 3/10/2021 **Final action:** 3/10/2021  
**Title:** AUTHORIZATION TO ENTER INTO  
CONTRACT WITH PASCHEN ALL JOINT VENTURE  
FOR CONSTRUCTION OF PARK 596 CAMPUS- FIELDHOUSE, SITE DEVELOPMENT AND  
ADMINISTRATION BUILDING  
SPECIFICATION NO. P-20015  
**Sponsors:** Planning and Construction  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Paschen-All Schedules 3\_2\_21

Date	Ver.	Action By	Action	Result
3/15/2021	1	Board of Commissioners	approved	Pass
3/10/2021	1	Board of Commissioners	approved	Pass

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To the Honorable Board of Commissioners of the Chicago Park District

### I. Recommendation

It is recommended that the General Superintendent and CEO or his designee enter into a contract with PASCHEN ALL JOINT VENTURE for the construction of Park 596 Campus at 4830 S. Western Avenue; for a new Fieldhouse, Site Development and Administration Building. The contractor was selected pursuant to a publicly advertised Request for Proposals. No work may commence and no payment shall be made to the contractor prior to the execution of a written agreement.

### II. Award Information

**Contractor:** Paschen All Joint Venture  
  
F.H. Paschen, S.N. Nielsen & Associates LLC  
5515 N. East River Road  
Chicago, IL 60656  
  
All Construction Group  
1425 S. 55<sup>th</sup> Court  
Cicero, IL 60804

**Company Type:** Joint Venture

**Year Incorporation:** 2020

Majority Interests:	Paschen All Joint Venture	
	- F.H. Paschen, S.N. Nielsen & Associates LLC	74.00%
	- All Construction Group	26.00%
F.H. Paschen, S.N. Nielsen & Associates LLC		
	- FHP TR Trust No. 1	68.00%
	- James V. Blair	17.00%
	- James J. Habschmidt	5.00%
	- Charles W. Freiheit Jr.	4.00%
	- Scarpelli Family Trust	4.00%
	- Roland Schneider	2.00%
	All Construction Group	
	- Luis Puig	64.00%
	- Luis M. Puig	36.00%
Contract Term:	Construction Contract: Two (2) year initial term with one (1) additional one-year extension option.	
Contract Amount:	Not-to-exceed \$64,505,650.00	
Affirmative Action Goals:	The Minority and Women Owned Business Enterprise participation for this contract includes 27.93% minority owned and 6.20% women owned participation.	
Scope of Services:	<p>The CPD has acquired a 17-acre parcel of land at 48th and Western in the Brighton Park Community Area. The site will be developed for use as CPD's administrative headquarters, a fieldhouse, outdoor athletic fields, and other recreational open space.</p> <p>The new facilities will include: Administration Headquarters a 58,100 SF, multi-story administrative headquarters space along with related site improvements including parking, walkways, and site lighting. The Fieldhouse, a 20,000 SF fieldhouse building that shares a footprint with the Administrative Office building. Indoor recreation amenities at the fieldhouse include a gymnasium, fitness center, bathrooms and locker rooms, multi-purpose rooms, staff offices, teen center and lobby. Outdoor Recreation Facilities including construction two artificial turf athletic fields, athletic field lighting, grand lawn, walkways, playground, nature play areas and splash pad.</p> <p>The General Contractor's work includes, but is not limited to: demolition and removals, concrete, masonry, structural steel, carpentry, thermal and moisture protection, openings, finishes, equipment, furnishings, conveying equipment, fire suppression, plumbing, heating ventilating and air condition (HVAC), electrical, communications, electronic safety and security work, earthwork, utilities and exterior improvements.</p>	
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
Fiscal Year:	2021
Source of Funds:	

In addition to the construction of the Project, CPD solicited proposals that provided for financing of Project. Proposers were invited to include optional short-term construction financing and, additionally, optional long-term lease financing upon project acceptance as a component of the proposal. CPD determined it would be in the best interest of the Park District to pursue financing outside of this contract.

### IV. Procurement Information

Specification Number: P-20015  
Date RFP Advertised: August 3, 2020  
Non-Mandatory Pre-Submittal  
Teleconference: August 11, 2020  
Date Proposals Due: October 1, 2020  
Number of Proposals Received: Four (4)

Pursuant to the Chapter XI, section D, 2, a of the Code of the Chicago Park District, prior to advertisement of the Request for Proposals (“RFP”), the Director of Purchasing received the General Superintendent & CEO’s approval to advertise this contract through a RFP. Accordingly, this contract was publicly advertised as a RFP. A week following advertisement, there was a non-mandatory pre-submittal teleconference, which was attended by 25 persons representing 10 companies. Four (4) proposals were received on the due date and time. All proposals were found by the Department of Purchasing to be compliant and responsive.

The Evaluation Committee (“EC”) was comprised of seven (7) voting members: all of which were CPD staff. The EC initially met on October 7, 2020 and then began their evaluation of the proposals at their second meeting on October 16, 2020. They met again on October 19, 2020 and decided at the conclusion of this meeting to invite all four (4) proposers to oral presentations. Oral presentations were held on October 27, 2020, and each session lasted approximately one hour. The EC decided to send a request for Best and Final Offers to all four (4) proposers with a deadline to receive them by November 2, 2020. Purchasing received the Best and Final Offers by the deadline and forwarded them to the EC for their review.

Following the review of the Best and Final Offers, the EC issued a Changes to the RFP document and requested an additional Best and Final Offer from all four (4) proposers with a deadline to receive them by January 11, 2021. Purchasing received the Best and Final Offers by the deadline and forwarded them to the EC for their review. The EC met on January 12, 2021 to discuss the Best and Final Offers. The EC concluded its evaluation on January 20, 2021, PASCHEN ALL JOINT VENTURE was scored the highest by a majority of the EC members and is therefore being recommended for award.

## **V. Explanation**

In 2014, Northwestern purchased the entire Time-Life Building at 541 North Fairbanks including the Park District’s five floors. CPD leased back the full five floors with the intention of seeking out a new administration headquarters and as a part of the lease deal reduced our footprint by two floors. Today, the Park District occupies 3 full floors (65,210 square feet) which remains home to the Board and administrative staff. The Park District’s current lease is set to expire in 2022 with no further options to extend the lease.

The search for a new administrative headquarters for the Park District was undertaken with 20 locations considered in the Loop as well as neighborhoods across the city. Four finalist sites were identified in the Loop, Brighton Park, the Near West Side and Humboldt Park. The Brighton Park site at 48th and Western was selected due to its potential value to both the community and the Park District.

The large acreage of the 48<sup>th</sup> and Western site makes it possible to provide significant indoor & outdoor recreation opportunities for people of all ages and abilities, in an area of the City underserved by public park space. The construction of the new headquarters, fieldhouse, and park is a transformative investment which will be a source of civic pride for the Brighton Park neighborhood. The building will be a recognizable landmark along Western Ave Blvd as well as the CTA Orange Line. With direct proximity to James Shields Middle School and close proximity to a number of other neighborhood schools, the new park development allows for sharing of recreation resources between agencies.

This project consists of three inter-related components: a new headquarters building conjoined with a field house in a neighborhood park with outdoor amenities. Like more historical Chicago fieldhouses, the headquarters building and field house is set into the park to give the building a dignified presence befitting an important civic structure, and to organize the park space around it: grass and artificial turf playing fields in a large central area to the west surrounded by a more naturalistic landscape treatment which expands to the east of the new building and provides the building's foreground. A playground and spray pool is located near the neighborhood entrance to the park on the north side of the property; parking is located along the Metra track embankment on the south side of the site and accessed from Western Avenue. The building concept is designed to make Park District staff feel like they are working in a park.

## **VI. General Conditions**

- 1) *Conflicts*: The Agreement shall not be legally binding on the Chicago Park District if entered into in violation of the provisions of 50 ILCS 105, the Public Officer Prohibited Activities Act.
- 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 the agreement.
- 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.