



# Chicago Park District

## Legislation Details (With Text)

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| <b>File #:</b>        | 22-1081-0914  | <b>Name:</b>         | Contract Award George Sollitt Construction - Ridge Park |
| <b>Type:</b>          | Action Item   | <b>Status:</b>       | Approved  |
| <b>File created:</b>  | 8/17/2022   | <b>In control:</b>   | Board of Commissioners                                  |
| <b>On agenda:</b>     | 9/14/2022   | <b>Final action:</b> | 9/14/2022   |
| <b>Title:</b>         | AUTHORIZATION TO ENTER INTO A CONTRACT WITH GEORGE SOLLITT CONSTRUCTION COMPANY FOR RIDGE PARK FIELDHOUSE RENOVATIONS SPECIFICATION NO. P-22007 |                      |   |
| <b>Sponsors:</b>      | Planning and Construction   |                      |   |
| <b>Indexes:</b>       | Contract Award-IFB, RFP, RFQ  |                      |   |
| <b>Code sections:</b> |   |                      |   |
| <b>Attachments:</b>   | 1. MWBE-George Sollitt Construction Company   |                      |   |

| Date      | Ver. | Action By              | Action   | Result |
|-----------|------|------------------------|----------|--------|
| 9/14/2022 | 1    | Board of Commissioners | approved | Pass   |

### AUTHORIZATION TO ENTER INTO A CONTRACT WITH GEORGE SOLLITT CONSTRUCTION COMPANY FOR RIDGE PARK FIELDHOUSE RENOVATIONS SPECIFICATION NO. P-22007

**To: The Honorable Board of Commissioners of the Chicago Park District**

#### I. Recommendation

It is recommended that the General Superintendent and CEO or her designee enter into a contract with GEORGE SOLLITT CONSTRUCTION COMPANY for the Ridge Park Fieldhouse Renovations project at 9625 S. Longwood Drive. 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:** George Sollitt Construction Company  
1001 N. Milwaukee, Suite 402  
Chicago, IL. 60642

**Company Type:** Business Corporation

**Year Incorporation:** 1935

**Majority Interests:**

|                   |       |
|-------------------|-------|
| James Zielinski   | 13.9% |
| Thomas Baker      | 13.4% |
| Michael Thomassen | 12.1% |
| Henry Ryan        | 7.4%  |
| Daryl Poortinga   | 7.1%  |

**Contract Term:** Construction Contract: 259 Calendar Days

Contract Amount: Not-to-exceed \$2,028,959.00

**Affirmative Action**

Goals: The Minority and Women Owned Business Enterprise participation for this contract includes 25% Minority-Owned and 5% Women-Owned.

Scope of Services: The Ridge Park Fieldhouse was originally built in 1913 to include the main reception area, an auditorium, fitness center, clubroom, and washrooms. An expansion in the late 1920s added a north wing with an indoor swimming pool and gymnasium, as well as a south wing housing a woodshop and the John H. van der Poel Art Gallery. The second floor Auditorium, Gymnasium and Art Gallery are currently at three (3) different second floor levels. This project will provide accessibility at all floor levels with the construction of a new interior ramp and installation of a new three-stop elevator.

Additional improvements will include a new chair lift at the Auditorium stage, a new All-Gender Washroom, Auditorium Control Room, Auditorium stage extension, improved stage lighting and general lighting in the Auditorium, new bleacher seating in the Gymnasium, new drinking fountains and a new ComEd electrical service to the building. The existing reception desk will be modified to provide an accessible service counter, and new lighting and finishes will be provided at designated areas.

The General Contractor's work includes, but is not limited to: demolition and removals; concrete; masonry; structural steel; carpentry; openings; finishes; conveying equipment; plumbing; heating; ventilation; electrical; communications; earthwork; and utilities.

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

Budget Classification: Capital  
Fiscal Year: 2021  
Source of Funds: State Grant 361.8260.0175.627012.NR001.19.7.57206  
TIF Funds 391.8260.0175.627012.TF001.21.08.57206  
CPD Capital 35.8260.0175.627012.SR020.01.01.57206

### **IV. Procurement Information:**

Specification Number: P-22007  
Date Advertised: May 26, 2022  
Non-Mandatory Pre-Submittal: June 6, 2022  
Date Proposals Due: July 8, 2022.  
Number of Proposals Received: Four (4)

This project was publicly advertised as an RFP. There was a non-mandatory pre-submittal meeting held at Ridge Park Fieldhouse attended 15 persons representing 12 companies. A total of four (4) proposals were received on the due date and time. The Department of Purchasing deemed one of the four proposals to be non-responsive; this proposal was not forwarded to the Evaluation Committee.

The Evaluation Committee ("EC") was comprised of three (3) voting members, all of which were CPD staff. After reviewing the three (3) proposals, the EC unanimously agreed that the proposal with the highest EC score is George Sollitt Construction Company. A Recommendation of Award was developed and issued to the Department of Purchasing.

The responsive and responsible submitter selected possesses the professional qualifications and experience necessary for the satisfactory performance of the required services, in accordance with the evaluation criteria

set forth in this RFP. The qualifications of their assigned personnel with similar project experience in addition to their commitment to meet the required M/WBE utilization and schedule were factors in making this decision.

We recommend award of the total lump sum Base Price of \$1,949,409.00 + Alternates 1, 2 and 3 for a not-to-exceed price of \$2,028,959.00.

## **V. Explanation:**

Section X of the General Conditions of the contract permit changes to the scope of work. Additionally, Chapter XI, Section #, 4, of the Code of the Chicago Park District permits change orders under one or more of the following circumstances: (i) the circumstances that necessitate the change were not reasonably foreseeable at the time that the contract was signed; or (ii) the change is germane to the original contract as signed; or (iii) the change order is in the best interest of the project and the Chicago Park District as authorized by law.

The Chicago Park District received Tax Increment Financing Funds that will be invested in the park. Improvements include concrete and masonry (i.e. stairs, elevator, building masonry), windows, roof and gutters, landscaping, lighting, plumbing infrastructure, HVAC, accessibility upgrades and other related interior and exterior repairs.

## **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 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 full and complete EDS.