



# Chicago Park District

## Legislation Details (With Text)

**File #:** 23-1003-0125 **Name:** Contract Award with F.H Paschen for Cultural Renovations

**Type:** Action Item **Status:** Approved

**File created:** 12/20/2022 **In control:** Board of Commissioners

**On agenda:** 1/25/2023 **Final action:** 1/25/2023

**Title:** AUTHORIZATION TO ENTER INTO A CONTRACT WITH F.H. PASCHEN, S.N. NIELSEN AND ASSOCIATES, LLC. FOR CULTURAL CENTER RENOVATION AT AUSTIN TOWN HALL, DOUGLASS PARK, AND HUMBOLDT PARK  
SPECIFICATION NO. P-16008-057

**Sponsors:** Planning and Construction

**Indexes:** Contract Award-IFB, RFP, RFQ

**Code sections:**

**Attachments:** 1. MWBE - F.H. Paschen

Date	Ver.	Action By	Action	Result
1/25/2023	1	Board of Commissioners	approved	Pass

**AUTHORIZATION TO ENTER INTO A CONTRACT  
WITH F.H. PASCHEN, S.N. NIELSEN AND ASSOCIATES, LLC. FOR  
CULTURAL CENTER RENOVATION AT AUSTIN TOWN HALL, DOUGLASS PARK, AND  
HUMBOLDT PARK  
SPECIFICATION NO. P-16008-057**

### 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 F.H. Paschen, S.N. Nielsen and Associates, LLC in the amount of \$6,289,000.00. 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. The cultural center improvements will occur at Austin Town Hall, Douglass Park and Humboldt Park.

#### II. Award Information

**Contractor:** F.H. Paschen, S.N. Nielsen and Associates, LLC

**Business:** Construction

**Company Type:** Limited Liability Company

**Year Incorporation:** 2003

**Majority Interest:** James V. Blair 85%

**Contract Type:** Construction Contract

**Contract Period:** Expiration of December 31, 2023

**Contract Amount:** Not-to-exceed **\$6,289,000.00**

Affirmative Action: The Minority and Women-Owned Participation for this contract include:  
25.20% Minority-owned, 5.03% Women-owned.

Scope of Services: The general scope of the renovation includes the demolition of existing theatre lighting and rigging features, the demolition and removal of walls and existing furnishings, installation of ADA platform lifts, theatre lighting and rigging systems, acoustic panels and curtains, audio/visual systems and associated controls, electrical improvements for the new theatre equipment, HVAC improvements, plumbing improvements for dressing rooms, and upgraded finishes and furnishes for theatre amenity spaces.

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

#### *Austin Town Hall CIP 55039*

Budget Classification: Capital  
Fiscal Year: 2020  
Source of Funds: 82.8260.0207.627012.BD122.01.01.55039

#### *Douglass Park CIP 55275*

Budget Classification: Capital  
Fiscal Year: 2020  
Source of Funds: 82.8260.0218.627012.BD122.01.01.55275

#### *Humboldt Park CIP 55320*

Budget Classification: Capital  
Fiscal Year: 2020  
Source of Funds: 82.8260.0204.627012.BD122.01.01.55320

### **IV. Procurement Information**

Specification Number: P-16008-057  
Date Issued: September 23, 2022  
Number of Bids/Proposals Received: Two (2)  
Date Bids/Proposals Due: November 3, 2022  
Best & Final Offer Due (BAFO): December 14, 2022  
Bid Evaluation Detail: Lowest responsible and responsive bidder  
Procurement History: Project was issued as an RFP

The RFP was issued to all 19 members of the pre-qualified pool of General Contractors within the category of Construction/Renovation. Two proposals were received. These two proposals were carefully reviewed by Purchasing for responsiveness, Planning & Construction and Project Architect as to the content of the response relative to the project scopes at each of the fieldhouses and total cost. Each of the two Proposers were interviewed by members of Capital Construction and the Project Design Team to further clarify their understanding of the scope of work, their intended sub-contracting team and other items contained in their proposals.

On December 6, 2022 a Request for Best and Final Offer (BAFO) was sent to both Proposers with a deadline of December 14, 2022. Each of the BAFO's were evaluated. The General Contractor's proposal recommended for award demonstrated a full and complete understanding of the scope of work, includes a sub-contracting team with experience in the specialty areas required for these cultural center renovations, and a commitment of the necessary personnel to execute the three projects concurrently.

### **V. Explanation**

The Cultural Center Renovations are a district-wide initiative to improve the Chicago Park District's Cultural Centers throughout the city; the initial phase focuses on nine (9) centers located within the central and south regions. A Performance Venue Assessment report commissioned in 2019 by the Chicago Park District Department of Culture Arts, & Nature identified the need for these improvements.

This work will upgrade our current theatrical systems to better meet the standards of the professional artists and educators who utilize

our Cultural Centers to provide programming to patrons in and around the surrounding communities. The Department of Culture, Arts, & Nature provides a wide range of cultural programming at these centers, administers the Art Partners in Residence program, and facilitates other cultural partnerships. The improvements and upgrades to theatres will enhance these performance spaces and improve overall arts and cultural opportunities. This award for Austin Town Hall, Douglass Park and Humboldt Parks is the first phase of the Cultural Center improvement program with more to come.

## **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.