



Chicago Park District

Legislation Text

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AUTHORIZATION TO ENTER INTO A CONTRACT WITH WILLIAMS ARCHITECTS FOR DESIGN & ENGINEERING SERVICES FOR GATELY PARK INDOOR TRACK & FIELD FACILITY SPECIFICATION NO. P-11007-119

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 architecture firm of Williams Architects, for design and engineering services for a new indoor track and field facility at Gately Park (810 E. 103rd Street). The contractor was selected pursuant to a design and engineering pre-qualified pool Request for Services. 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: Williams Architects
125 S. Wacker Drive, Suite 300
Chicago, IL 60606

Company Type: Business Corporation

Majority Interest:	Mark S. Bushhouse	24.74%
	Tom C. Poulos	20.62%
	Thomas G. LaLonde	17.53%
	Scott E. Lange	13.40%
	Steven W. Mihelich	12.37%
	Frank Parisi	7.22%
	Andrew Caputo	4.12%

Contract Term: Two years

Contract Amount: Not-to-exceed \$2,502,010.00, includes a basic services fee of \$2,337,000.00, plus a reimbursable expense allowance of \$165,910.00.

Scope of Services: The scope of services includes architectural design and engineering associated with the development of the new Gately Park Indoor Track and Field Facility. The contractor will produce schematic images, construction drawings, and a complete bid package including all relevant technical specifications, cost forms and any other relevant materials along with updated project cost estimates. The contractor will also coordinate with other City departments and agencies as required to secure all necessary permits for this development. Additionally, the contractor is responsible for all documentation, modeling, calculations and other services associated with LEED certification from the Green Building Council (USGBC).

Site investigation work will include a topographic/utility survey, soil sampling for geo-technical testing and environmental classification.

The contractor will also provide construction administration and observation services for the project during the construction of the facility and problem resolution for six months following final completion.

Affirmative

Action Goals: The Minority and Women Owned Business Enterprise participation for this contract includes 29.5% minority owned and 6.2% women owned.

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 and Capital Grant
Fiscal Year:	2016-2017
Source of Funds:	76.8260.0244.622040.BD116.01.01.57718 361.8260.0244.627012.NR001.G4.07.57718 77.8260.0244.622040.BD117.01.01.57718

IV. Procurement Information

Pursuant to the “Local Government Professional Services Act”, 50 ILCS 510, the Department of Planning and Construction (“DPC”) selected Williams Architects from the Design and Engineering Service pre-qualified pool to receive a Request for Services (“RFS”) for this project. Upon receipt of their response to this RFS, DPC negotiated the terms for the project, including the scope of work and fee. DPC presented its recommendation to the Director of Purchasing who concurred with this award recommendation. Since the project value exceeds the \$200,000 project cap it is being presented to the Board of Commissioners for approval.

V. Explanation

The Chicago Park District is developing Chicago’s first dedicated indoor track and field facility to support athletic programs and host competitive events. The Park District proposes to construct a new state of the art indoor track and field facility that attracts the highest caliber of track and field competitions to Chicago.

The new 104,000 square-foot track and field facility will be designed to host championship level meets and will include: a 200-meter banked track with six lanes; a full range of track and field capability including long jump, high jump, a dedicated throwing cage, separate sprint lanes and a warm-up area. The facility will have a seating capacity of 3,500 with the opportunity for expansion during large competitions. The facility will be built to accommodate additional indoor sports such as volleyball and basketball. The facility will utilize the latest technology for energy-efficient and sustainable design to achieve LEED Certification.

This year-round high quality training and competition center will be a world class venue that will assist in revitalizing track and field in the Chicago area. The facility will have the ability to host national competitive events while also providing sports and recreation opportunities for youth and adults in Chicago. Williams Associates Architects, Ltd is a 41-year old design/architecture/engineering and planning firm that has built many sports and recreation facilities around the Chicago region as well as around the country. They have programmed or designed over \$2.6 billion in sports and recreation facilities nationwide. Some familiar Chicago-area facilities include the Skokie Skatium, the Centre of Elgin and the Glenview Park Center.

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.