



Chicago Park District

Legislation Text

File #: 18-3083-0815, Version: 2

AUTHORIZATION TO ENTER INTO CONTRACT WITH MCHUGH BOWA GATELY PARK JOINT VENTURE, LLC FOR GATELY PARK INDOOR TRACK & FIELD FACILITY CONSTRUCTION SPECIFICATION NO. P-18011

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 McHugh Bowa Gately Park Joint Venture, LLC for the construction of a new indoor track and field facility at Gately Park (744 E. 103rd Street). 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:	McHugh Bowa Gately Park Joint Venture, LLC Corporation Trust Center 1209 Orange Street Wilmington, Delaware 19801																								
Company Type:	Delaware Limited Liability Company																								
Year Incorporation:	2018																								
Majority Interests:	<table><tbody><tr><td>McHugh Bowa Gately Park Joint Venture, LLC</td><td></td></tr><tr><td>- James McHugh Construction Company</td><td>70.00%</td></tr><tr><td>- Bowa Construction</td><td>30.00%</td></tr><tr><td>James McHugh Construction Company</td><td></td></tr><tr><td>- McHugh Enterprises</td><td>100.00%</td></tr><tr><td>McHugh Enterprises</td><td></td></tr><tr><td>- Patricia H. McHugh</td><td>48.05%</td></tr><tr><td>- James R. McHugh</td><td>48.05%</td></tr><tr><td>- McHugh ESOP</td><td>2.94%</td></tr><tr><td>- Michael Meagher</td><td>0.88%</td></tr><tr><td>- Gina Alexander</td><td>0.05%</td></tr><tr><td>- Bruce E. Lake</td><td>0.03%</td></tr></tbody></table>	McHugh Bowa Gately Park Joint Venture, LLC		- James McHugh Construction Company	70.00%	- Bowa Construction	30.00%	James McHugh Construction Company		- McHugh Enterprises	100.00%	McHugh Enterprises		- Patricia H. McHugh	48.05%	- James R. McHugh	48.05%	- McHugh ESOP	2.94%	- Michael Meagher	0.88%	- Gina Alexander	0.05%	- Bruce E. Lake	0.03%
McHugh Bowa Gately Park Joint Venture, LLC																									
- James McHugh Construction Company	70.00%																								
- Bowa Construction	30.00%																								
James McHugh Construction Company																									
- McHugh Enterprises	100.00%																								
McHugh Enterprises																									
- Patricia H. McHugh	48.05%																								
- James R. McHugh	48.05%																								
- McHugh ESOP	2.94%																								
- Michael Meagher	0.88%																								
- Gina Alexander	0.05%																								
- Bruce E. Lake	0.03%																								
- Nosa Ehimwenman	<table><tbody><tr><td>Bowa Construction</td><td>100.00%</td></tr></tbody></table>	Bowa Construction	100.00%																						
Bowa Construction	100.00%																								
Contract Term:	Two (2) year initial term with one (1) additional one-year extension option.																								
Contract Amount:	Not-to-exceed \$53,521,308.00																								

Affirmative

Action Goals: The Minority and Women Owned Business Enterprise participation for this contract includes 33.59% minority owned and 5.52% women owned participation.

Scope of Services: The Gately Indoor Track & Field Facility construction services include all the requirements to develop a 139,375-square foot indoor track and field facility.

The facility's supporting amenities include a meet management control room, concessions, multipurpose rooms, and locker rooms. The facility will also feature a 4,000 square foot warm up area, eight sprint lanes, two long and triple jump runways and pits, pole-vault runway and pads, a high jump area, and scoreboard(s).

This facility is also intended to serve local residents as a year-round community center for wellness and culture and after school programming. In addition to the indoor track, the facility will feature a fitness center, multi-purpose rooms, locker rooms and various program spaces.

The General Contractor's work includes, but is not limited to: demolition and removals, poured-in-place concrete, precast structural concrete, masonry, structural steel, carpentry, thermal and moisture protection, openings, finishes, equipment, hydraulically banked track and field system, conveying equipment, fire suppression, plumbing, HVAC, electrical, communications, electronic safety and security work, earthwork, utilities and exterior improvements.

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: 2018

Source of Funds: 351.8260.0244.627030.PG190.17.09.57718

351.8260.0244.627030.PGxxx.18.09.57718

361.8260.0244.627012.NR001.G4.07.57718

361.8260.0244.627030.DC001.15.07.57718

078.8260.0244.627012.BD118.01.01.57718

IV. Procurement Information

Specification Number: P-18011

Date RFP Advertised: June 21, 2018

Mandatory Pre-Submittal

Conference: June 27, 2018

Date Proposals Due: July 24, 2018

Number of Proposals Received: Five (5)

Pursuant to the Chapter XI, section D, 2, a of the Code of the Chicago Park District, about a week 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 mandatory pre-submittal conference which was attended by over 30 persons representing 18 companies. Five (5) proposals were received on the due date and time. The five proposers signed the Sign-In Sheet for the Mandatory Pre-Submittal Conference indicating they attended it and were eligible to submit a proposal. All proposals were found by the Department of Purchasing to be compliant and responsive.

The Evaluation Committee (“EC”) was comprised of nine (9) voting members: five (5) of which were CPD staff; and four (4) from After School Matters (“ASM”), two (2) officers of ASM and two (2) who are their project architects (principal and executive). The EC began their evaluation of the proposals at their first meeting on July 27, 2018. They met again on August 1, 2018 and decided at the conclusion of this meeting to invite all five (5) proposers to oral presentations. Oral presentations were held on August 2, 2018, and each session lasted approximately one hour. The EC decided to send a request for Best and Final Offers to the top three (3) proposers on August 3, 2018 with a deadline to receive them of August 6, 2018. Purchasing received the Best and Final Offers by the deadline and forwarded them to the EC for their review. The EC concluded its evaluation on August 7, 2018 by unanimously scoring McHugh-Bowa Joint Venture, LLC the highest and recommending them for award.

V. Explanation

The Chicago Park District (“Park District”) is developing at Gately Park Chicago’s first state of the art, indoor track and field facility to support athletic programs and host events attracting the highest caliber of track and field competitions to Chicago.

The Gately Indoor Track & Field Facility will feature a 200 meter hydraulically banked track with six lanes. This will be the first of its kind within Illinois and joins only 24 other hydraulically banked sport facilities throughout the world.

The new facility is designed to host championship level meets and includes: a full range of track and field sports 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. It 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 Chicagoland youth and adults.

The Park District has partnered with After School Matters (“ASM”) and incorporated approximately 22,000 square feet of dedicated ASM program space across two-stories of the proposed facility. The building program includes space for a dance program, full culinary kitchen and multi-purpose labs for art, science and technology. ASM provides Chicago public high school teens opportunities to explore and develop their talents while gaining critical skills for work, college and beyond. ASM and the Park District have partnered together for years and the Gately Indoor Track & Field Facility will continue this successful partnership.

The building’s design is reflective of the Pullman neighborhood’s history and the recreation buildings’ architectural tradition, while keeping an eye to the future. The architecture of the new facility pays homage to the nearby Pullman Factory buildings through its symmetrical composition, the use of a central roof monitor, and the use of materials such as brick and translucent panels. The barrel vault, truss roof structure and the disposition of windows high on the façade recalls the tradition of field houses and large sports arenas. These architectural features are elegantly interwoven with bold contemporary architectural elements.

Chicago's Pullman, Roseland and surrounding communities have advocated for an indoor track facility for more than three decades. Award of this contract will pave the way to build a world class sports complex to further the development of young athletes while also creating a year-round community center for wellness, culture and after-school programming.

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.