



# Chicago Park District

## Legislation Text

File #: 18-3093-0912, Version: 1

### **AUTHORIZATION TO ENTER INTO CONTRACT WITH BURLING BUILDERS, INC. FOR JANE ADDAMS RECREATION CENTER NEW CONSTRUCTION SPECIFICATION NO. P-16008-012**

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 Burling Builders, Inc. for the construction of a new recreation center at Jane Addams Park (1434 S. Loomis St.). The contractor was selected pursuant to a Request for Proposals to the General Contractor Services Pre-Qualified Pool. 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: Burling Builders, Inc.  
44 W. 60<sup>th</sup> Street  
Chicago, Illinois 60621

Company Type: Illinois Business Corporation

Year Incorporation: March 11, 1980

Majority Interests: Elzie Higginbottom - 90%  
John Girzadas - 10%

Contract Term: Two (2) year initial term with one (1) additional one-year extension option.

Contract Amount: Not-to-exceed \$22,345,700.00

Affirmative  
Action Goals: The Minority and Women Owned Business Enterprise participation for this contract includes 25.4% minority owned and 8.0% women owned participation.

Scope of Services: The Jane Addams Recreation Center new construction services include all the requirements to develop a 98,776-square foot recreation center.

The new recreation center will house an artificial turf field, multi-purpose hard surface courts, and community room for meetings and classes, restrooms, offices, reception and storage space. Outdoor facilities will include an artificial turf combination field to include baseball, football, soccer and lacrosse. The site will also receive landscape improvements, a parking lot and loading area.

The General Contractor's work includes, but is not limited to: concrete, precast structural concrete, masonry, structural steel, carpentry, thermal and moisture protection, openings, finishes, specialties, equipment, furnishings, 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 Bonds and Capital Grants  
Fiscal Year: 2018  
Source of Funds: 391.8260.262.627012.TF001.18.8.56536  
078.8260.262.627012.BD118.18.8.56536  
391.8260.262.627012.CH001.18.8.56536  
351.8260.262.627012.PGXXX.18.9.56536  
351.8260.262.627012.PG190.18.9.56536

### **IV. Procurement Information**

Specification Number: P-16008-012  
Date RFP Issued: August 7, 2018  
Pre-Submittal Conference: August 13, 2018  
Date Proposals Due: August 31, 2018  
Number of Proposals Received: 5

Proposal Evaluation Detail: The proposal was evaluated for the quality of the proposal particularly the qualifications of their assigned personnel and similar project experience in addition to their commitment to meet the established substantial completion. Other factors reviewed included the cost and compliance with M/WBE goals.

Procurement History: Project was issued for proposal through the General Contractor Services Pre-Qualified Pool.

This contract was solicited as a Request for Proposals (“RFP”) to the Pre-qualified Pool of General Contractor Services on August 7, 2018. Five proposals were received on the due date and all proposals were found by the Department of Purchasing (“Purchasing”) to be compliant and responsive. On September 4, 2018, a review of the Proposals was completed and a Recommendation of Award to Burling Builders, Inc. was issued to Purchasing for the Base Price of \$19,445,700.00 plus Alternate #1 (north artificial turf field, civil and landscape work) in the amount of \$2,900,000.00 for a lump sum not-to-exceed price of \$22,345,700.00.

### **V. Explanation**

The Chicago Park District (“Park District”) is developing at Addams Park the Park District’s first indoor artificial turf field facility and the first public facility in the City of Chicago.

The Addams Recreation Center will be a multi-purpose facility designed to provide the community the benefits of a multi-purpose artificial turf field, 3 lane practice track, and hard court space year-round. The building also has a 700 square foot community room, and other associated support facilities including reception, office, vending area, storage, restrooms and a 39 car parking lot.

The recreation center will lend itself to both multiple coinciding activities, as well as single, full-building activities. Activities include a broad range of events from tryouts, practices and league play for athletic

programs like soccer, football, track, or lacrosse. Other activities may include hosting regional competitive events for youth and young adults in the community.

## **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.