



# Chicago Park District

## Legislation Text

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### **AUTHORIZATION TO ENTER INTO A CONTRACT FOR**

### **DESIGN & ENGINEERING SERVICES FOR PRELIMINARY DESIGN OF A NEW PARK DISTRICT ADMINISTRATIVE HEADQUARTERS, A NEW FIELDHOUSE, AND OUTDOOR RECREATIONAL FACILITIES AT PARK 596**

### **SPECIFICATION NO. P-16015-051**

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 John Ronan Architects for the purpose of providing preliminary design services for the development of a new Park District Administrative Headquarters building, a new fieldhouse and outdoor recreational facilities at Park 596 (48<sup>th</sup> and Western). The Consultant was selected pursuant to a Request for Services ("RFS"). The total contract award shall not exceed \$1,396,565.00. No work may commence and no payment shall be made to vendor prior to the execution of a written agreement.

#### **II. Award Information**

Company: John Ronan Architects  
420 West Huron Street  
Chicago, IL 60654

Company Type: Business Corporation

Majority Interest: John Ronan

Contract Type: Design Services

Contract Term: Three (3) Years

Contract Amount: Not-to-exceed \$1,396,565.00

Scope of Services: Pursuant to the requirements for procurement of design-build services outlined in 70 ILCS 1505 Chicago Park District Act Sections 26.10-4 - 26.10.11, the Park District is engaging a Consultant to develop preliminary design documents, cost estimates, and schedules for the development of a new Park District Administrative Headquarters building, a new fieldhouse, and new outdoor recreational facilities at Park 596 (the 48<sup>th</sup> and Western site).

In 2019, the Park District intends to seek a developer team to design, construct, and finance the development of a new Park District Administrative Headquarters building, a new fieldhouse, and outdoor recreational facilities at Park 596. State law requires the Park District to use a two-phase procedure for procurement of these services: Phase I of the process creates a short-list of qualified design-build entities based on project experience, Phase II of the process evaluates short-listed design-build entities based on a technical designs and a guaranteed maximum project cost. The preliminary design documents prepared by the Consultant will be included in Phase II of the publically-advertised bid package and used as a basis for bidders' proposals.

The Consultant will prepare an existing conditions assessment, including a site survey, geotechnical studies and reports, and a comprehensive code analysis. The Consultant will then prepare a master plan concept for the site as well as design drawings for the new Administration Headquarters building and fieldhouse. The Consultant's work will include preliminary costs estimates and schedule projections. Additionally, the Consultant will prepare submittals for review by various City of Chicago departments, including the Planning Department for the anticipated Planned Development process.

The Consultant will provide assistance through the bidding process for developer services. The Consultant will review and advise on the Park District's design-build-finance Request for Proposals (RFP), and will assist, as needed, with the review and evaluation of technical bid proposals. Once a developer is selected for the project, the Consultant will review the developer's design submittals for adherence to design intent and CPD standards at key project milestones, and will perform limited administration and observation services through project construction.

**Affirmative**

Action Goals: The Minority- and Women-Owned Participation for this contract include: 28.07% Minority-Owned and 10.75% 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  
Fiscal Year: 2019  
Source of Funds: 079.8270.0596.627030.BD119.01.01.56082

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

Specification Number: P-16015-051  
Date Issued: December 13, 2018  
Number of Proposals Received: One (1)  
Date Proposals Due: January 4, 2019

The Request for Services (RFS) was issued to John Ronan Architects via the Pre-Qualified Design and Professional Services Pool for Architecture. The Board approval process requires that whenever a project award exceeds \$400,000.00 the Board must first approve the award before the notice-to-proceed can be issued.

#### **V. Explanation**

Park 596 is located in the Brighton Park community area on the southwest side of the City, about six miles from the downtown area. Brighton Park is in the top five community areas with an open space need based on the per capita methodology. As a 17-acre site, this park development is a rare and exciting opportunity for this community.

The Park District seeks to create an engaging, attractive, safe and accessible new administration headquarters building, a new fieldhouse, and outdoor recreational facilities at Park 596. The new, multi-story Administration Headquarters building will be approximately 54,000 square feet and will include related site improvements such as parking, walkways, and site lighting. A new fieldhouse building of approximately 18,000 square feet will support indoor recreation amenities. The remainder of the site will be development for outdoor recreation facilities including up to three artificial turf athletic fields or diamonds, natural turf athletic fields or diamonds, athletic field lighting, walkways, a playground, and a spray pool.

Concurrent with the preliminary design services to be performed under this contract, the Park District will initiate the design-build-finance request for proposals (RFP) process. The preliminary design documents produced as deliverables of this contract will be included as an integral part of the development RFP package.

#### **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.