



Chicago Park District

Legislation Text

File #: 19-1080-0814, **Version:** 1

**AUTHORIZATION TO ENTER INTO A CONTRACT FOR
DESIGN, CONSTRUCTION DOCUMENTATION, AND CONSTRUCTION ADMINISTRATIVE SERVICES FOR
PARK 596 (48TH AND WESTERN)**

SPECIFICATION NO. P-16015-067

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 design, construction documentation, and construction administrative services for the development of a new Park District Administrative Headquarters building, a new fieldhouse and outdoor recreational facilities at Park 596 (48th and Western). The Consultant was selected pursuant to a Request for Services ("RFS"). The total contract award shall not exceed \$1,969,974.00. 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 and Construction Administrative Services

Contract Term: Three (3) Years

Contract Amount: Not-to-exceed \$1,969,974.00

Scope of Services: The Park District is engaging a Consultant to develop design documents, cost estimates, construction documents, and perform construction administrative services for the development of a new Park District Administrative Headquarters building, a new fieldhouse, and new outdoor recreational facilities at Park 596 (the 48th and Western site).

Affirmative
Action Goals: The Minority- and Women-Owned Participation for this contract include: 27.96% Minority-Owned and 7.76% 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: Park District Fund 34

Fiscal Year: 2019

Source of Funds: 034.8260.0596.627030.PK091.01.01.56082

IV. Procurement Information

Specification Number: P-16015-067

Date Issued: May 23, 2019

Number of Proposals Received: One (1)

Date Proposals Due: May 29, 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 56,000 square feet and will include related site improvements such as parking, walkways, and site lighting. A new fieldhouse building of approximately 19,000 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.

The Park District plans to publically bid the project for construction. This requires the Park District to engage a design firm to produce 100% Construction Documents and perform construction administration. John Ronan Architects is currently under a separate contract to prepare drawings through design development for the development of Park 596.

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.