



Chicago Park District

Legislation Text

File #: 22-1112-1116, Version: 1

AUTHORITY TO EXTEND PREVIOUSLY GRANTED AUTHORITY ESTABLISHED UNDER SPECIFICATION NO. P-15000, SPECIFICATION NO. P-16015, AND SPECIFICATION NO. P-16008 TO ENTER INTO CONTRACTS WITH PRE-QUALIFIED VENDORS

To the Honorable Board of Commissioners of the Chicago Park District:

I. Recommendation:

It is recommended that an order be entered granting the General Superintendent and CEO or her designee the authority to extend the contract term for the pre-qualified contractors under Board Items Spec No. P-15000 for Rapid Response Construction Projects, under Spec No. P-16015 for Architectural and Engineering Services, and Spec. No. P-16008 for General Contracting (collectively referred to the “pre-qualified pools” or “pools”) to December 31, 2023.

All aspects of the existing authority granted by the Board of Commissioners for the pre-qualified pools and the contract terms will remain in full effect until December 31, 2023 with the exception that:

- Spec. No. P-16008 for General Contracting will have a cap of \$2,500,000 imposed immediately, where any contract award or expenditure in excess of the cap must be presented to the Board of Commissioners for approval before the project is awarded to a contractor.

The District will issue new Request for Qualifications (RFQs) to establish three new pools. The District will seek authorization from the Board of Commissioners to establish the new pre-qualified pools pursuant to the RFQs no later than December 31, 2023.

II. Award, Budget and Financial Information:

Contractors: Various contractors under the existing pools

Contract Period: One (1) extension option that will expire December 31, 2023.

Contract Amount: None. The Rapid Response, Architectural and Engineering Services and General Contractor Pools are not project-specific and are instead utilized to establish a pool of pre-qualified firms that can bid on specific projects in the future.

Scope of Services: As established under P-15000, P-16015 and P-16008

Source of Funds: Various Capital Sources

Specification Number(s): P-16008, P-15000, P16015

III. Explanation

We request that the Board of Commissioners grant the Superintendent and CEO or her designee the authority to extend the contract term for the pre-qualified contractors under Board Items Spec No. P-15000 for Rapid Response Construction Projects, under Spec No. P-16015 for Architectural and Engineering Services, and Spec. No. P-16008 for General Contracting (collectively referred to the “pre-qualified pools” or “pools”) to December 31, 2023.

As part of the requested authority to extend the contract terms of the pre-qualified pools, we recommend adding a cap to the General Contracting Pool of \$2,500,000, imposed immediately, where any contract award or expenditure in excess of the cap must be presented to the Board of Commissioners for approval before the project is awarded to a contractor.

The pre-qualified pools enable the Chicago Park District to purchase design and construction services from outside vendors, which is critical to our ability to implement projects under the Capital Improvement Program. The pools consist of the Architecture/Engineering Pool P-16015 (A/E Pool,) the General Contractor Services Pool (GC Pool) P-16008 and the Rapid Response Construction Services Pool (RR Pool) P-15000. These pools were approved by the Board of Commissioners in 2016 and 2017, and the contracts in the pools expire in December 2022 (P-15000 Rapid Response Pool), March 2023 (P-16008 General Contracting Pool) and April 2023 (P-16015 A/E Pool). The requested extensions of the existing pre-qualified pools will allow the District to continue to purchase work while we issue new Requests for Qualifications (RFQs), review submissions, and then bring the new pools to the Board of Commissioners for authority to enter into contracts with the individual pre-qualified contractors.

The risks of being unable to purchase work until the new pre-qualified pools are formed and under contract are many. Essentially, all Architectural/Engineering Services needed, but not yet purchased for upcoming projects, would have to be put on hold. This would mean a large portion of the Capital Improvement Program could not be designed for the 2023 capital year, potentially jeopardizing the District’s ability to meet commitments to the communities we serve as well as risking the loss of grant funding with established deadlines.

For construction pools, we would not be able to issue fully-designed construction packages and procure construction work. Some examples include: planned work that requires ADA improvements to fieldhouses mandated by federal statute and enforced by the Department of Justice; upcoming building renovation work including roofs and masonry to ensure our facilities can remain safe and open to the public, and quickly in Spring 2023, performing necessary annual restoration work from damage to the Lakefront Trail caused by inclement weather over the winter. Further, the construction industry is highly competitive, and their capacity is limited, so the earlier we can procure work over the winter months, the more likely the District can procure contractor work and with competitive pricing.

IV. General Conditions

1. *Conflicts*: No agreement authorized herein shall be legally binding on the Chicago Park District if entered into in violation of the provisions of the Public Officer Prohibited Activities Act, 50 ILCS 105/0.01 *et seq.*
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 all agreements authorized herein.
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 and Affidavit ("EDS")*: Contractors have previously submitted a full and complete EDS prior to execution of their contracts.