



# Chicago Park District

## Legislation Text

File #: 22-1126-1214, Version: 1

**AUTHORIZATION TO ENTER INTO A CONTRACT  
WITH F.H. PASCHEN, S.N. NIELSEN AND ASSOCIATES, LLC. FOR  
NUMEROUS PARKS IN CONNECTION WITH  
ADA FIELDHOUSE MODIFICATIONS  
SPECIFICATION NO. P-16008-056**

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

### I. Recommendation

It is recommended that an order be entered authorizing the General Superintendent or her designee to enter into a contract with F.H. Paschen, S.N. Nielsen and Associates, LLC in the amount of \$2,660,000.00. The contractor was selected pursuant to a Request for Proposal. No work may commence, and no payment shall be made to contractor prior to the execution of a written agreement.

The scope of work will occur at 17 fieldhouses across the city listed in the Attachment A that require various improvements to bring the buildings into compliance with Department of Justice (DOJ) requirements and the Americans with Disabilities Act (ADA).

### II. Award Information

Contractor: **F.H. Paschen, S.N. Nielsen and Associates, LLC**

Business: Construction

Company Type: Limited Liability Company

Year Incorporation: 2003

Majority Interest: James V. Blair 85%

Contract Type: Construction Contract

Contract Period: Expiration of December 31, 2023

Contract Amount: Not-to-exceed **\$2,660,000.00**

Affirmative Action      The Minority and Women-Owned Participation for this contract include:  
25.6% Minority-owned, 12.3% Women-owned.

Scope of Services:      The interior fieldhouse work will modify conditions to create an ADA compliant route to the polling space. Elements to be adjusted include wall mounted accessories, equipment, and furniture, to be removed or relocated to comply with ADA standards. Cane detection barriers are to be installed as required. Door modifications will include new doors, replacement of hardware, threshold adjustments, swing adjustments and installation of an automatic operator in one fieldhouse. Floor surfaces will be repaired and refinished. Site work includes new accessible routes to designated entrances, new ramps, new fencing configurations, exterior signage, and ADA parking stall and aisles for existing parking areas.

### **III. Budget and Financial Information**

Budget Classification: Capital  
Fiscal Year: 2022  
Source of Funds: 035.8260.8260.627012.SR020.01.01.11013

### **IV. Procurement Information**

Specification Number: P-16008-056  
Date Issued: September 13, 2022  
Number of Bids/Proposals Received: One (1)  
Date Bids/Proposals Due: October 18, 2022  
Bid Evaluation Detail: Lowest responsible and responsive bidder  
Procurement History: Project was issued as an RFP (Request For Proposal).

Initially 7 of these 17 fieldhouses were packaged under RFP P-16018-053 and issued to all 19 pre-qualified General Contractors in the category of Construction/Renovation on June 22, 2022 with proposals due July 21, 2022. This RFP received zero proposals. Purchasing pursued completed non-response forms from the general contractors to gain insight into why no proposals were submitted. The overriding feedback from contractors at that time was that they were too busy; three companies noted the project scope was too small.

With no responses received on the first RFP and ten (10) additional fieldhouse designs completed and ready for pricing, P-16018-056 containing 17 fieldhouses was issued on September 13, 2022 with proposals due October 18, 2022. One proposal was submitted. It was carefully reviewed by Purchasing for responsiveness, Planning & Construction and Project Architect as to the content of the response relative to the project scopes at each of the fieldhouses and total cost. The proposal demonstrated a full and complete understanding of the scope of work with noted experience managing construction at multiple buildings.

### **V. Explanation**

In addition to numerous park programs, these 17 Park District buildings also serve as voting cites throughout the city. In February 2016, the United States Department of Justice (DOJ) conducted a compliance review of polling sites under the jurisdiction of the Chicago Board of Election Commissioners (CBOE) under Title II of the Americans with Disabilities Act of 1990.

In April 2017, CBOE and DOJ entered into a Settlement Agreement to ensure that non-compliant polling sites are made accessible and useable by persons with disabilities. Although the original timeline was for work to be completed by the November 2022 elections, ongoing discussions have continued with CPD, CBOE and DOJ. They recognize and acknowledge the Chicago Park District efforts to-date and the quantity of sites requiring contracted work. The full ADA modification program has a working timeline of approximately 5 years from now to December 2027.

The Chicago Park District began this program by hiring LCM Architects in April 2021 to provide Survey Assessment and Reports for 111 CPD sites. Site visits to conduct physical assessments was the first step to identify the modifications needed. Having these surveys completed provided a general understanding, site by site, of the required areas of work.

LCM's work product for these first 17 sites was provided to a Design Consultant for the purposes of creating construction documents and technical specifications for release to the General Contractor Pre-Qualified pool. The Design Consultant for these 17 sites is Bailey Edward. In addition to these 17 sites, CPD has numerous projects already underway in our capital program, which also include ADA work, so our number of outstanding buildings out of the original 111 number is 91 projects left to complete. As such, this ADA work will be an on-going effort for the next several years.

### **VI. General Conditions**

1. *Conflicts*: No agreement authorized herein shall be legally binding on the Chicago Park District if entered into in violation of the provision5s 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 ("EDS"):* Contractors have submitted a full and complete EDS prior to execution of the contract.