



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of Administration and Public Works Committee
From: Stefanie Levine, Senior Project Manager.
CC: Audrey Thompson - Director of Parks and Recreation, Edgar Cano - Interim Public Works Agency Director; Lara Biggs - City Engineer
Subject: Contract Award with MKSK, Inc. for the Beck Park Expansion Project (RFQ 22-31)
Date: July 25, 2022

Recommended Action:

Staff recommends that City Council authorize the Interim City Manager to execute a contract with MKSK, Inc. (200 S. Meridian Street, Indianapolis, IN 46225) for Phase 1 (Preliminary Design) landscape architectural and engineering services related to the Beck Park Expansion Project (RFQ 22-31) in the amount of \$105,111.

Funding Source:

Funding will be provided from the Capital Improvement Fund 2021 General Obligation Bonds in the amount of \$30,000 and from the 2022 General Obligation Bonds in the amount of \$75,111. A detailed breakdown of the funding sources is included in the attached memo.

CARP:

Urban Canopy & Green Space

Council Action:

For Action

Summary:

Beck Park is an existing 5.6 acre park located east of the North Shore Channel between Emerson Street and Lyons Street. The property is owned by the Metropolitan Water Reclamation District (MWRD) and leased to the City of Evanston through May 31, 2032. In 2017, the 2.4 acre MWRD owned property immediately south of Beck Park (between Lyons Street and Church Street) became available for lease. This property had previously housed Shore School. In 2018 the City executed a lease agreement with the MWRD for these additional 2.4 acres allowing for a significant expansion of Beck Park. The expanded park area is leased through January 31, 2068.

In 2018 the City began working with the Villages of Morton Grove and Niles (MGN) to supply water to their residents. In order to provide this service, a number of infrastructure improvements were required including the construction of a water pumping station within the newly expanded Beck Park site. Construction of the pump station was completed in 2019 and included space for two single-user restrooms for public use and an unfinished mechanical space for future City use.

Upon completion of the pump station, the City met with community members at a Fifth Ward Meeting in October of 2019 to gain insight into desired improvements in the newly expanded park area. A number of potential improvement ideas were discussed ranging from an active splash park to passive naturalized spaces however a clear vision for the park's expansion was not achieved at this meeting.

The Fifth Ward council member at the time, Robin Rue-Simmons, separately held community meetings involving students from Northwestern University to discuss options to build a STEM playground. This idea was popularly received.

In an effort to advance the project, the City released a Request for Qualifications (RFQ) for consulting services on March 31, 2022 to perform the landscape architectural and engineering work required to design the park expansion. As the precise scope of work for this improvement was yet to be determined, an RFQ process was utilized for this procurement. The RFQ method allows the City to initially contract with the selected consultant for Phase 1 (Preliminary Design) services which include site evaluation, concept design, site programming, and community engagement. Once the preliminary design is finalized, the City will then separately negotiate Phase 2 (Final Design) services with the selected consultant. The Phase 2 work will include construction document preparation, bidding assistance, and construction administration. Staff will then return to the City Council for approval of the Phase 2 services under an amendment to the original agreement.

Analysis:

On April 26, 2022, qualification statements were received from the following four consulting firms:

Firm	Address
Epstein	600 W. Fulton, Chicago, IL 60661
MKSK, Inc.	200 S. Meridian Street, Indianapolis, IN 46225
Ross Barney Architects	10 West Hubbard Street, Chicago, IL 60654
Teska Associates, Inc.	627 Grove Street, Evanston, IL 60201

The qualification statements were reviewed by the following staff:

- Lara Biggs, Capital Planning and Engineering Bureau Chief / City Engineer – Public Works Agency
- Stefanie Levine, Senior Project Manager – Public Works Agency
- Bridget Nash, Civil Engineer II – Public Works Agency
- Johanna Nyden, Director – Community Development Department

- Matthew Ouren, Fellow – City Manager’s Office
- Linda Thomas, Purchasing Specialist – Administrative Services Department
- Audrey Thompson, Director – Parks and Recreation Department
- Stephen Walker, Greenways Supervisor – Public Works Agency

Following the initial scoring, the selection committee interviewed the two highest ranked firms, MKSK, Inc. and Teska Associates, Inc. to confirm their understanding of the project and evaluate their overall expertise. Below is a chart indicating the revised scoring following the interviews.

Consultant	Firm Qualifications and Experience	Project Approach	Organization and Completeness of Proposal	Willingness to Execute City Contract	M/W/EBE Participation	Interview	Total
Maximum Points	35	35	10	10	10	10	110
MKSK, Inc.	33	33	8	7	10	10	101
Teska Associates, Inc.	33	33	8	10	10	5	99

Because of the community's interest in STEM-based playgrounds, staff requested additional qualifications related to this type of installation and followed up with detailed questions in the interviews. Similar information was obtained about development of nature play areas and natural restoration. Both firms demonstrated solid qualifications and experience in this area. MKSK, Inc. demonstrated an excellent overall understanding of the project and the range of potential solutions. Additionally MKSK, Inc. offers a project team that the selection committee feels will be innovative and highly creative. Staff checked their references and found them to be satisfactory. As a result, the selection committee recommends award to this firm.

Following the interviews and selection committee recommendation, staff met with MKSK, Inc. to establish a scope of work and fee for the Phase 1 services as noted above. After discussion and review with MKSK, Inc., staff recommends award for Phase 1 services to MKSK, Inc. in the amount of \$105,111.

A review of the project for compliance with the City's M/W/EBE program goals is attached.

Detailed Financial Analysis:

A detailed breakdown of the funding is in the table below.

Funding Source	Account	Remaining Budget	Project Cost
2021 G.O. Bonds – Beck Park Expansion	415.40.4121.62145 - 522002	\$ 30,000	\$ 30,000
2022 G.O. Bonds – Beck Park Expansion	415.40.4122.62145 - 522002	\$120,000	\$ 75,111
Total		\$150,000	\$105,111

Attachments:

[MWEBE Memo RFQ 22-31 Beck Park Expansion final](#)