

## Memorandum

**To:** Honorable Mayor and Members of the City Council  
Administration and Public Works Committee

**From:** Erika Storlie, Assistant City Manager  
Lara Biggs, P.E., Bureau Chief – Capital Planning / City Engineer

**Subject:** Robert Crown Community Center, Ice Complex and Library  
Construction Manager Services Contract Award (RFP 17-57)

**Date:** February 26, 2018

### Recommended Action:

Staff recommends that City Council authorize the City Manager to execute a contract to provide construction management services for the Robert Crown Community Center, Ice Complex and Library (RFP 17-57) with Bulley & Andrews (1755 W. Armitage Avenue, Chicago, Illinois, 60622). The initial contract recommendation is for pre-construction services only in the amount of \$41,510.00. A recommendation for construction services will occur upon successful completion of the pre-construction phase, completion of the project's design documentation and negotiation of the construction price.

### Funding Source:

Funding for this project will be provided from Capital Improvement Program (CIP) 2018 General Obligation Bonds (Account 415.40.4118.65515 – 616017).

### Livability Benefits:

**Built Environment:** Enhance public spaces

**Education Arts & Community:** Incorporate art and cultural resources; Provide quality education from cradle to career

**Health & Safety:** Promote healthy, active lifestyles

### Background:

On October 5, 2017, the City issued a Request for Proposal (RFP) to provide construction manager services for the Robert Crown Community Center, Ice Complex and Library (RCCCL). The intent of this RFP is to engage a qualified construction management firm early in the project to allow for better integration of constructability issues during design development. Further this RFP process allows the City to work in an open book format with the construction manager throughout both the pre-construction and construction phases to refine the project's scope and better control

construction costs and outcomes.

Analysis:

On November 7, 2018, the City received proposals from the following nine firms:

<b>Firm</b>	<b>Address</b>
Bulley & Andrews	1755 W. Armitage Avenue, Chicago, IL
Ghafari Associates, LLC	122 S. Michigan Avenue, Suite 1500, Chicago, IL
Leopardo Companies, Inc.	5200 Prairie Stone Parkway, Hoffman Estates, IL
James McHugh Construction Co.	1737 S. Michigan Avenue, Chicago, IL
Nicholas & Associates, Inc.	1001 Feehanville Drive, Mount Prospect, IL
Norcon, Inc.	661 W. Ohio Street, Chicago, IL
Walsh Construction Company II, LLC	929 W. Adams Street Chicago, IL
W.B. Olson, Inc.	3235 Arnold Lane, Northbrook, IL
Wight Construction Services, Inc.	2500 North Frontage Road, Darien, IL

A selection committee consisting of members from the Public Works Agency, Administrative Services Department, Parks Recreation and Community Services Department, Library, and Friends of the Robert Crown Center reviewed the proposals and scored the firms for project selection. A summary table of the scoring results is below.

<b>Consultant</b>	<b>Qualifications and Expertise</b>	<b>Project Understanding</b>	<b>Price</b>	<b>Organization and Completeness of Proposal</b>	<b>Willingness to Execute City Contract</b>	<b>M/W/E/BE Participation</b>	<b>Total</b>
<b>Available Points</b>	<b>25</b>	<b>25</b>	<b>20</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>100</b>
Bulley & Andrews	22	22	15	9	10	9	87
Ghafari	14	14	15	10	10	10	73
Leopardo	21	21	14	9	8	8	81
James McHugh	23	23	16	8	5	9	84
Nicholas	19	16	16	8	10	6	75
Norcon, Inc.	17	18	13	9	7	8	72
Walsh Construction	24	23	20	9	6	7	89
W.B. Olson, Inc.	22	21	15	9	10	7	84
Wight Construction	20	21	18	10	10	9	88

Following initial scoring, the selection committee interviewed the five highest ranked firms (Bulley & Andrews, James McHugh, Walsh Construction, W.B. Olson and Wight Construction) to confirm their understanding of the project and overall expertise. After the interview the committee rescored the interviewed firms with the following results:

<b>Consultant</b>	<b>Pre-construction Fee</b>	<b>Pre-interview Score</b>	<b>Interview score</b>	<b>Total</b>
<b>Available Points</b>		<b>100</b>	<b>10</b>	<b>110</b>
Bulley & Andrews	\$41,510.00	87	9	96
James McHugh	\$83,609.12	84	6	90
Walsh Construction	\$29,000.00	89	2	91
W.B. Olson, Inc.	\$50,000.00	84	6	90
Wight Construction	\$36,600.00	88	7	95

Based on the scoring results the selection committee recommends Bulley and Andrews for this work at an initial preconstruction services amount of \$41,510.00. Assuming Bulley & Andrews completes the preconstruction services to the City's satisfaction and construction pricing is acceptable, staff will return with a recommendation to amend this contract, adding construction services, at a future date.

Staff has worked with Bulley & Andrews on prior project with successful results. Staff also checked Bulley & Andrews references and received highly favorable feedback. Multiple references for similar projects indicated Bulley & Andrews performed as dedicated, trusted partners who actively and creatively solved problems and helped to reduce construction costs.

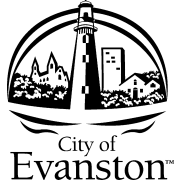
Bulley & Andrews is in compliance with the City's M/W/EBE goal of 25% for the preconstruction phase and intends to meet the goal during the construction phase. Bulley & Andrews has also indicated a commitment towards meeting the City's LEP requirements during the construction phase. A review of their compliance with M/W/EBE program goals is attached.

Legislative History:

None

Attachments:

Memo on M/W/EBE Compliance, dated 02/26/2018



# Memorandum

To: Erika Storlie, Assistant City Manager  
Lara Biggs, Bureau Chief – Capital Planning / City Engineer

From: Tammi Nunez, Purchasing Manager

Subject: Robert Crown Community Center, Ice Complex and Library  
Construction Manager Services, RFP 17-57

Date: February 26, 2018

The goal of the Minority, Women and Evanston Business Enterprise Program (M/W/EBE) is to assist such businesses with opportunities to grow. In order to help ensure such growth, the City's goal is to have general contractors utilize M/W/EBEs to perform no less than 25% of the awarded contract.

With regard to the recommendation for the Robert Crown Community Center, Ice Complex and Library Construction Manager Services, RFP 17-57, Bulley & Andrew's total base bid is \$41,510.00, and they will receive 25% credit for compliance towards the M/W/EBE goal.

Name of M/W/EBE	Scope of Work	Contract Amount	%	MBE	WBE	EBE
The Bowa Group 7050 S. Stony Island Avenue Chicago, IL 60649	Construction	\$10,540.00		X		
Total M/W/EBE		\$10,540.00	25%			

CC: Ashley King, Interim Chief Financial Officer / City Treasurer