

PUBLIC BUILDING COMMISSION OF CHICAGO

# RFP for Design-Build Services for Kells (George) Park Fieldhouse

## PS3096

## PRE-SUBMISSION

## CONFERENCE

**April 3, 2025 at 1:30pm**

**Mayor Brandon Johnson**  
Chairman

**Ray Giderof**  
Executive Director



# Welcome



# Housekeeping

## While we wait...

Please ensure you **REGISTER** your name and company name with reception

Please **MUTE** your cellphones

If you must exit the room during the conference, please **EXIT** and **RE-ENTER QUIETLY**

Please **WAIT** for **Q&A** to ask questions

- Q&A sessions will be conducted at intervals during the presentation



# AGENDA

**01 Welcome, Introductions, Objectives and General Overview**

**02 Procurement Details & RFP Highlights**

**03 Compliance Highlights**

**04 Planning Overview**

**05 Construction Overview**

**06 Q&A**



**Ray Giderof**

Executive Director

***01 Welcome,  
Introductions,  
Objectives,  
General Overview***



# ***Two-Phase Design-Build Process***

Requirements are established by the Public Building Commission Act  
("PBC Act") {50 ILCS 20/et. seq.}



# ***Two-Phase Design-Build Process***

## **Role of the Selected Design-Builder (“DB”):**

- Provide design, engineering, permitting, and pre-construction services, design-assist, coordination, scheduling, and development of a complete budget;
- Provide estimating and budgeting of the probable construction costs for the project and at each design milestone;
- Provide integrated approach for overall design and construction services;
- Advise regarding initial cash flow projections for any and all critical work;
- Review design documents for constructability, including recommendations for schedule and cost efficiencies;
- Develop permitting strategies to obtain any/all necessary permits and approvals for the Project;
- Trade Contractor Procurement and Management;
- Construction Management; and
- Develop strategies for occupancy and licensing approvals;
- Close-Out.

# ***Two-Phase Design-Build Process***

## **Value Add**

**Stakeholder and Community Engagement**

**Community Hiring**

**Collaboration**

**Design Assist and Coordination**

**Permitting and Occupancy Approvals**

**Constructability Reviews**

**Market Conditions Analysis**

**Cost Estimating**

**Innovation + Design Excellence**

**MBE/WBE Trade Contractor Opportunities**

**Partnerships + Joint Ventures**

**MEP Coordination**

**Scheduling**

**Controls + Budgeting + Cash Flow Projections**

**Project Closeout**



**Patricia Montenegro**

Deputy Director of Procurement

**02**      ***Procurement  
Details &  
RFP Highlights***





# Procurement Details

## Procurement Schedule

### Phase I

Issued RFP	Tuesday, March 18, 2025
Pre-Submission Conference & Site Visit	Thursday, April 3, 2025 at 1:30PM
Questions Deadline	Tuesday, April 8, 2025 by 4:00PM CDT
Submission Due Date/Time	Wednesday, April 16, 2025 by 11:00AM CDT
Evaluation Review and Shortlist	April 17, 2025 through April 22, 2025

### Phase II

Issue RFP (to Shortlisted Firms)	Thursday, April 24, 2025
Submission Due Date	Tuesday, May 27, 2025
Evaluation Review	May 27, 2025 through May 30, 2025
Interview Shortlisted Firms	June 4, 2025 through June 6, 2025
Recommendation to PBC Board	June 2025

# Procurement Details

## Document Availability

### Current Opportunities Page

<https://pbcchicago.com/opportunities/rfpforkellsparkdb/>

### RFP Document

[RFP Document for Design-Build Services for the Kells \(George\) Park Fieldhouse - PS3096](#)

### Exhibits

**NOTE: Some files are large and will require more time to download.**

Exhibit A. [Sample Form of Design-Build Agreement](#)

Exhibit B. [Insurance Requirements](#)

Exhibit C. [Project Community Area Map](#)

Exhibit D. [Aerials and Plans](#)

Exhibit E. [100% Schematic Design Documents](#)

Exhibit F. [Alta Survey](#)

# Procurement Details

## Document Availability

### Current Opportunities Page (continued)

<https://pbcchicago.com/opportunities/rfpforkellsparkdb/>

#### Pre-Submission Conference Materials

- ☒ Power Point Presentation
- ☒ Sign-in sheets

#### Site Visit Materials

- ☒ Sign-in sheets

#### Addenda



## PUBLIC BUILDING COMMISSION OF CHICAGO'S ASSIST AGENCIES

Assist Agencies are comprised of Chamber of Commerce and Not-for-Profit agencies that represent the interests of small, minority- and/or women-owned businesses. If your agency would like to be added to the PBC's Assist Agencies list, please send an email to [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org).

**African American Contractors Association**  
514 E. 95<sup>th</sup> Street  
Chicago, IL 60619  
Omar Shareef  
312-446-5984  
[aaanafasoc@gmail.com](mailto:aaanafasoc@gmail.com)  
[www.aaanafi.org](http://www.aaanafi.org)

**Chatham Business Association: Small Business Development, Inc.**  
800 E 78th St QGB Building  
Chicago, IL 60619  
Melinda Kelly  
(773) 994-5006  
[melindakelly@cbaworks.org](mailto:melindakelly@cbaworks.org)  
[cbaworks.org](http://cbaworks.org)

**Chicago Urban League**  
4510 S Michigan Ave, 3rd Floor  
Chicago, IL 60653  
Kelly Evans  
(773) 258-8500  
[kevans@chiul.org](mailto:kevans@chiul.org)  
[chiul.org](http://chiul.org)

**Construction Business Development Center at Prairie State College**  
202 S Halsted St  
Chicago Heights, IL 60411  
Cathy Svetanoff  
(708) 709-3568  
[csvetanoff@prairiestate.edu](mailto:csvetanoff@prairiestate.edu)  
[prairiestate.edu](http://prairiestate.edu)

**Hispanic American Construction Industry Association**  
650 W Lake St, #415  
Chicago, IL 60661  
Ivette Trevino, (312) 575-0389  
[itrevino@haciaworks.org](mailto:itrevino@haciaworks.org)  
Cindy Patino, (773) 900-2095  
[cpatino@haciaworks.org](mailto:cpatino@haciaworks.org)  
[ncintron@haciaworks.org](mailto:ncintron@haciaworks.org)  
[haciaworks.org](http://haciaworks.org)

**South Shore Chamber, Inc.**  
1750 E 71st St  
Chicago, IL 60649  
Tonya Trice  
(773) 955-9508  
[ttrice@southshorechamberinc.org](mailto:ttrice@southshorechamberinc.org)  
[southshorechamberinc.org](http://southshorechamberinc.org)

**Women's Business Development Center**  
8 S Michigan Ave, #400  
Chicago, IL 60603  
Donna Beasley  
(312) 853-3477  
[dbeasley@wbdc.org](mailto:dbeasley@wbdc.org)  
[wbdc.org](http://wbdc.org)

**Chicago Cook Workforce Partnership**  
69 W Washington Street  
Suite 2860  
Chicago, IL 60602  
Claudia Cattouse  
[ccattouse@chicookworks.org](mailto:ccattouse@chicookworks.org)  
[chicookworks.org](http://chicookworks.org)

**Chicago Women in Trades**  
2444 W 16th St  
Chicago, IL 60608  
Jayne Vellinga  
(312) 942-1444  
[jvellinga@cwit2.org](mailto:jvellinga@cwit2.org)  
[chicagowomenintrades2.org](http://chicagowomenintrades2.org)

**Federation of Women Contractors**  
8745 W. Higgins Road  
Suite 110  
Chicago, IL 60631  
Jaemie Neely  
(312) 360-1122  
[info@fwcchicago.com](mailto:info@fwcchicago.com)  
[fwcchicago.com](http://fwcchicago.com)

**Illinois Black Chamber of Commerce**  
411 Hamilton Blvd, #1404  
Peoria, IL 61602  
Larry Ivory & Janis Ivory  
(309) 740-4430  
[larryivory@ilinoisblackchamber.org](mailto:larryivory@ilinoisblackchamber.org)  
[jivory@ibcc.org](mailto:jivory@ibcc.org)  
[ilinoisblackchamber.org](http://ilinoisblackchamber.org)



**CANDO Corporation**  
1633 S Michigan Ave  
Chicago, IL 60615  
LaVerne Hall  
(312) 488-9338  
[LHall@candocorp.net](mailto:LHall@candocorp.net)

**Chicago Minority Supplier Development Council**  
140 S. Dearborn Street  
Suite 1605 Chicago, IL 60603  
Neda Sharp  
(312) 755-2554  
[nsharp@chicagomsgdc.org](mailto:nsharp@chicagomsgdc.org)  
[chicagomsgdc.org](http://chicagomsgdc.org)

**ConstructConnect**  
3825 Edwards Road, #800  
Cincinnati, OH 45209  
Amanda Beyer  
(513) 458-5837, Extension 5108336  
[amanda.beyer@constructconnect.com](mailto:amanda.beyer@constructconnect.com)  
[ConstructConnect.com](http://ConstructConnect.com)

**HIRE360 Chicago**  
2540 S State Street  
Chicago, IL 60616  
Deborah Whitaker  
(312) 575-2500  
[dwhitaker@hire360chicago.com](mailto:dwhitaker@hire360chicago.com)  
[Hire360Chicago.com](http://Hire360Chicago.com)

**Rainbow/PUSH Coalition**  
930 E 50th St  
Chicago, IL 60615  
John Mitchell  
(773) 256-2766  
[jmitchell@rainbowpush.org](mailto:jmitchell@rainbowpush.org)  
[rainbowpush.org](http://rainbowpush.org)

**U.S. Minority Contractors Association**  
1250 Grove Ave, #200  
Barrington, IL 60010  
Larry Bullock  
(847) 852-5010  
[larry.bullock@usminoritycontractors.org](mailto:larry.bullock@usminoritycontractors.org)  
[usminoritycontractors.org](http://usminoritycontractors.org)

**Women Construction Owners & Executives**  
308 Circle Ave  
Forest Park, IL 60130  
Mary Kay Monaghan  
(312) 613-1139  
[mkm@mkmservices.com](mailto:mkm@mkmservices.com)  
[wcoeusa.org](http://wcoeusa.org)

Date/Time Updated: 4/2/2025 4:07 PM

# Assist Agencies

[PBC Assist Agencies Directory](#)

# Procurement Details

## Questions Deadline

Tuesday, April 8, 2025 by 4:00pm

### **Submit in writing, via email to:**

- Patricia Montenegro, Contract Officer at: [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org)

## Addenda

None issued to-date





# Procurement Details

## RFP Submission Requirements

### Electronic Submission

- **One** complete copy of the RFP document
- Original Signatures ([blue ink](#)) or Digital Signature
- Tabbed and in the order prescribed in the Submission Requirements and Checklist
- PDF documents should be a single, searchable PDF form and not a scanned copy
- Document must be labeled as follows:

'SU\_YourFirms'Name\_DBServicesforKellsGeorgeParkFieldhouse\_RFPresponse\_YYYYMMDD'

- Emailed to:

[PBC-procurement@cityofchicago.org](mailto:PBC-procurement@cityofchicago.org) **AND** [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org)

NOTE: If file exceeds 25MB, provide access to your submission via Dropbox or similar, secure, file-sharing platform.

- Copies of the Exhibits are not required as part of the submission

# Procurement Details

## RFP Submission Requirements

### Financial Statements

- 3 years of financial statements
- Marked as CONFIDENTIAL
- Emailed as a separate, secure file



# The RFQ

- Introduction about the PBC
- Key Information Regarding Prequalification
- Project Description
- Phase I Qualifications Evaluation Criteria
- Submission Requirements
- Submission Checklist
- Attachments - Forms & Exhibits



# Anticipated Contractual Obligations

- MBE/WBE/DBE Goals
- EEO Goals
- Community and City Residency Goals
- Joint Venture Partnerships
- Bonds
  - Bid Bond
  - Payment and Performance Bonds
- Insurance
- Project Labor Agreements
- Safety
- Quality Control
- Project Scheduling



# Form A – MBE/WBE, EEO, CRO, and CH Participation

## FORM A – MBE/WBE, EEO, CRO, AND CH PARTICIPATION

SUBMITTING FIRM NAME:

### Instructions:

Please identify and report compliance history for last three (3) projects completed over the last three (3) years for which work is/was performed by your firm (government experience preferred but not required). The experience of any member of the Respondent's team will be deemed responsive to this requirement (lead partners experience preferred.) Additionally, please complete the "Demonstrate Commitment" section below.

### DEMONSTRATE COMMITMENT

The PBC may host outreach sessions, networking events, and community hiring intakes where the Respondent is expected to fully participate.

#### MBE/WBE

Respondent must demonstrate commitment by affirming and acknowledging the PBC's MBE/WBE goals. If Respondent is not able to commit to the MBE/WBE goal stated in the RFP, please submit a narrative requesting relief and explaining why Respondent believes that the goals cannot be achieved.

#### EEO, CRO, and CH

Respondent must demonstrate commitment by affirming and acknowledging the PBC's commitment to employ minority and women journeyworkers, apprentices, and laborers along with local/community residents on goals for each Project. If Respondent is not able to commit to EEO, CRO, and CH stated in the RFP, please submit a narrative requesting relief and explaining why Respondent believes that the goals cannot be achieved.

### DEMONSTRATE COMMITMENT



# Form A – MBE/WBE, EEO, CRO, and CH Participation

## FORM A – MBE/WBE, EEO, CRO, AND CH PARTICIPATION

PROJECT ONE	
Client Contact Name:	
Client e-Mail address:	
Client Telephone No.:	
Project Name:	
Project Total:	
Year Completed:	

### MBE/WBE PARTICIPATION

Respondent must provide evidence of past experience achieving commitments to utilize minority and women owned business enterprises. Please fill in the boxes below.

MBE Goal	WBE Goal	Actual MBE	Actual WBE
%	%	%	%

### EEO, CRO, and CH PARTICIPATION

Respondent must provide evidence of past experience achieving commitments to utilize minority and women journeyworkers, apprentices, and laborers. Additionally, Respondent must provide history of meeting City of Chicago Residency and Preference Ordinance (CRO) requirements and Community Hiring (CH) requirements. Please fill in the boxes below.

Minority Workforce					
Minority Journeyworker Goal	Minority Journeyworker Actual	Minority Apprentice Goal	Minority Apprentice Actual	Minority Laborer Goal	Minority Laborer Actual
%	%	%	%	%	%

Female Workforce					
Female Journeyworker Goal	Female Journeyworker Actual	Female Apprentice Goal	Female Apprentice Actual	Female Laborer Goal	Female Laborer Actual
%	%	%	%	%	%

City of Chicago and Community Hiring Workforce			
City of Chicago Goal	City of Chicago Actual	Community Hiring Goal	Community Hiring Actual
%	%	%	%

# Form F – Safety Questionnaire

## FORM F – SAFETY INFORMATION

**SAFETY:** Respondents should be able to demonstrate the quality of their overall safety program as evidenced by their history of citations, OSHA incident rate and Experience Modification Rate (EMR).

SAFETY INFORMATION			
Does your organization have a safety program?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Month and year first implemented:			
Method of review of program.			
Please indicate whether regular work site safety meetings are held and how frequently.			
Have any citations been issued to your organization during the period of the last three (3) years for workplace safety law violation?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If yes, please provide detailed information for each occurrence regarding:</i>			
1. The nature of the violation for which your organization was cited.			
2. Summary of your position of the matter			
3. Official resolution of violation			
Please provide your organization's OSHA reportable incident rate:			
<i>(If this is greater than 3.0, please attach your OSHA Form 300A Summaries for the last three years and a written explanation to the qualification questionnaire. Please attach Narrative Statement, if necessary.)</i>			
Please provide a copy of your organization's NCCI current experience modification rate factors ("EMRF") rating worksheet.			
<i>(If this is greater than 3.0, please attach your OSHA Form 300A Summaries for the last three years and a written explanation to the qualification questionnaire. Please attach Narrative Statement, if necessary.)</i>			
PLEASE PROVIDE NCCI RATING FOR THE PAST FOUR YEARS			
Year	NCCI Rating	Year	NCCI Rating

# Form G

## Legal Actions

### FORM G – LEGAL ACTIONS

#### I. LEGAL ACTIONS

Submitting Firm Name: \_\_\_\_\_

If the answer to any of the questions below is **YES**, you must provide a type-written, brief description, and/or explanation on a separate sheet following this page. Each question must be answered.

	Question	Yes	No
1	Has the firm or venture been issued a notice of default on any contract awarded to it in the last 3 years?	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the firm or venture have any legally filed judgments, claims (liquidated damages, or other), arbitration proceedings or suits pending or outstanding against the firm or venture or its officers?	<input type="checkbox"/>	<input type="checkbox"/>
3	If the answer to the preceding question is "Yes", provide the requisite explanation on a separate sheet and include the date(s) of filing with the corresponding dollar amount of claims (or judgments and the contract value of the contract).		
4	Within the past 3 years has the firm or venture been a party to any lawsuits or arbitration proceedings with regard to any contracts?	<input type="checkbox"/>	<input type="checkbox"/>
5	Within the last 3 years, has any officer or principal of the firm or venture ever been an officer or principal of another organization that failed to complete any contract as a result of termination, litigation, arbitration or similar matter?	<input type="checkbox"/>	<input type="checkbox"/>
6	Has any key person with the firm or venture or its predecessor ever been convicted of or charged with any state or federal crime (excluding traffic violations), including but not limited to, embezzlement, theft, forgery, bribery, falsification or destruction of records, receipt of stolen property, criminal anti-trust violations, bid-rigging or bid-rotating?	<input type="checkbox"/>	<input type="checkbox"/>
7	Has the firm or venture ever been temporarily or permanently debarred from contract award by any federal, state, or local agency?	<input type="checkbox"/>	<input type="checkbox"/>
8	Within the last 3 years, has the firm or venture been investigated or assessed penalties for any statutory or administrative violations (including but not limited to MBE, WBE, EEOC violations)?	<input type="checkbox"/>	<input type="checkbox"/>
9	Has the firm or venture ever failed to complete any work awarded to it?	<input type="checkbox"/>	<input type="checkbox"/>

# Form H – References

FORM H – REFERENCES

**Instructions:** Firms must provide at least three (3) references for the projects presented as a part of the firm's demonstrated experience and capacity. Please indicate the name of the company for which each reference is tendered in the *Reference Firm Name* box. Firms may submit more than the minimum number of required references or submit Reference Letters in lieu of completing this form. However, if submitting Reference Letters, the minimum information requested below must be provided in the letter. Please mark with "X" in the 'See Attached Reference Letter' in the space provided. Current Employees of the Public Building Commission of Chicago are prohibited from being included as valid references.

SUBMITTING FIRM NAME:

REFERENCES

PROJECT NAME:

Reference Firm Name:		Phone:	
Reference Name:		Role on Project:	
Email Address:		Mailing Address:	
Submitting Firm's Role on Project:		See Attached Reference Letter:	

PROJECT NAME:

Reference Firm Name:		Phone:	
Reference Name:		Role on Project:	
Email Address:		Mailing Address:	
Submitting Firm's Role on Project:		See Attached Reference Letter:	

PROJECT NAME:

Reference Firm Name:		Phone:	
Reference Name:		Email Address:	
Reference Role on Project:		Mailing Address:	
Submitting Firm's Role on Project:		See Attached Reference Letter:	

# Form I – Proposal Acknowledgement

## FORM I – PROPOSAL ACKNOWLEDGEMENT

### A. ACKNOWLEDGEMENT

The Contractor hereby acknowledges receipt of Request for Proposal for Design-Build Services for Kells (George) Park Fieldhouse – Contract No. PS3096 including, but not limited to the following:

1. **Proposal, Forms, and Exhibits** – Please acknowledge by adding your initials to the proposal, forms, and exhibit lines.

#### a. Proposal

Request for Proposal for Design-Build Services for the Kells (George) Park Fieldhouse – PS3096

#### b. Forms

Form A. MBE/WBE, EEO, CRO, and CH Participation

Form B. Joint Venture Affidavit

Form C. Disclosure Affidavit

Form D. Disclosure of Retained Parties

Form E. Affidavit of Non-Collusion

Form F. Safety Information

Form G. Legal Actions

Form H. References

Form I. Proposal Acknowledgement

Form J. Proposal Execution Page

#### c. Exhibits

Exhibit A. Sample Form of Design-Build Agreement

Exhibit B. Insurance Requirements

Exhibit C. Project Community Area Map

Exhibit D. Aerials and Plans

Exhibit E. 100% Schematic Design Documents

Exhibit F. Alta Survey

## FORM I – PROPOSAL ACKNOWLEDGEMENT

2. **Addenda (if any)** – Please acknowledge your receipt of addendums by providing the Date of Addendum in corresponding Addendum No. column.

Addendum No.	Date of Addendum	Addendum No.	Date of Addendum
1		6	
2		7	
3		8	
4		9	
5		10	



# Form J – Proposal Execution Page

## FORM J – PROPOSAL EXECUTION PAGE

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### A. PROPOSAL EXECUTION PAGE

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in the day and year first above written.

**DESIGN BUILDER:**

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed President or Authorized Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
President or Authorized Designee (if JV Partner)

\_\_\_\_\_  
Date

# Forms

- Form B – Joint Venture Affidavit
- Form C – Disclosure Affidavit
- Form D – Disclosure of Retained Parties
- Form E – Affidavit of Non-Collusion



# Joint Venture Partnerships

- PBC highly encourages JV Partnerships
- JV Partnerships can be any combination of Non-MBE/WBE joining with MBE/WBE or vice versa

## Forms to Submit

- Form B - Joint Venture Affidavit
- Joint Venture Agreement
- Certification Letter, if MBE/WBE



# Checklist

## SECTION VI – SUBMISSION CHECKLIST

### B. SUBMISSION CHECKLIST REFERENCE TABLE

The table below has been created to help facilitate the submission process. Submissions are to be organized and labeled in the following order:

#### TAB 1

RFP Cover Page (Contact Information)

Cover Letter

Table of Contents

#### TAB 2

Evaluation Criteria 1\*\* and 2\*\*: Project Examples

#### TAB 3

Evaluation Criteria 3\*\*: Consultant and Construction Subcontractor Firms

#### TAB 4

Evaluation Criteria 4: Past Performance in Design-Build Project Delivery

#### TAB 5

Evaluation Criteria 5\*\*: Performance with timeliness and completion of projects

#### TAB 6

Evaluation Criteria 6: Project Approach and Methodology

#### TAB 7

Evaluation Criteria 7\*\*: MBE, WBE, EEO, City Residency, Community Hiring Participation Goals (Form A)

#### TAB 8

Evaluation Criteria 8\*\* and 9\*\*: Qualifications and Relevant Experience of Key Staff

#### TAB 9

Evaluation Criteria 11\*\*: Client References (Form H)

#### TAB 10

Other Criteria: Licenses and Certifications

Other Criteria: Affidavits (Forms C, D, and E)

Other Criteria: Legal Actions (Form G)

#### TAB 11

Performance and Payment Bond (Surety Letter)

Insurance Certificate

#### TAB 12

Safety Questionnaire

Quality Assurance/Quality Control

Project Scheduling

#### TAB 13

Joint Venture Participation (Form B)

Joint Venture Agreement

#### TAB 14

Proposal Acknowledgement (Form I)

Proposal Execution Page (Form J)

#### NOTES

1. Evaluation Criteria 10\*\* – Financial Capacity - To be submitted as a separate file within email (No Tab)
2. Evaluation Criteria 12 – Responsiveness To The Solicitation (No Tab)

# Evaluation Team

An **Evaluation Team** is formed to:

- independently review the **Phase I** submissions
- score them based on the weight assigned each criteria and rank highest to lowest
- discuss the findings and agree on an overall consensus score that will help determine **the Shortlisted Firms.**

Shortlisted Firms will be posted on the PBC's website.

Shortlisted Firms are invited to respond to **Phase II** RFP.

Evaluation Team reviews the **Phase II** submissions.

Firms may be invited to interview.

The **Final Recommendation** is submitted to the PBC Board of Commissioners for approval at the PBC Board of Commissioners Meeting.

**Notice of Award** is issued to awarded firm.



# Evaluation Criteria

PHASE 1 Qualifications – Evaluation Criteria		Possible Points
1	**Successful experience with projects of similar size	10
2	**Successful experience with projects of similar type	10
3	**Quality of Proposer's Consultants	8
4	Past performance in Design-Build Project delivery	8
5	**Past performance with timeliness and completion of projects	12
6	Quality of Proposer's Project Approach and Methodology	10
7	**Demonstrated past performance and/or capacity to meet MBE, WBE, EEO, City Residency, and Community Hiring participation goals	15
8	**Quality of experience of Proposer's Key Staff Members	15
9	**Proposer's commitment to assign Key Staff Members for the duration of the project	2
10	**Proposer's Financial Capability	5
11	**Quality and Content of references provided on representative projects.	3
12	Completeness and comprehensiveness of Proposer's response to Phase I of the RFP	2
<b>Total Qualification Points</b>		<b>100</b>
**Evaluation Criteria Required by Act Public Building Commission Act (50 ILCS 20/et. seq.)		

## Phase I Next steps...

Receive  
Phase I Submissions

Review  
Phase I Submissions

Shortlist Firms  
For Phase II

# PBC Alerts

**PBC Alerts** is an email and text subscription service that alerts you of upcoming PBC procurement opportunities and activities, community hiring events, and other information and announcements.

**Subscribe here**





# Site Visit

**April 3, 2025**

(Immediately following this  
Pre-Submission Conference)



**Patrice Doyle**

Director of Compliance

**03**

***Compliance  
Highlights***



**PUBLIC BUILDING  
COMMISSION** of Chicago

# Compliance – Goals & Certification

**MBE: 30%**

**WBE: 6%**

- PBC ensures that only certified and experienced firms perform the required services.
- MBE or WBE firms must be certified with the **City of Chicago and/or Cook County** to receive credit as an MBE/WBE firm by the PBC.

# Compliance – EEO Requirements

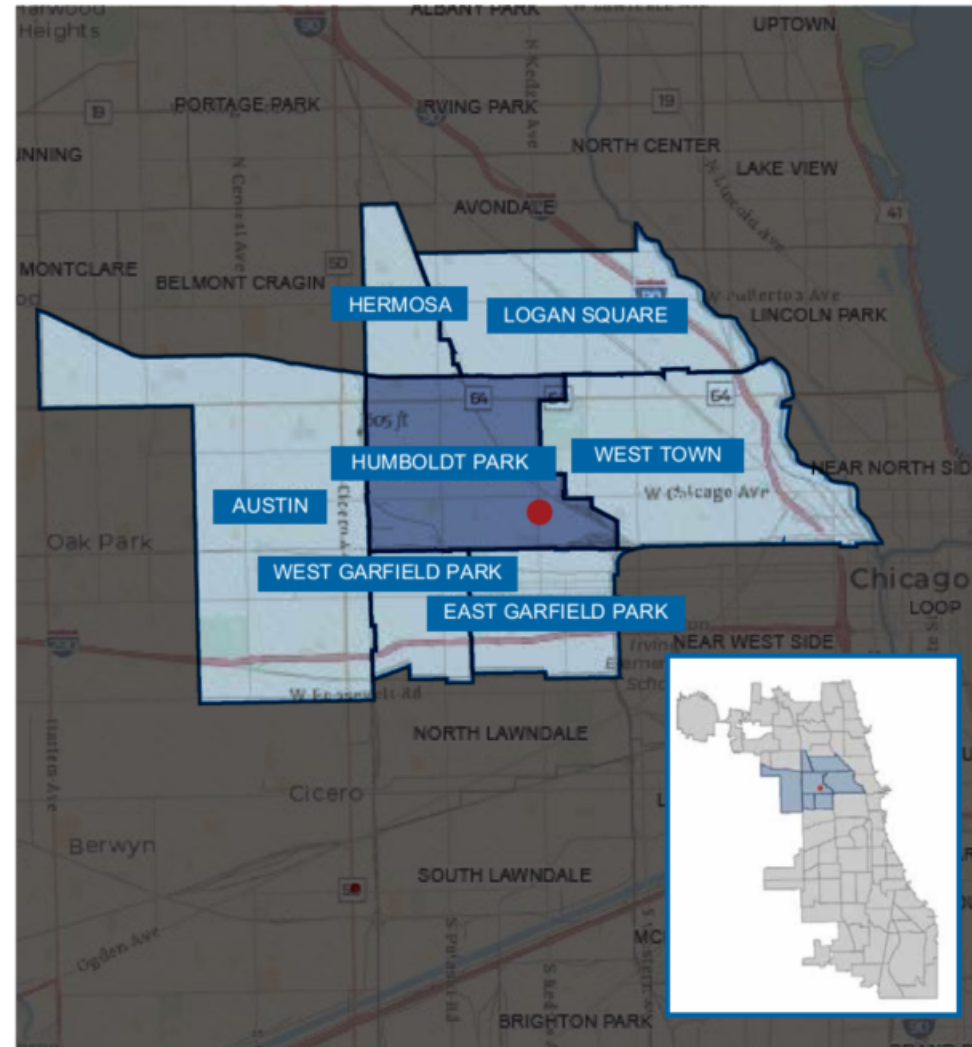
Worker	% of Hours
Minority Journeyworker	<b>50%</b> or more of total Journeyworker hours
Minority Apprentice	<b>40%</b> or more of Apprentice total hours
Minority Laborer	<b>60%</b> or more of total Laborer hours
Female Journeyworker	<b>2%</b> or more of total Journeyworker hours
Female Apprentice	<b>1%</b> or more of total Laborer hours
Female Laborer	<b>2%</b> or more of total Apprentice hours

# Compliance – City Residency & Community Hiring

- ✓ **City Residency Requirement:** at least **50%** of the total construction hours worked on project must be worked by City of Chicago residents
- ✓ **Community Hiring Goal:** at least **7.5%** of the total construction hours worked on project must come from Community Area residents. PBC encourages the creation of career opportunities for residents of a project's surrounding community areas, both in the construction trades, as well as skilled and unskilled workers. (see *Exhibit C: Community Area Map*)
- ✓ **Community Intake Sessions:** PBC and Successful Respondent will be responsible for conducting intake sessions to locate viable candidates in the designated Community Area(s)



# Compliance Community Area Map (Hiring Areas)



## Kells (George) Park Fieldhouse

- Project location
- Project Area
- Community Areas

# Compliance – Reporting

## Software

- ✓ LCP Tracker
- ✓ B2G Now

## Prevailing Wages

- ✓ City of Chicago Executive Order 2014-1

# 04 Kerl Lajeune

Director of Planning and Design

## *Planning Overview*

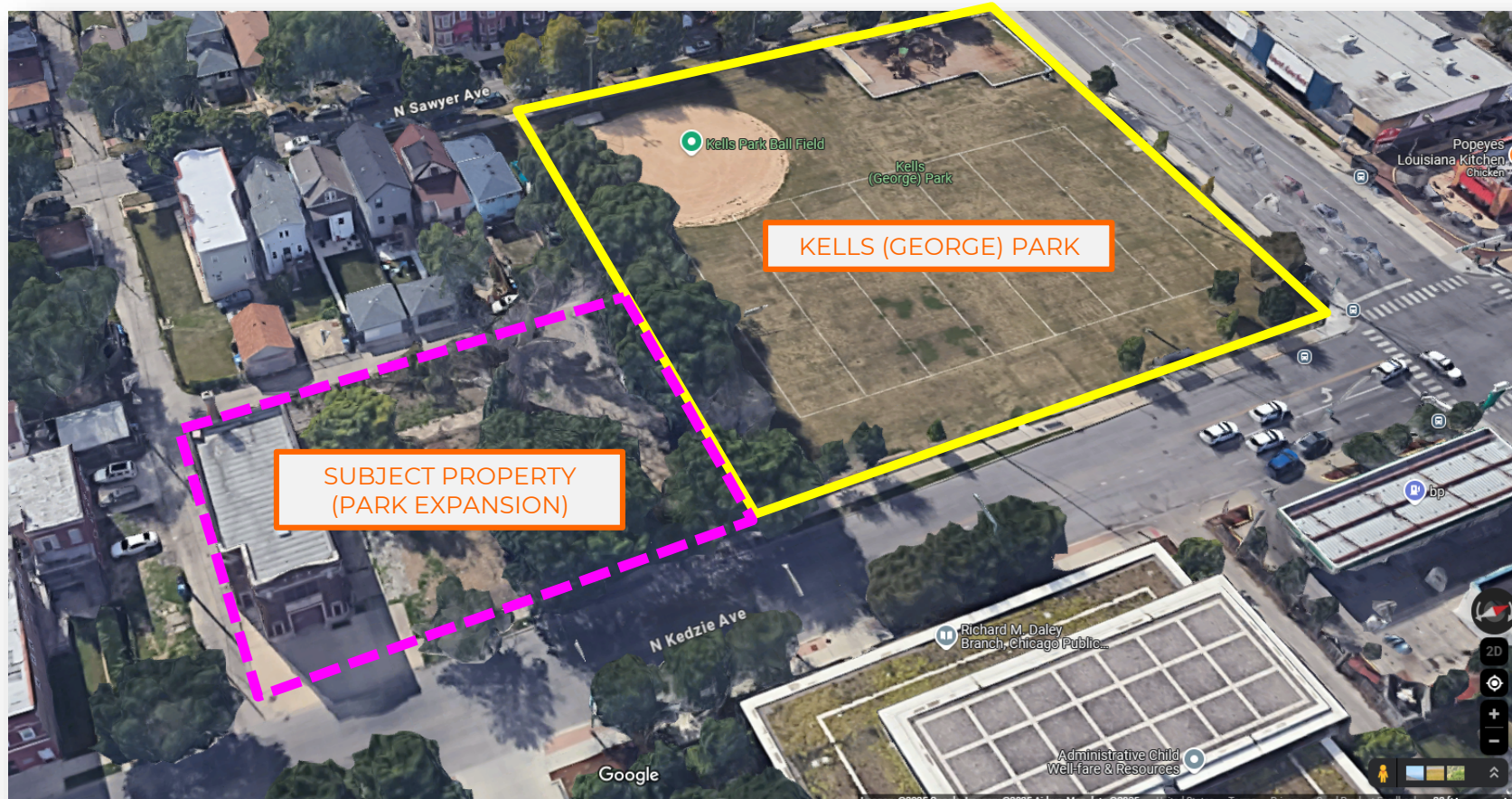




# Planning Overview

## Site Conditions

EXISTING VIEWS





# Planning Overview

## Program Elements LARGE GYMNASIUM WITH BLEACHERS

### Anticipated Site Development

- Demolition of the existing Playground in Kells (George) Park
- Demolition of the existing Decommissioned Firehouse
- Site Development Landscaping & Stormwater Management
- New Playground with 2-5 and 5-12 Age Group Equipment
- New Perimeter Fencing and Bike Racks
- New Masonry Enclosed Trash Area
- New (4) Total Parking Spaces Incl. 1-ADA & 1 EV-Ready Station
- New Site Utilities for Water, Electrical, Communications
- LEED Silver Minimum Certification per USGBC

### Anticipated New Fieldhouse

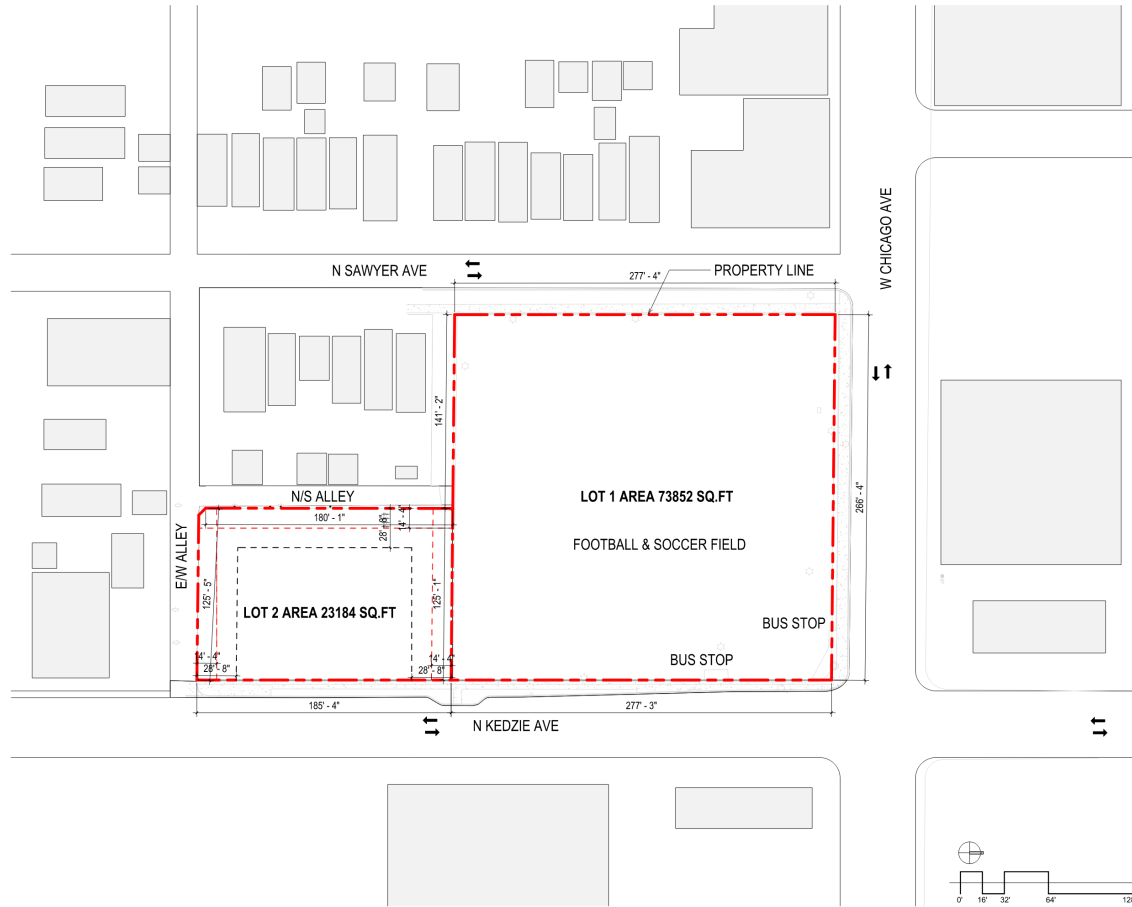
- 1-Story, Approx. 13,796 GSF
- Vestibule/Lobby/Pre-function Area
- Administrative Office Space for Security and Vending Room
- Two Multi-Purpose Clubrooms w/Divider Partition & Storage
- Men's and Women's Restroom w/Lockers + All-Gender
- Two-Position High School Sized Large Gymnasium w/Retractable Bleachers, Divider Curtain & Storage
- Gym Amenities: Basketball, Volleyball, Badminton
- BOH Mechanical/Electrical/Plumbing/FP Support Spaces
- Direct Visual Connection to Playground & Park



# Planning Overview

## Overall Site Aerial – Zoning

SITE FACTS & ENTITLEMENT COMPLIANCE



SITE LOCATION: **714, 724, 726 N. KEDZIE AVE**

COMMUNITY AREA: **HUMBOLDT PARK**

ZONING DISTRICT: **REZONING TO POS-1**

VARIANCES: **MAY REQUIRE ZBA COMPLIANCE (SETBACKS)**

PERMITTED USE: **PARKS AND RECREATION FACILITIES**

SITE AREA: **23,184 SF**

OPTION 1 SMALL BUILDING AREA: **+/- 10,918 SF**

OPTION 2 LARGE BUILDING AREA: **+/- 13,896 SF**

BUILDING HEIGHT: **+/- 30'-9"**

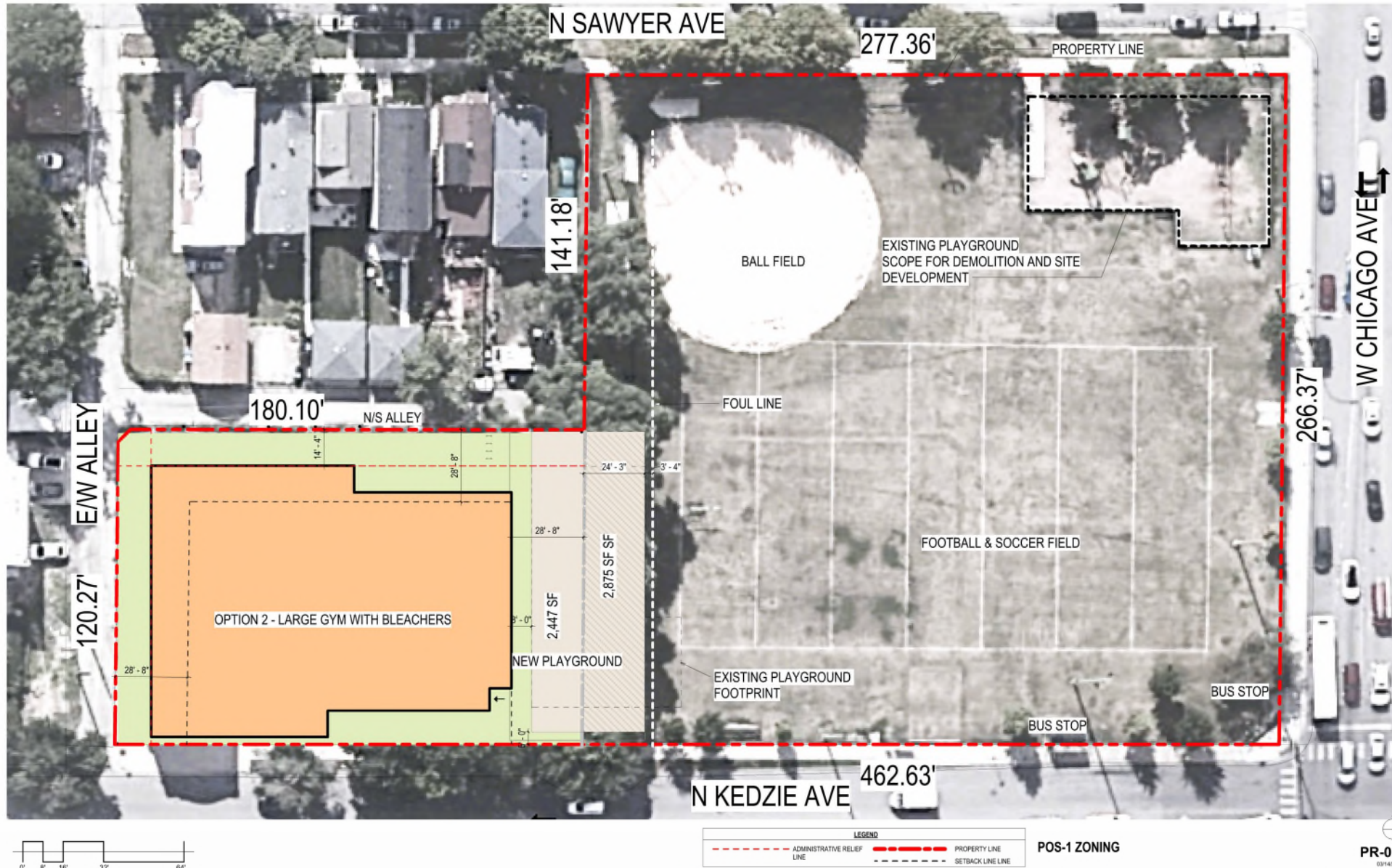
PARKING REQUIRED: **1 PER 3 EMPLOYEES (FTE TBD)**

PARKING PROVIDED: **4 SPACES INCL ADA, 4 BIKE RACKS**

OCCUPANCY: **ASSEMBLY GROUP A-3 (Recreation Uses)**



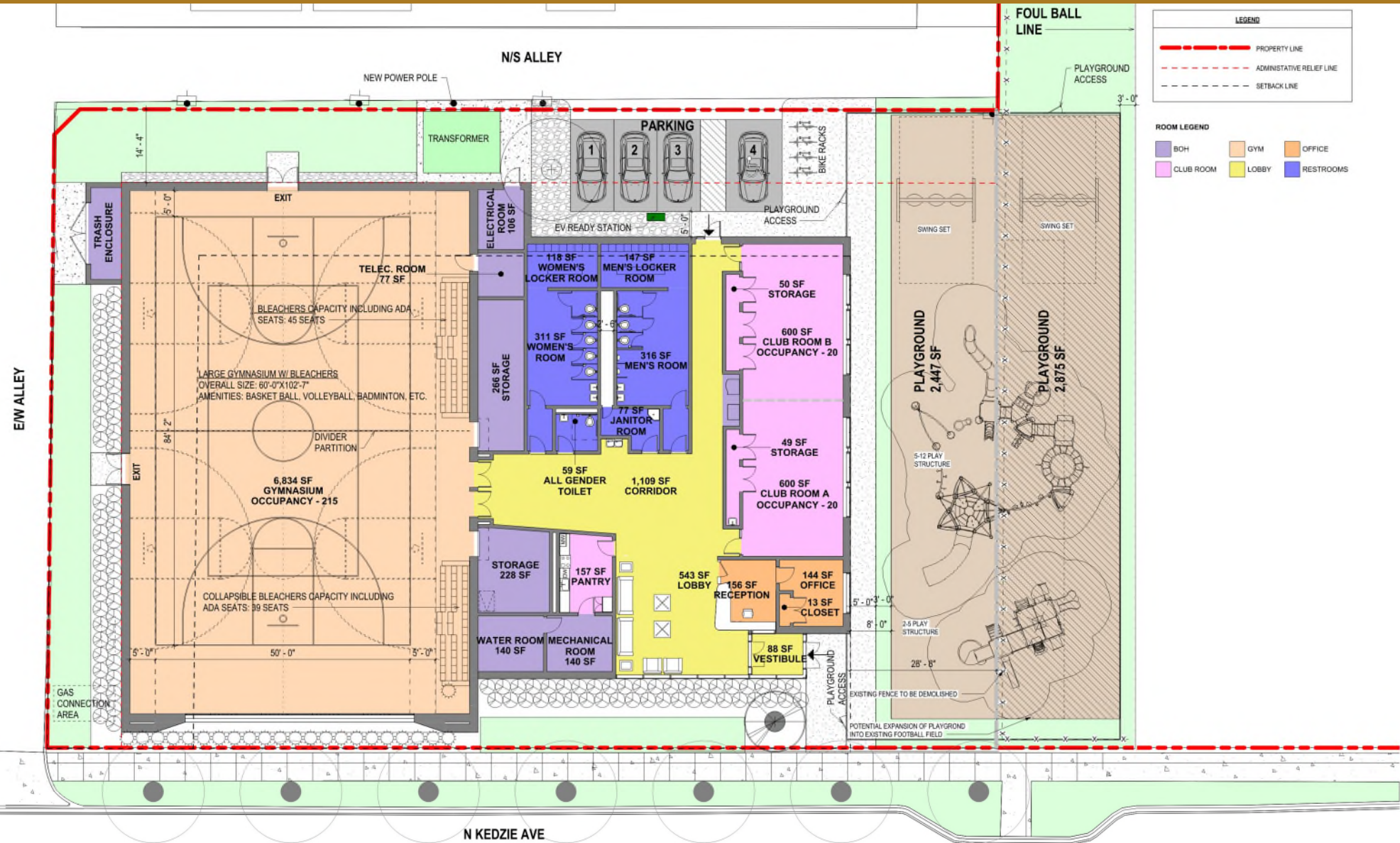
# Planning Overview



## Site Plan

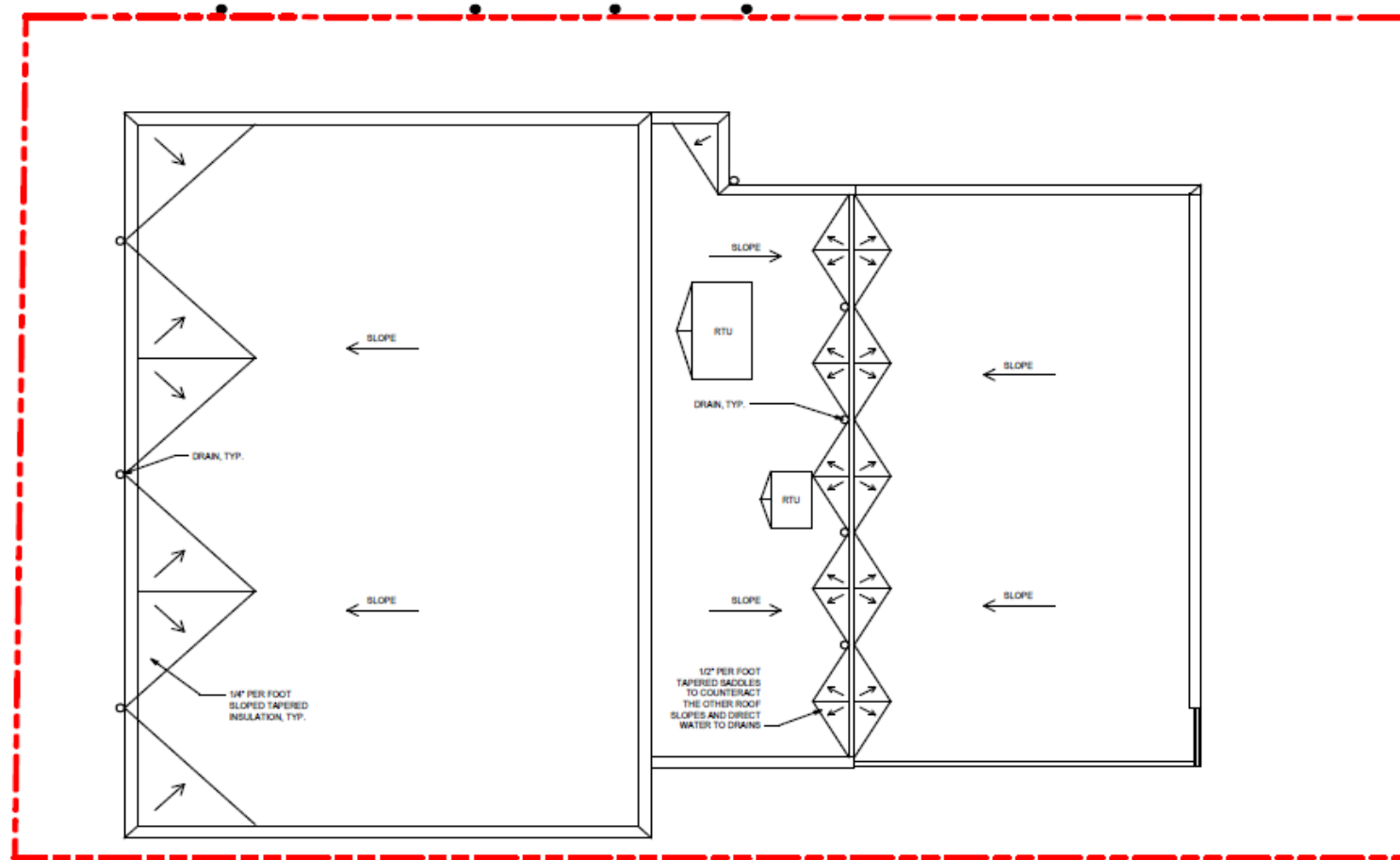


# Planning Overview



## Floor Plan - Conceptual

# Planning Overview



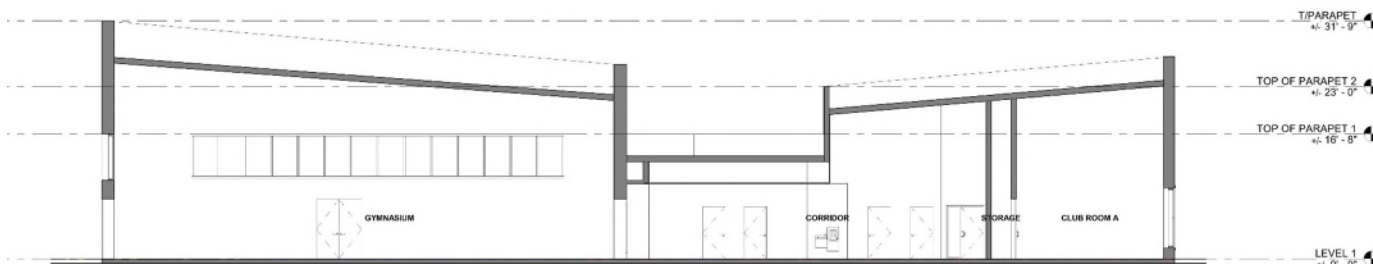
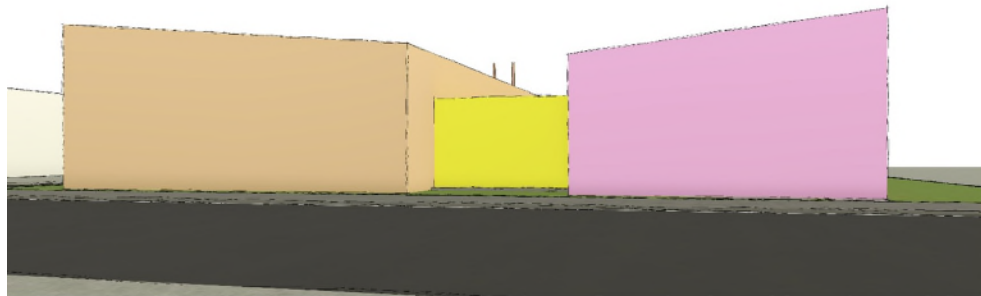
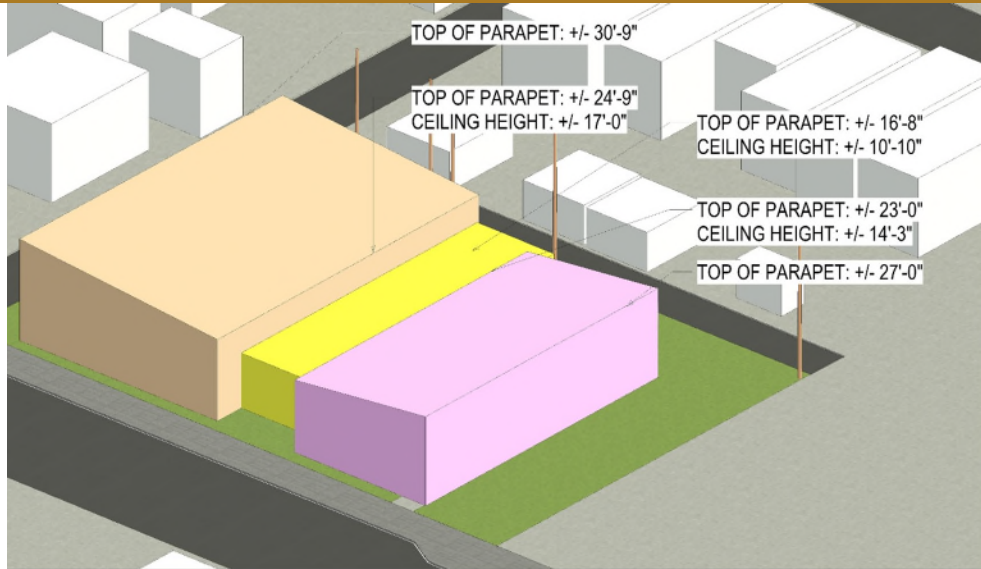
## Roof Plan - Conceptual

# Planning Overview

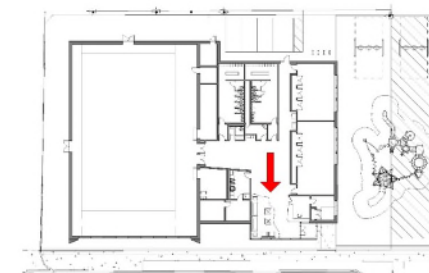
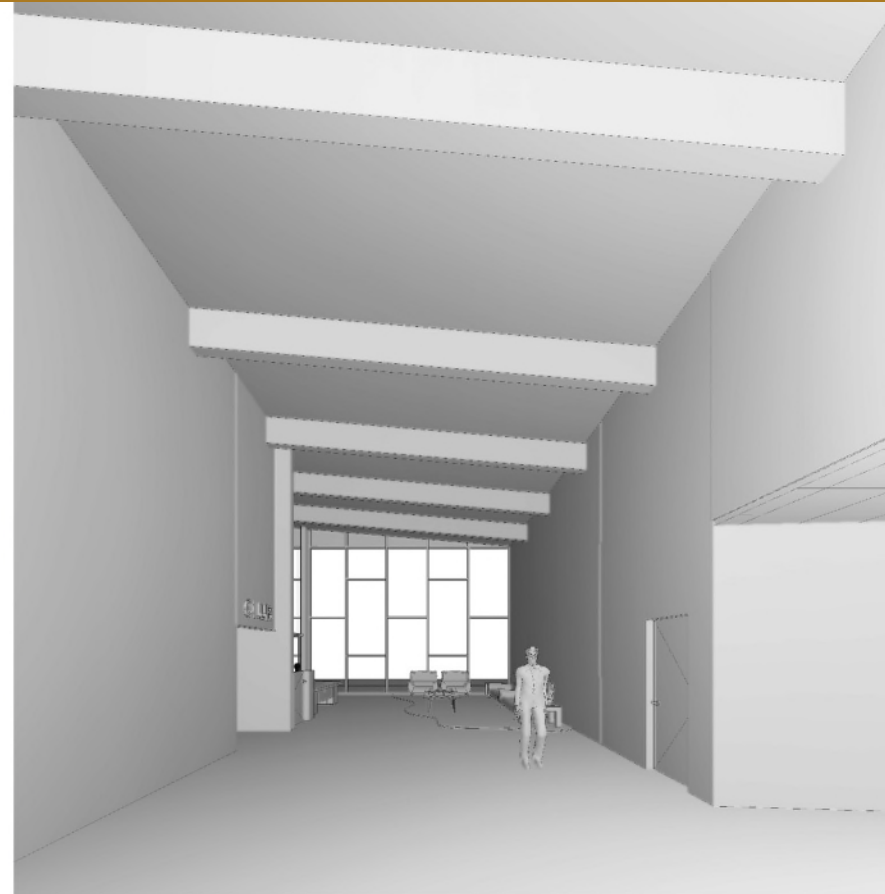
## Exterior Elevations - Conceptual



# Planning Overview



ection 1-B4  
1/8" = 1'-0"



Key plan 1  
SCALE: 1/32" = 1'-0"

## Perspective 3D Drawings - Conceptual



# Project Overview

## Exterior Rendering - Conceptual



**Randy Williams**

Deputy Director of Construction

**06 *Construction  
Overview***



# Construction Overview

## Design and Construction Budget

**Anticipated Design Build (DB) Budget Range: \$12,500,000 to \$13,000,000**

**Includes, but not limited to:**

- Stakeholder Engagements
- Design and Engineering
- Permitting
- Wayfinding
- Regulatory and Entitlements
- General Conditions
- General Requirements
- Bond and Insurance
- Pre-Construction
- Design-Builder's Fee
- Allowances
- Contingencies
- Cost of Construction

# Construction Overview

## Key Project Considerations

### Design, Site and Building:

- Permitting: Standard Plan Review
- Site rezoning from RS3 to POS-1 with ZBA Approval anticipated
- Project Phasing may be required
- Environmental Abatement and Demolition of a Decommissioned Facility
- Environmental: IEPA Site Remediation Program (SRP) Enrollment and NRF Letter Issuance
- Environmental Site Remediation Scope
- Site Stormwater Management Infrastructure
- Certifications: LEED per USGBC, CoC DPD Sustainable Development Policy (SDP)
- Occupants: N/A, Full site available for the construction of the building and site development
- Adjacent Kells (George) Park will remain open for community use during construction
- Minimal laydown/staging area during construction per Constrained Site
- Coordination and Management of delivery of project materials for construction
- Project Funding per Park District Chicago/Central Park TIF Expiration: December 31, 2026

# Construction Overview

## Key Construction Considerations

### **Pre-Construction Services:**

- Estimating
- Budget & Schedule Development
- Permitting

### **Execution Strategy:**

- Design
- Permitting
- Trade Contractor Procurement and Management
- Phasing and Logistics
- Safety
- QA/QC
- Construction Management
- Close-Out

# Construction Overview

## Anticipated Project Schedule

Community Engagement	Q1 2025 – Project Completion
Design + Engineering + Permitting (phased)	Q2 2025
Construction (Phased)	Q3 2025
Substantial Completion	Q4 2026
Project Turn-Over / Fieldhouse Opening	Q1 2027

***Sole Point of Contact:***

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# Q & A

