



PARK DISTRICT of OAK PARK

*In partnership with the community, we enrich
lives by providing meaningful experiences through programs, parks and facilities.*

**PARK DISTRICT OF OAK PARK
Committee of the Whole Meeting
Hedges Administrative Center
218 Madison Street, Oak Park, Illinois 60302**

**Thursday, March 5, 2020
Directly following the Continued Board Meeting**

AGENDA

- I. Call to Order/Roll Call**
- II. Public Comment**
- III. Parks and Planning Committee – Commissioner Wick
 - A. Environmental Sustainability Advisory Committee Annual Report Update
 - B. CRC Architect and Engineering Services Contract*
 - C. CRC Construction Manager Contract***
- IV. Administration and Finance Committee – Commissioner Porreca
 - A. Agreement with Service Employees International Union Update
 - B. Brochure Bid*
 - C. Park District Citizen Committee Application***
- V. Recreation and Facility Program Committee – Commissioner Wollmuth
 - A. WSSRA Annual Update**
- VI. New Business**
- VII. Closed Session
Motion to convene into closed session for the discussion of performance of a specific employee of the District.**
- VIII. Adjournment**

* Indicates information attached.

** Indicates information to be provided before or at the meeting.

Update indicates verbal report provided at meeting no materials attached

The Park District of Oak Park welcomes the opportunity to assist residents and visitors with disabilities. If you need special accommodations for this meeting, please call (708) 725-2000 or via email at Karen.Gruszka@pdop.org.



Memo

To: David Wick, Vice President, Parks and Planning Committee
Board of Park Commissioners

From: Jan Arnold, Executive Director

Date: January 26, 2020

Re: Architect and Engineering Services Contract



Statement

The Park District of Oak Park issued an RFP in 2015, for a feasibility study on a Community Recreation Center. The committee that reviewed and selected the firm was made up of one elected official from each of the six Oak Park government bodies. SinkCombs was selected to do this work in 2016. Lindsey Peckinpaugh was the principal on the project. SinkCombs was merged with Perkins and Will in 2017.

Discussion

Lindsey and her team have worked closely with the Park District of Oak Park over the past four years looking at various building layouts and cost options for a Community Recreation Center. Including, assisting the Park District with the recent PARC grant application.

The design and bid specification process needs to begin so that the Park District of Oak Park can 1) present the design plan to the Village of Oak Park's Plan Development Commission this summer and 2) be ready for bidding in January 2021, if required funding is secured. Staff recommend engaging Perkins and Will to serve as the lead architect for the Oak Park Community Recreation Center. Their proposal is attached with specifics regarding scope and sub-contractors.

Staff plan to begin working with Perkins and Will in April and to have project plans ready for bidding in January 2021. However, if the required funding is not secured, the Park District of Oak Park will wait for those funds. These bid specifications will be used regardless of the timing of the actual bidding process.

Recommendation

Staff recommend engaging Perkins and Will to serve as the architect on the Oak Park Community Recreation Center project along with their identified subcontractors: Terra Engineering, Altamanu, Larson Engineering and IMEG for a total cost of \$1,232,920 for the design, bid specification and construction oversight.

Attachment: Architect and Engineering Proposal

Park District of Oak Park Community Center

February 26, 2020 — Revised







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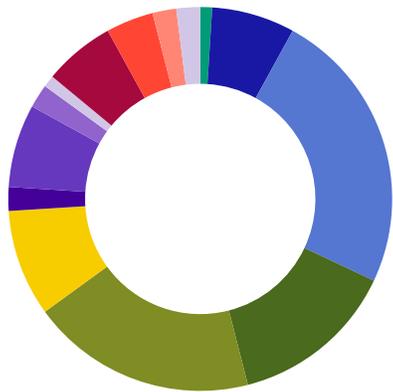
Scope and Fee Proposal — 34

Section 01.

Firm Profile

We believe that design has the power to make the world a better, more beautiful place.

That's why clients and communities on nearly every continent partner with us to design healthy, happy places in which to live, learn, work, play, and heal. We're passionate about human-centered design, and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, Fast Company named us one of the World's Most Innovative Companies in Architecture. Our global team of 2,700 creatives and critical thinkers provides integrated services in architecture, interior design, landscape architecture, and more.



Areas of Practice

- Branded Environments
- Civic and Cultural
- Corporate and Commercial
- Corporate Interiors
- Health
- Higher Education
- Hospitality
- K-12 Education
- Landscape Architecture
- Planning and Strategies
- Science and Technology
- Sports, Recreation, and Entertainment
- Transportation
- Urban Design

**Most Innovative Companies
in Architecture 2018**

Fast Company

#2

Architecture Firm, 2019

*Architectural Record and
Interior Design Magazine*

Founded in

1935

Studios

25

Total Staff

2700+



190 staff in Chicago Studio

Influencing the Future of Recreation

Areas of Expertise

Amphitheaters
Aquatics
Arenas and Event Centers
Clinical and Sports Performance
Collegiate Athletics and Training
Collegiate Recreation
Community Ice
Community Recreation
Equestrian and Fairgrounds
Mixed-Use Entertainment
Professional Athletics and Training
Stadiums

Disciplines

Architecture
Branded Environments
Interior Design
Planning and Strategies
Reuse and Transformation
Urban Design

Sports and Recreation

Participating in community or campus sports and recreation is a very local and communal experience. Each of our sports and recreation facilities are inspired by their locations, by their surroundings and by the unique culture and spirit of the community and institution that they serve. We design for the team, the spectators and those seeking both individual and social exercise. We seek to inspire with exceptional surroundings, quality construction, beautiful materials, views to the outdoors that together architecturally encourage the pursuit of personal wellbeing.

Recreation and aquatic centers play a variety of roles in a community. Not only do they promote physical activity for a number of diverse groups, but also encourage the development of social, professional and educational networks.

Our design begins with the aim to provide the setting for a diverse community to communicate across cultural boundaries, create new relationships, and foster lifestyle changes that help inspire and shape their lives.

In our communities, recreational venues offer active experiences that will last a lifetime. These facilities can provide various types of fitness activities, for all generations. We believe in this holistic view of wellness, and through our buildings we create important forums that are helping people improve their physical, mental and spiritual health. No longer simply a place to work out or learn to swim or skate, these facilities are integral to the everyday life of the entire community.



Right:
*Bison Ridge Recreation Center
Commerce City, Colorado*

Designing for life.

Sustainability

For nearly a quarter of a century, we've been at the vanguard of the sustainability movement. Passionate about designing places where human life can thrive and entire ecosystems flourish, we've developed a reputation for challenging the status quo.

Today, we're still at it. We're redefining sustainability as one of several interconnected parts to a greater, more meaningful whole. It's a philosophy we call Living Design. By seamlessly incorporating sustainability, resilience, regeneration, inclusion, and well-being into each of our projects, we can help sustain life on earth—today, tomorrow, and beyond.

Living Design

We envision designing a world that supports all forms of life, across all ecosystems. Informed by research, our projects endure, adapt, replenish the earth's resources, promote biodiversity, and help us all thrive.

High-Performance Buildings

We design buildings for maximum energy efficiency and optimal indoor environmental quality. Because we understand that human and planetary health are inextricably linked, and that buildings can have a major impact on both.

Transparency and Material Health

We ignited an industry movement toward healthy building materials in 2008. Today, we continue to lead a healthy materials crusade through focused research and knowledge sharing.

Carbon-Sequestering Timber Towers

The next frontier in sustainable design and construction? Engineered wood. We're expanding our knowledge of the promise and potential of timber as the urban building material of the future. And we're setting a global precedent for ultra-sustainable, carbon-neutral timber skyscrapers.



↑
More than a quarter of the materials used for Lucile Packard Children's Hospital Stanford were locally sourced.

←
A living green wall in the reception lounge of Madison Marquette in Washington, D.C lends a biophilic touch to the space.

We believe diversity drives innovation and inclusion sparks creativity.

Diversity and Inclusion

Different perspectives from people of different backgrounds paint a canvas of ideas with bolder, brighter colors. The combined creativity is infinite.

Together, we're designing a more vibrant, dynamic world. We're moving beyond socially constructed barriers and stereotypes and toward an open, united, productive society.

We're proud to lead our industry by example.

Our Diversity, Inclusion, and Engagement program supports and strengthens a firmwide culture that embraces and celebrates all people, regardless of age, culture, ethnicity, gender identity, language, physical ability, race, religion, sexual orientation, size, or socioeconomic status. Inclusion is paramount. Because when people feel included, they feel inspired and empowered. And that leads to innovation.

Our firm's people-first philosophy is built on three core principles:

1. Diversity

A diverse talent pool mirrors the diversity of our clients and communities, and ensures outside-the-box design thinking.

2. Inclusion

The inclusion of many voices—both within our firm and in the communities we serve—gives everyone the opportunity to contribute in a meaningful way. This leads to more enriched designs solutions.

3. Engagement

People who feel included are naturally more engaged, and engagement creates a sense of pride, ownership, and accountability.



Keeping ourselves accountable.

To make sure we uphold these principles in all aspects of our work, we established the design industry's first Diversity Council.

Led by our Director of Global Diversity Gabrielle Bullock, the Council is made up of a rotating cross-section of diverse staff from around the world. It's responsible for creating and maintaining a firmwide culture and set of business best practices that celebrate human differences.

Making A Difference: The Phil Freelon Fellowship

In partnership with the Harvard Graduate School of Design (GSD) and our colleague Phil Freelon, we offer a national fellowship for African American and other under-represented students. Introduced in 2016, the Phil Freelon Fellowship provides expanded academic opportunities to students of color, and helps fill the profession's talent pipeline with more diverse designers.





Company Overview



ABOUT TERRA

TERRA Engineering, Ltd. is a multi-disciplinary professional service firm, that utilizes our experience, intellect, passion, and diversity to serve our clients. Since 1992, our portfolio has evolved to include local, national, and global projects ranging in both type and scale. We approach our work from a foundation of comprehensive expertise and resources, allowing our disciplines to collaborate and create intelligently designed, thoughtful, site-specific solutions that skillfully balance aesthetic with function. We are dedicated to making our clients successful, and to enable our clients and staff to make innovative and socially responsible decisions that result in a sustainable and effective design.

MANAGEMENT TEAM

KAREN STEINGRABER
President

JAMIL BOU-SAAB
Executive Vice President

GEORGE GHAREEB
Vice President

ERIC THERKILDSEN
Associate Vice President

CHICAGO CONTACT

JAMIL BOU-SAAB, PE
Executive Vice President
225 W. Ohio Street, 4th Floor
Chicago, IL 60654 / 312.467.0123

SERVICE SECTORS

- Site Development
- Municipal Engineering
- Landscape Architecture
- Structural Engineering
- Bridge Inspections
- Geographic Information Systems
- Surveying
- Traffic Engineering/Studies
- Land Acquisition
- Construction Engineering
- Land Use Planning
- Transportation Engineering

MISSION STATEMENT

Our mission is to become the professional service firm of choice by empowering our employees to be innovative and socially responsible while achieving sustainable and profitable growth.

OUR PEOPLE

TERRA is an Equal Opportunity Employer with a staff of 80 employees of diverse ethnicities and backgrounds, including; Professional Engineers, Professional Traffic Operations Engineer, Structural Engineers, Professional Land Surveyors, Landscape Architects, GIS Analysts and LEED Accredited Professionals.

CERTIFICATIONS

TERRA is certified through more than a dozen agencies, and is a recognized WBE-certified company. Please contact us for more information regarding our various certifications.





Altamanu Inc. is a certified MBE/WBE/DBE Landscape Architecture, Urban Design and Planning firm based in Chicago, Illinois.

Josephine Bellalta and John Mac Manus, the principals of Altamanu Inc., share over 40 years of experience designing and building public spaces. Since founding Altamanu Inc. in 2000, Josephine and John have grown the studio into a 11-person design firm with landscape architects, arborists and soil specialists.

Altamanu specializes in the design of Public Open Space including parks, reserves, recreation elements such as athletic fields and artificial turf installations, institutional campuses, schools, healing gardens, as well as bike and multi-use trails, streets, roadways and bridges.

Altamanu has received national, regional and local awards for their work including:

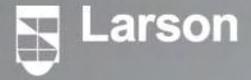
ASLA Honor Award: Constructed Project, Grant Park Skate Park & Performance Space Chicago, IL

Green Award with PDOP for the Oak Park Conservatory Bio-Swale

Congress for New Urbanism Illinois Best Street: River Street Woonerf, Batavia, IL

The Community Service Award, for "Outstanding Contributions to the Community and State of Illinois" IPRA, IAPD, PDOP.

Josephine Bellalta may be contacted via telephone: 773-528-7492 or josephine@altamanu.com



1979 Established	14 Offices Nationwide		Licensed Professional Engineers in all 50 States	Licensed in Mexico and 9 Canadian Provinces 3 Canadian Territories		100% Employee Owned	Over 200 Professionals
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Our History

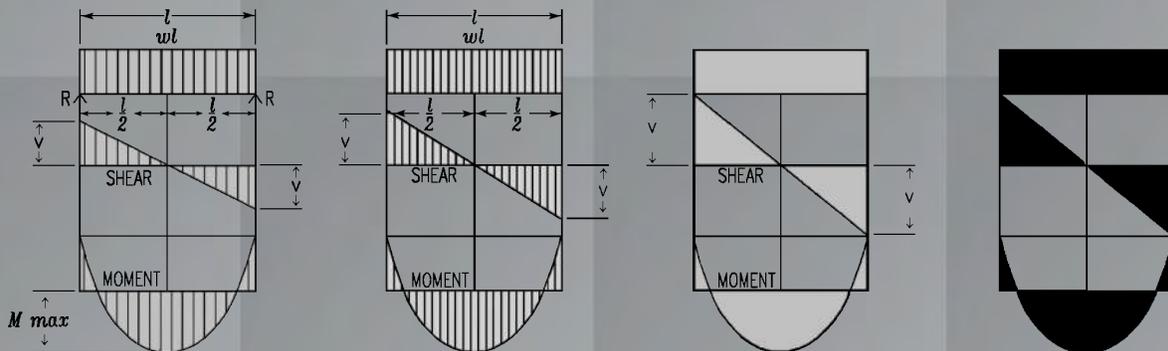
From a small office in White Bear Lake, Minnesota, Larson Engineering has expanded to include 14 offices in 11 states. Our current President and CEO, Lee Granquist, was a young engineer at Larson when it opened with a handful of employees in 1979. Each office has its own story, but every office has grown for the same reason: dedication to meeting the client’s needs with innovative and cost-effective design. Our roots are in providing consulting engineering services to architectural and industrial clients. 1982 marked the beginning of Larson’s diversification in services with our entry into curtain wall engineering. We continue to expand our services to best serve our clients. Today, we are a trusted partner in each step of the design process. Larson’s structural, civil, process industrial, environmental, health & safety, oil & gas, mechanical, electrical and curtain wall engineers each have their own specialty. Whether it is the design of blast-resistant structures, slip formed silos or a biomass receiving and material handling system, we have the expertise to make your project a success. Our conscientious engineers guide clients toward the best solution for their unique needs. From the administrative assistant that answers your call, to the engineer assigned to your project and the accountant that sends the invoice – our whole team is made of employee-owners that are dedicated to client service.

Our Mission

Together we passionately use our engineering talents for the enhancement of our people, our communities, and our clients.

Our Shield

Around the office, we refer to our logo as our “shield.” To a structural engineer, the design would look familiar. It is based on the reaction, shear and moment diagram of a fixed-end span. While we have grown from our roots in structural engineering to offer other services, the shield reminds us of where we came from. It highlights one of the first concepts that a structural engineer learns. It is also a symbol of protection and an engineer’s responsibility to design in the interest of public safety. We’re not just designing a storage tank, a building foundation, stormwater drainage or a curtain wall façade. It’s about how these spaces can best serve the people that need them.



About IMEG



SPORTS & RECREATION FIRM OVERVIEW



UW Health Sports Factory, Rockford, IL

AT-A-GLANCE

- 100 Year Collective History
- Employee-Owned
- 1,500 Employees
- 50 Locations
- 400+ Licensed Engineers
- 125+ LEED AP's
- \$214 Million in Annual Revenue
- Top 10 Engineering Firm in U.S.

SERVICES

- Structural
- Mechanical
- Electrical
- Plumbing
- Fire Protection
- Technology
- Civil
- Survey
- Materials Testing
- Security
- Acoustics
- Architectural Lighting
- Commissioning
- Building Performance Analysis
- Building Certification
- Medical Equipment Planning
- Process Engineering
- Utility Infrastructure

With a history that dates back 100 years, IMEG grew from several firms coming together under one unifying vision: people-centered engineering. As a national engineering and design consulting company we've intentionally localized our focus to serve carefully chosen regions and markets, allowing us to put relationships and communities first, without sacrificing expertise.

Our specialties are high-performing building systems, infrastructure, program management and construction-related services, but our secret to success is found in our deep bench of nearly 1,500 team members and challenging ourselves to be thought leaders in the A/E/C industry.

Over the past few decades IMEG has built a strong reputation in the sports and recreation market. We understand sports arenas, stadiums, recreation and wellness centers require the coordination of virtually every engineering discipline to succeed. They are public facilities that must manage large crowds comfortably and efficiently. There are innumerable safety challenges, along with all the usual concerns for air quality, temperature and humidity control, acoustics and lighting. The difference IMEG brings is our innovative engineering design for high-performance sports and recreation facilities. We have engineered some of the largest venues from professional sports arenas and local civic centers to academic stadiums, recreation centers, natatoriums and outdoor sports complexes.

MARKET FACTS

- 150 sports & recreation clients
- 550 projects
- \$19 billion in construction

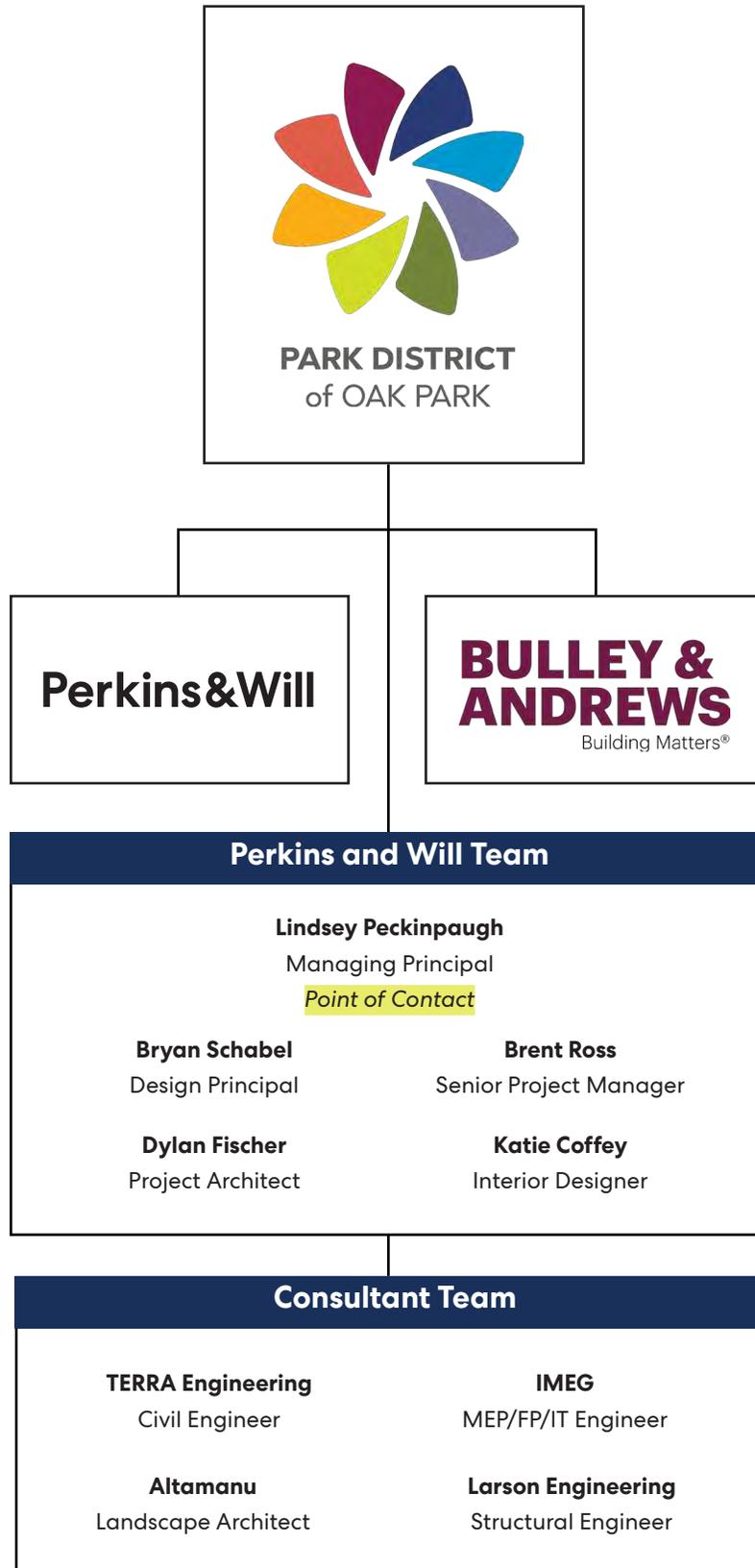
FACILITY TYPES

- Arenas
- Stadiums
- Ice Arenas
- Sports Complexes
- Parks & Recreation
- Gymnasiums
- Wellness Centers
- Natatoriums

Our portfolio includes more than 550 sports & recreation projects with more than \$19 billion in construction.

Section 02.

**Project
Personnel**



Lindsey Peckinpaugh, AIA, LEED AP®, RELi AP

Managing Principal, **Point of Contact**

“It’s about building relationships and strengthening communities” says Lindsey Peckinpaugh, Chicago’s Practice Leader for Sports, Recreation, and Entertainment. A natural consensus builder, Lindsey is a skilled moderator who excels at public outreach, stakeholder engagement, and building strategic framework for complex projects, both large and small. While the design and construction of projects is thrilling, Lindsey finds the greatest sense of accomplishment from the positive impact buildings have on their communities.

Although she grew up a competitive, multi-sport athlete, Lindsey did not intentionally set out to specialize in sports design. What drew her to the market was ultimately the communal nature of the work. Creating spaces where communities gather, recreate, cheer on their teams, and focus on their health. “It’s incredibly challenging, and also incredibly fun work!” says Lindsey.



Education

Bachelor of Environmental Design, Bachelor of Science in Architecture, Cum Laude
Ball State University

Registrations

Architect
Colorado (2004)

Architect
Illinois (2007)

Architect
Indiana (2013)

Architect
Wisconsin (2016)

Accreditations

LEED AP® BD+C
U.S. Green Building Council®

NCARB Certified
National Council of Architectural Registration Boards

RELi AP

Project Experience

Rockford Park District

- UW Health Sports Factory
 - Wedgbury Stadium Improvements
 - Riverview Ice House Expansion Study
 - Carlson Ice Arena Expansion Master Plan
 - Davis Park Master Plan
- Rockford, Illinois

West Chicago Park District

- ARC Recreation Center and Zone 250 Sports Performance Center
- West Chicago, Illinois

Pleasant Dale Park District

Walker Recreation Center Expansion Feasibility Study
Burr Ridge, Illinois

City of Columbus

Fair Oaks Mall Master Plan
Columbus, Indiana

Palatine Park District

Recreation Needs Assessment
Palatine, Illinois

Village of Lakewood

Sports Complex Plan
Community Center
Lakewood, Illinois

One City Center Mixed-Use Development

- PPL Center
 - Lehigh Valley Health Network Fitness Center
- Allentown, Pennsylvania

St. Charles Park District

- Recreation Center Feasibility Study
 - Comprehensive Parks Master Plan
 - Otter Cove
- St. Charles, Illinois

City of Goshen

Multi-Sport Outdoor Pavilion & Ice Rink Feasibility Study
Goshen, Indiana

City of Monroe

Multi-Sport Complex Study
Monroe, Michigan

Park District of Oak Park

Recreation Center Feasibility Study
Oak Park, Illinois

Marquette University

- Athletic Performance Research Center
 - Lacrosse Dome
 - Intercollegiate Athletics Facilities Master Plan
 - Al McGuire Center Renovation
- Milwaukee, Wisconsin

City of Bettendorf

Bettendorf Recreation Needs Assessment & Feasibility Study
Bettendorf, Iowa

West Cook YMCA

Feasibility Study
Melrose Park, Illinois

Saint Louis University

Hermann Stadium Improvements and Student Athlete Champions Center
St. Louis, Missouri

University of Notre Dame

Athletics Master Plan
Notre Dame, Indiana

City of West Lafayette

Wellness and Aquatic Center
West Lafayette, Indiana

Bryan Schabel, AIA, LEED AP®

Design Principal

Road trips were a favorite activity of the Schabel family. Bryan always loved setting off from his family's home in a small college town to visit new places, especially the national parks. However, it was their time spent in cities – both in the U.S. and abroad – that he enjoyed the most. When he was a teenager, Bryan's developer uncle offered him the opportunity to spend a few summers working for him in California. This solidified Bryan's interest in architecture and provided him his first industry experience.

Despite all his traveling as a kid, Bryan never really lived in a city until studying abroad in Rome. During that time, his eyes were opened to a design sensibility that continues to inform his work to this day. It's a sensibility grounded in an awareness of the permanence of architecture: fads are ever-changing, but authenticity is timeless – seek out the point where trend meets verity, and this is where you will find enduring style. This is Bryan's goal, to always look for the perfect balance between the current and the timeless.



Education

Bachelor of Architecture, 1995

Iowa State University,

Study Abroad Program, 1994

Iowa State University, Rome, Italy,

Registrations

Architect

Illinois

Accreditations

LEED AP®

U.S. Green Building Council®

Project Experience

Northwestern University

Ryan/Walter Athletics Center
Evanston, Illinois

William Jones College Preparatory High School

Chicago Public Schools /
Public Building Commission of
Chicago
Chicago, Illinois

Botanica

- Waterfront Botanical
Gardens Master Plan
- Educational Pavilion
Louisville, Kentucky

Chicago Children's Museum

Design Competition
Chicago, Illinois

Shanghai Natural History Museum

Shanghai, China

Pudong Youth Center

Competition Shanghai, China

Western Michigan University

South Neighbor Sub-Campus
Master Plan
Kalamazoo, Michigan

Bowling Green State University

Maurer College of Business
Bowling Green, Ohio

Northwestern University

- Segal Visitors Center and
Parking Garage
- Wirtz Center and Louis Hall
Facade Renovation
- Josephine Louis Theater
Facade Renovation
Evanston, Illinois

Northwestern University

Abbott Hall/RIC Feasibility
Study
Chicago, Illinois

Case Western Reserve University

Tinkham Veale University
Center
Cleveland, Ohio

Ewing Marion Kauffman School

Ewing Marion Kauffman
Foundation
Kansas City, Missouri

Lake Forest Country Day School

Lake Forest, Illinois

Chicago Department of Transportation

Damen Green Line Station
Chicago, Illinois

Brent Ross, AIA, LEED AP® BD+C

Senior Project Manager, Senior Associate

Brent believes in a client-centric design process that focuses on assessment, technology, and vision to bring value to our clients and community. He strives to create meaningful architecture that has a lasting impact on the people, places, and organizations involved. Brent also prides himself on his ability to listen and put the wants and needs of the client ahead of all other project criteria.

Always on the continuous learning path, Brent is eager to talk about the latest research for sleep, recovery, training, and nutrition. He's determined to find ways to help his client turn their athletes into true competitors; those willing to put in the work to achieve their goals. Likewise, Brent is willing to put in the work to make sure each of his projects reach their full potential.



Education

Bachelor of Architecture, 2006

Illinois Institute of Technology

Registrations

Architect

Illinois

Accreditations

LEED AP® BD+C

U.S. Green Building Council®

Project Experience

Rockford Park District

UW Health Sports Factory at
Rockford
Rockford, Illinois

West Chicago Park District

ARC Recreation Center
West Chicago, Illinois

City of Bettendorf

Bettendorf Recreation Needs
Assessment & Feasibility Study
Bettendorf, Iowa

Pleasant Dale Park District

Walker Recreation Center
Expansion Feasibility Study
Burr Ridge, Illinois

Palatine Park District

Recreation Needs Assessment
Palatine, Illinois

City of West Lafayette

Wellness and Aquatic Center
West Lafayette, Indiana

St. Charles Park District

Recreation Center Feasibility
Study
St. Charles, Illinois

City of Hutchinson

Hutchinson Sports Arena
Renovations & Additions
Hutchinson, Kansas

Beat the Streets

Wrestling Hall Concept
Chicago, Illinois

West Cook YMCA

Feasibility Study
Melrose Park, Illinois

Saint Louis University

- Hermann Stadium
Improvements
- Student Athlete Champions
Center
St. Louis, Missouri

Rutgers University

- Athletic Performance Center
- RAC Master Plan
- Athletics Master Plan
Piscataway, New Jersey

University of Northern Iowa

- UNI-Dome Renovation Study
- Dancer Hall Renovation
Cedar Falls, Iowa

University of Notre Dame

- Athletics Master Plan
- Harris Family Track & Field
Stadium Phase 1 and 2
- Rolfs Athletics Hall
- Joyce Center North Dome
Renovations
Notre Dame, Indiana

University of Illinois Urbana-Champaign

- Memorial Stadium Study
- Fighting Illini Baseball
Stadium Study
Champaign, Illinois

Oak Park, Park District

Community Recreation Center
Feasibility Study
Oak Park, Illinois

Dylan Fischer, AIA

Project Architect

Dylan's outstanding design skills will prove valuable to the project team. He recognizes the importance of interpreting and incorporating the needs and goals of the client and end-user groups as the most vital components in developing a successful facility.



Education

Master of Architecture

University of Cincinnati, Magna cum Laude, 2013

Bachelor of Science, Architecture

University of Illinois at Urbana-Champaign, Magna cum Laude, 2010

Registrations

Architect

Illinois

Project Experience

Oak Park, Park District Community Recreation Center Feasibility Study

Oak Park, Illinois

Rockford Park District Carlson Arctic Ice Arena Expansion

Rockford, Illinois

Rockford Park District Riverview

Ice House Study
Rockford, Illinois

St. Charles Recreation Center

St Charles Parks and Recreation District Feasibility Study
St. Charles, Illinois

UW Health Sports Factory at Rockford

Rockford, Illinois

West Chicago Recreation Center

West Chicago, Illinois

Fairfield University Alumni Stadium*

Fairfield, Connecticut

McKendree Metro Rec Plex and Twin Ice Facility

O'Fallon, Illinois

Saint Louis University

Hermann Stadium Renovation & Expansion
St. Louis, Missouri

University of Notre Dame

Joyce Center Renovation
South Bend, Indiana

University of Illinois Champaign

Illinois Field Improvements
Champaign, Illinois

**Completed prior to joining
Perkins and Will*

Katie Coffey, LEED GA

Interior Designer

Katie's diversified experience has been both in architecture and interior design. This has allowed her to develop the understanding that both the interior and exterior design of a building must work in tandem to develop successful results. She is passionate about interdisciplinary projects and has learned that working collaboratively with all members of a team will foster design solutions at every scale.



Education

Masters of Architecture

University of Nebraska

Bachelors of Architectural Studies

University of Nebraska

Accreditations

LEED GA

U.S. Green Building Council®

Project Experience

Aspen Dental Prototype

Chicago, Illinois

Mansueto Office

Chicago, Illinois

OCC

Chicago Expansion

Chicago, Illinois

Starbucks

Reserve Roastery

Chicago, Illinois

Waud Capital

Expansion

Chicago, Illinois

The Wrigley Building

Public Spaces

Chicago, Illinois

Fermilab National Accelerator Laboratory

Integrated Engineering

Research Center

Batavia, Illinois

The Paragon Chicago*

1326 S Michigan Ave

Chicago, Illinois

Aspire Residences*

211 S. Wabash

Chicago, Illinois

5252 Residences*

5252 S Cornell Ave

Chicago, Illinois

Drexel University*

The Summit at University City

Philadelphia, Pennsylvania

* Completed prior to joining Perkins and Will

Section 03.

Relevant Projects

Community Center Feasibility Study

Oak Park, Illinois

Client: Park District of Oak Park — **Size:** 60,000 square feet —

Completion Date: 2016 (study)

We were hired by the Park District of Oak Park to conduct a viability study for a new community recreation and aquatics center. Perkins and Will developed multiple program recommendations with market analysis and demand projections for the Park District Board's consideration and lead strategic partnership discussions for the newly proposed facility.

The final recommended program plan provides 107,000 square foot of new indoor recreation space for the District including the following:

- Indoor Walking Track
- Fitness Center
- Indoor and Aquatic Facilities
- Four Group Exercise Studios
- Three Gymnasiums
- Three Meeting Rooms
- Four Classrooms
- Activity Lounge
- Two Arts n Crafts Studios
- Child Sitting Center
- Indoor Walking Track
- Café



Aaniin Community Centre and Library

Markham, Ontario

Client: City of Markham — **Size:** 122,000 square feet — **Completion Date:** 2017 — **Sustainability:** Designed to achieve LEED® Gold certification — **Awards:** Interiors Award, Civic/Public, Contract Magazine, 2019; Best of Year Institutional, Interior Design Magazine, 2019; Institutional Wood Design Award, > \$15 M, WoodWORKS!, 2019; Facility of Merit Award, Athletic Business, 2019

The word Aaniin means welcome in Ojibwe, a fitting moniker that celebrates Markham's heterogeneous population. With 58% of its residents identifying as immigrants, Markham is one of the most diverse cities in Canada. To accommodate its varied citizenry, we worked to design a gathering place that could easily house multiple learning and recreational facilities under one roof.

Through an extensive public engagement process, the design creates new types of spaces from an open teaching kitchen to interactive maker spaces and a co-working studio that enable a community of newcomers to engage in new ways and to gain an important foothold within the local community and economy.

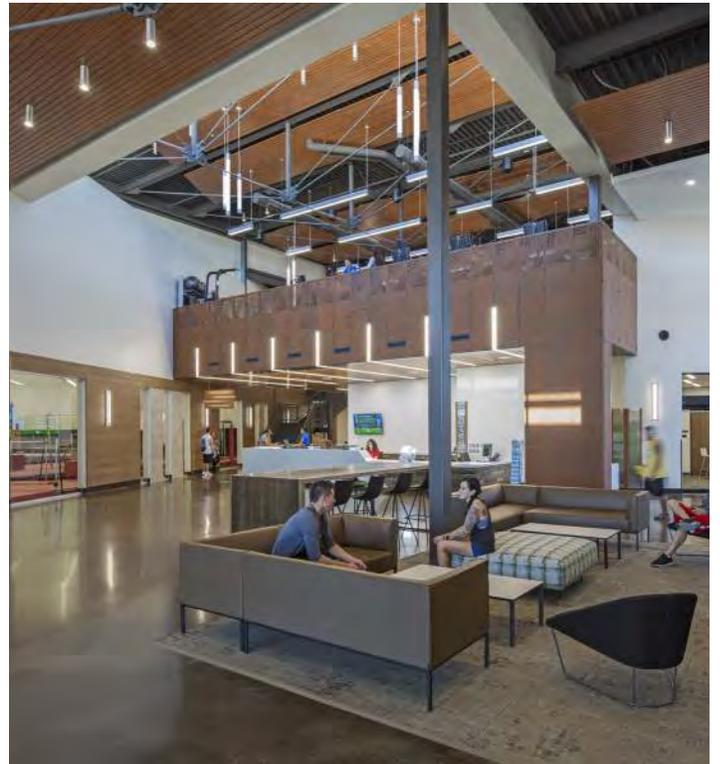


City of Commerce City Bison Ridge Recreation Center

Commerce City, Colorado

Client: City of Commerce City — Size: 106,000 square feet — Completion Date: 2018

With one foot rooted in the past and an eye toward the future, the citizens envisioned a building of timeless tradition in modern clothes. The center is a full-service community amenity providing programming for sport, social, and wellness opportunities. One of the biggest challenges was breaking down the scale of this large structure to a more pedestrian level, so the barns are rotated and split open to bring in daylight. The same character of materials leads patrons through the interior spaces with clear views to the activity areas: including a large community center for public events; a leisure pool with an interactive waterslide; a full service gymnastics studio; a large basketball and volleyball gymnasium; state of the art weight and cardio equipment; a technology lounge; and a number of group training opportunities, including an outdoor rooftop fitness deck with a stunning view of Long's Peak.



UW Health Sports Factory

Rockford, Illinois

Client: Rockford Park District — **Size:** 96,000 square feet —
Completion Date: 2016

In an effort to regain amateur sports tournament market share, the Rockford Park District, Rockford Area Convention and Visitor's Bureau, City of Rockford, City of Loves Park, and Winnebago County along with other area leaders developed a regional "Reclaiming First" initiative that aims to increase sports tourism. We (with sub-consultant Hunden Partners) were hired to complete a Feasibility Study for a downtown tournament facility at the edge of the Rock River. The study led to successful financing and project reality.

The UW Health Sports Factory project includes the redevelopment of an existing industrial building into a modern indoor sports complex. The facility will house basketball courts, volleyball courts, concessions, offices, meeting spaces, and a full-service restaurant with a 180-degree view over Rock River. The project also features site redevelopment with outdoor gathering space, parking and an extension to the River Walk.



The UW Health Sports Factory is one of the largest sports facilities in the Midwest. The facility is expected to draw over 500,000 people per year for basketball, volleyball, wrestling and pickleball tournaments, as well as trade shows, meetings and local user events.

West Chicago Park District ARC Center

West Chicago, Illinois

Client: West Chicago Park District

Size: 70,000 square feet

Completion Date: 2014

Our team was engaged by the West Chicago Park District to provide programming and design services for their new community recreation center. Located in Reed Keppler Park, the facility provides the community with new fitness and family-oriented amenities previously not available. We assisted the Park District with initial planning studies and ultimately recommended Reed Keppler Park as the project site for its ability to connect the Recreation Center with existing athletic fields, an outdoor aquatics park, a skate park and other recreational opportunities.

The West Chicago Park District opened the new 70,000 square foot ARC (Athletics, Recreation, Community) Center in the Fall of 2014, and has exceeded its pre-sale and initial membership expectations. Patrons praise the facility for its exceptional design, its location within the community and the number of amenities and options it affords, including:

- A multi-purpose, three court hardwood gymnasium
- A multi-activity gymnasium
- A walking/jogging track
- Event and party room rental spaces
- Food service support spaces
- A 7,800 square-foot fitness center
- Dance, aerobic and spinning studios
- An indoor playground and kids zone



West Chicago Park District Zone 250

West Chicago, Illinois

Client: West Chicago Park District

Size: 16,000 square feet

Completion Date: 2018



Perkins and Will was engaged by our long term client, the West Chicago Park District, to design a second facility within Reed Keppler park. Drawing on our experience from the successful ARC Center, we assisted the Park District through the successful application and award of an Illinois Department of Natural Resources PARC grant to partially fund the project.

The result is a 16,000 square foot indoor facility that provides two full size hardwood floor basketball courts that are easily converted for volleyball, baseball, softball, soccer, lacrosse, and other recreational projects. The facility hosts practices, games, tournaments, skill clinics, and community events.



City of West Lafayette, Wellness Center

West Lafayette, Indiana

Client: City of West Lafayette — **Size:** 73,000 square feet — **Completion Date:** Est. 2021, Currently Under Construction



Perkins and Will and MKSK were hired in 2016 to complete a Needs Assessment and Feasibility Study for West Lafayette, Indiana. Through a robust community engagement process, demographic and market analysis the team determined an unmet demand in the West Lafayette Community for a new indoor community wellness and recreation facility.

The West Lafayette Redevelopment Commission voted in early 2017 to move forward with the design of a new Community Recreation Center in Cumberland Park. With Perkins and Will as Architect of Record, and MKSK as Landscape Architect the team is now in the construction documentation phase of the project and has implemented innovative design solutions into the project plans such as:

- Inclusive Locker Room and Restroom facilities
- A Multi-purpose Activity Court
- A Hybrid recreational and lap pool featuring a vortex and zero-entry
- Potential partnership space

Section 04.

Scope and Fee Proposal

Perkins&Will

February 26, 2020 REVISED

Park District of Oak Park
Attn: Jan Arnold
218 Madison Street
Oak Park, IL 60302

Re: Request for Proposal Architectural & Engineering Services
Park District of Oak Park Community Center

Dear Jan:

On behalf of the Perkins and Will team I am pleased to offer our proposal for Architectural and Engineering Design Services for the Park District of Oak Park Community Center (The Center). Having completed the Feasibility Study with you, we are very invested in the success of this project. We understand your aspirational and functional goals for The Center and have a deep appreciation for your commitment to operational sustainability and careful stewardship of your community's resources. We look forward to collaborating with you and your selected Construction Manager to ensure that The Center maximizes its potential value for the Oak Park community. The following proposal reflects our understanding of the scope of the project and our team's services.

SITE LOCATION

Madison Street, between Harvey Avenue and extending west past Highland Avenue in Oak Park, IL.

SITE DESCRIPTION

The existing site consists of surface parking and is bisected by Highland Avenue, which will need to be vacated as part of this project. The Design Team will be responsible for leading this effort. The main entrance for the building will be located in the Northeast corner of the site and will preserve some open patio space for gathering. Phase I will occupy the portion of the site east of and including Highland Avenue while Phase II will occupy the remainder of the site west of Highland Avenue.

PROPOSED PROJECT

The Center is conceptualized to be a phased two-story, 48,780 SF multi-purpose community center. Phase I will feature a 2-court gymnasium with elevated running track, 2 group fitness rooms, a fitness center, community meeting rooms, a play zone, wellness center, and a single-level below-grade parking structure. Phase I will include enabling for the future construction of Phase II. Phase II will add

an aquatics facility that will include lap, leisure, and therapy pools. The Park District's goal is to make The Center a "green" facility. Sustainability goals will be established during early project planning.

PROJECT BUDGET

The anticipated budget for the project shall not exceed \$18,000,000.00 including financing cost. This includes Phase I of The Center, below-grade parking, and enabling for Phase II in the future. We have assumed a construction budget of \$15,642,778 for the building and site development. The remaining \$2,357,222 soft cost budget is estimated to cover design fees, construction phase testing, FF&E procurement, etc.

PROJECT SCHEDULE

Below is a preliminary project schedule identifying phase completion targets:

Notice to Proceed:	March or April 2020
Schematic Design:	Late June 2020
Design Development:	Late August 2020
Construction Documents:	Late December 2020
Bid:	January 2021
Groundbreaking:	April 2021

We look forward to collaborating with the Construction Manager to optimize the schedule and are comfortable delivering the project under the proposed schedule. Our fee includes considerations for two bid packages: an early utility package and a full building package.

CONTRACT TERMS

We propose a standard AIA Document B133-2014 contract for the project.

PROPOSED TEAM

Architect of Record:	Perkins and Will
Interior Design:	Perkins and Will
Code-required Signage:	Perkins and Will
Civil Engineering:	Terra Engineering
Landscape Design:	Altamanu
Mechanical/Plumbing Engineering:	IMEG
Electrical Engineering:	IMEG
Fire Protection (Delegated Design)	IMEG
Structural Engineering:	Larson Engineering
Audio Visual Design:	IMEG
Low Voltage IT Design:	IMEG

Access Control/Security Design:	IMEG
Geotechnical Services:	By Owner
Site (ALTA) Survey:	By Owner
Traffic Engineering:	By Owner
Construction Phase Testing:	By Owner

DIVERSITY GOALS

The following consultants are registered as MBE/WBE/or VBE firms by the State of Illinois. Our team's estimated participation percentage is 10.3%.

Civil Engineering:	Terra Engineering (6.3%)
Landscape Design:	Altamanu (4.0%)

SCOPE OF SERVICES

We have categorized our services in four ways: Basic Services, Included Additional Services, Available Additional Services, and Excluded Services:

Basic Services shall include architectural, civil, landscape, structural, and MEP engineering services for the following phases:

- Schematic Design
- Design Development
- Construction Documents
- Bidding and Negotiation
- Construction Administration
- Project Close-Out

Included Additional Services include the following and are reflected in our current proposed fees:

1. Programming: Our programming services will include a program confirmation phase in early schematic design to confirm the program established in the Feasibility Study. We will meet with the Steering Committee to confirm the program elements and define the final target building program based on the available project budget.
2. Multiple Preliminary Designs: During early schematic design our team will develop up to (2) preliminary exterior design concepts based on the confirmed building program. Upon review with the Steering Committee and Construction Manager, a single preferred planning strategy will be determined and developed for the final schematic design deliverable.

3. Building Information Modeling: The development and execution of a BIM Management Plan for the project which will outline the intended model use and how it will be shared with the Construction Manager, Owner, Vendors and building contractors. Architecture, MEP, and Structural disciplines will work within a BIM model for the project. Landscape Architecture and Civil will work in CAD. BIM services include modeling for the design and preliminary coordination of building elements and will aid in the generation of contract documents. Additional BIM goals and uses for the CM or Owner will be an additional service.
4. Civil Engineering: Our services will include civil engineering for the project site including the development of grading plans, utility service design within 5' of the building, subsurface drainage and storm water management, SWPPP plans, plaza, pavement, roadway curbing and pavement design, pavement markings, traffic control, curb ramps, and regulatory signage. Civil will also handle project permitting and entitlements. We will also include the application process associated with vacating Highland Avenue as part of Phase I.
5. Landscape Design: Our services will include landscape design services for the project site including perimeter building plantings, green roof, layout and design of all back of curb plazas, steps, rails, pavements, site grading and site amenities/furnishings (including benches, trash receptacles, bicycle racks), and locating and selection of site light fixtures.
6. Architectural Interior Design: Our interior design services will include the selection of all interior finish materials. We will propose multiple options and color palettes for review with the Steering Committee prior to final selections. Interior Design services will also include custom millwork design and coordination with specialty lighting and technology. We will include the design of all code required signage. Wayfinding and naming rights signage will be an additional service.
7. Value Analysis: Our team will work in collaboration with the Construction Manager to develop value analysis information on major project systems, such as, building primary structure, major MEP systems, building envelope (glazing and thermal insulation), and gymnasium equipment. We will provide the Steering Committee with Good-Better-Best options for review and approval on these systems. Third-party parallel cost estimating is available as an additional service.
8. Telecommunications/Data Design: The design of technology systems will include conduit and junction box rough-in for voice, data, Wi-Fi, cable television, and A/V systems. Final locations will be coordinated with the Owner, and A/V system components are to be provided and installed by the Owner.

9. Security Evaluation and Planning: The design of building security management systems will include conduit and junction box rough-in. Final locations will be coordinated with the Owner, and cameras are to be provided by the Owner.
10. Sustainability Goal Setting: We will lead the project team through a sustainability goal setting workshop during schematic design. We will identify sustainable strategies for the project and populate a LEED checklist for the project. We will implement and track sustainability goals throughout the project. If the Owner wishes to register the project for LEED or other program certifications, additional fees will apply.
11. Renderings: The development of up to (3) 3D renderings which reflect the updated Phase I design, materiality, and character of the project. The renderings will be updated during the Design Development Phase of the project. Our fee assumes (1) exterior entry view and (2) interior views updated from views provided during the feasibility study

Available Additional Services will include the following and are not reflected in the current proposed fees:

1. Sustainability Certification Programs: Should the City wish to pursue LEED, Fitwell, Well Building or other formal sustainability certification programs additional service fees will apply for project registration and administration.
2. Video Clips, Animations: Video clips, animations and virtual reality tours of the proposed facility design can be provided at an additional cost.
3. Enhanced Energy Modeling: Enhanced energy modeling can be provided as an additional service to the project.
4. As-Designed/As-Built Record Drawings: We will keep the BIM models/CAD files up to date as much as possible during construction with RFI, ASI, and Bulletin information. At substantial completion we will require that the Construction Manager provide an As-Built set of drawings and updated BIM models from their subs for incorporation into the As-Built record drawings. At project closeout, we will provide the Owner with a PDF set of As-Built drawings and all electronic drawings models/files.
5. Commissioning: As required by 2018 IECC, our team will provide code-compliant commissioning services that will include a commissioning plan, commissioning specifications, site observation and system verification checklists, functional performance testing for applicable systems, O&M manual review, and the development of a preliminary and final commissioning report.

6. Third-Party Parallel Cost Estimating: We will develop detailed cost estimates based on quantifiable take-offs at the end of the schematic design, design development, and 50% construction documents for comparison with the Construction Manager's opinion of cost. We will collaborate with the Construction Manager to come to a joint opinion of probable cost and identify for the Owner any discrepancies.

12. FF&E: We can provide additional fee to include the design, selection, and specification of moveable fixtures, furniture, and equipment (FF&E) for the project. This additional fee would include the selection of recommended pieces and specifying up to three vendors for bid.

Excluded Services include the following:

- Traffic studies
- Site survey and geotechnical services
- Construction materials testing
- BIM Modeling for the purposes of scheduling (4D, construction sequencing), fabrication, final coordination, and bills of materials
- Storm water analysis beyond the boundaries of the proposed site
- Design of utility improvements beyond the boundaries of the proposed site and/or those required to facilitate the vacation of Highland Avenue.
- Hazardous Material Analysis/Reports or Mitigation Design or Administration
- Services required by Authorities Having Jurisdiction that are either unwarranted or beyond the scope of this proposal
- Services in connection with change in government requirements instituted after the date of this agreement
- Services in connection with future facilities, systems, or equipment that are not intended to be constructed as a part of this project
- Off-site improvements such as lane widening to adjacent streets or extending utility or drainage mains to the site
- Engineering or coordination of regulated utilities
- Structural design or review of Contractor's construction systems or techniques such as formwork, excavations, shoring, bracing, or crane supports
- Services made necessary by contractor's default or by defects in the work of the contractor
- Special analysis such as blast resistance, defensive design (progressive collapse analysis), floor response for sound transmission, or vibration and dynamic analysis
- Performing the role of Special Inspector
- Electrical demand modeling
- Fire protection engineering design (beyond performance specifications)

PROPOSED FEES

We proposed the following fees:

The Center Construction Budget:	\$15,642,778
Perkins and Will	\$785,625
Terra Engineering	\$78,000
Altamanu	\$49,895
Larson Engineering	\$117,500
IMEG	\$201,900
Fee Subtotal:	\$1,232,920

The following is a breakdown of our proposed fees by phase:

Schematic Design (15%):	\$184,938
Design Development (20%):	\$246,584
Construction Documents (40%):	\$493,168
Construction Administration (25%):	\$308,230
Total Base Service Fees:	\$1,232,920

Reimbursable Expenses

Reimbursable expenses will be invoiced at our direct cost. We have proposed a note to exceed lump estimate for expenses for travel, printing, and communication.

Not to Exceed Reimbursable Limit \$23,000

Total Base Service Fee Plus Expenses:	\$1,255,920
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In regards to printing, this budget only includes printing of review sets during the design phases. It is anticipated that all bid sets, construction sets, addenda, bulletins, and submittal reviews will be issued via pdf, with those needing the drawings being responsible for the costs of printing. Reimbursable expenses will be invoiced at our direct cost.

Reimbursable Expense Rates:	
Mileage:	Per current IRS stipulations
Color printing/photocopying:	35 cents/8 ½ x 11
Black & white photocopies:	15 cents/8 ½ x 11
Large format photocopy:	As charged by printer
Photo reductions:	As charged by printer
Travel/lodging/food expenses:	Direct cost

Thank you for inviting us to submit our proposal. As you know, we are invested in the success of this project and we hope that you find our understanding of the scope of the A/E team's role commensurate with your expectations. Please keep in mind that the fees proposed within are preliminary in nature based on our understanding of the project scope, schedule, and delineation of roles. We are committed to providing you the highest level of service at very fair fees and welcome a detailed conversation based on the effort estimated and reflected within. I have always managed to negotiate fair fees with our clients and am confident we can do the same.

If you have any questions, please call me at 312-550-2396.

Sincerely,

Perkins and Will

A handwritten signature in blue ink, appearing to read "L. Peckinpaugh", with a large, stylized flourish at the end.

Lindsey Peckinpaugh
Managing Principal, Sports Recreation & Entertainment Practice Leader

CC: Brent Ross, AIA, Perkins and Will
Dylan Fischer, AIA, Perkins and Will

The Wrigley Building
410 North Michigan Avenue
Suite 1600
Chicago, IL 60611

Perkins&Will



Memo

To: David Wick, Vice President, Parks and Planning Committee
Board of Park Commissioners

From: Jan Arnold, Executive Director

Date: January 26, 2020

Re: CRC Construction Manager Contract



Statement

The Park District of Oak Park has used a variety of oversight methods for construction to include 1) owner working with General Contractor, 2) hiring an Owner Representative, and 3) hiring a Construction Manager. Each have met the agency's need based on the scope of the specific project. Staff are recommending that the Oak Park Community Recreation Center be built with the Construction Manager approach. This approach provides the architect upfront cost saving ideas, provide the owner an active partner to provide expertise, as well as knowledge of construction costs to ensure the project meets budget projections.

Discussion

Staff are recommending Bulley and Andrews to serve as the Construction Manager for the Park District of Oak Park. Bulley Andrews was the General Contractor for the Ridgeland Common Recreation Complex built in 2013-2014 which was completed on-time and on-budget. Bulley and Andrews recently served as School District 97's Construction Manager for the expansion projects at both Lincoln and Longfellow Elementary Schools. Additionally, they served as Construction Manager for the City of Evanston's Recreation Department on their ice arena and sport field project. Both D97 and Evanston had positive feedback about Bulley and Andrews' performance.

Timothy Puntillo, President, will serve as principal with assistance from Peter Kuhn. Both of these individuals were activity involved in the construction of the Ridgeland Common Recreation Complex. The design, cost estimating, bid specification, and permitting assistance is priced at \$67,960. The construction phase will be priced at 5.53% of the construction costs. This will include project oversight as well as bid solicitation from sub-contractors from all required trades.

Recommendation

Staff recommend engaging Bulley and Andrews to serve as Construction Manager on the Oak Park Community Recreation Center project for \$67,960 for the design and specification phase and 5.53% for the construction phase.

Attachment: Construction Manager Proposal



**BULLEY &
ANDREWS**
Building MattersSM

Park District of Oak Park

Recreation Center

PROPOSAL

Professional Construction Services

Presented by
Bulley & Andrews, LLC
1755 W Armitage Ave
Chicago, IL 60622
773.235.2433
www.bulley.com

February 11, 2020

Park District of Oak Park

Recreation Center

PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES

February 11, 2020



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Section 1: Firm Overview



Firm Overview

129 Years of Service



Established in 1891, Bulley & Andrews is one of the Midwest's oldest and most accomplished general contracting firms. Founded by Frederick Bulley, an English stonemason, and Alfred Andrews, an architect, the two men oversaw projects ranging from Chicago mansions to office buildings and industrial facilities.

B&A quickly established a reputation for on-time, on-budget construction. The standard of excellence set by Fred Bulley in the 19th century continues today and our motto remains "honesty, integrity, and service in construction."

More than 70 percent of B&A's work is from repeat clients, which serves as a testament

to our commitment to client satisfaction. We maintain long lasting relationships through dedication to quality workmanship and unparalleled attention to detail. Among the longest of these are The University of Chicago (since 1912) and The Northern Trust Company (since 1928). Our involvement with clients ranges from multi-phased, multimillion-dollar projects to on-going maintenance programs.

B&A has a regional focus and has been responsible for nearly \$3 billion worth of work during the past decade. Our systematic growth has been cited in Engineering News Record (ENR) where we are consistently listed among the nation's Top 400 Contractors, and in Crain's Chicago

“

Building relationships, building trust, is more important than bringing every dollar to the bottom line. And quality and workmanship are not just goals but a way of life at Bulley & Andrews.

Allan E. Bulley, Jr.
Executive Chairman

Business, where we are repeatedly named one of Chicago's 25 largest general contractors. Our annual volume is \$500 million.

Significant events in our more recent history include:

2016

Bulley & Andrews celebrates 125 years of building history, relationships and success. The firm moves into a new, 4-story building to serve as our new headquarters supporting our continued growth and investment in staff and technology.

2010

The firm acquired the assets of Takao Nagai Associates, a firm specializing in concrete restoration and waterproofing. Operating as a subsidiary of B&A, **Bulley & Andrews Concrete Restoration's (BACR)** concrete repair expertise

complements our extensive restoration experience.

2005

Bulley & Andrews established a subsidiary: **Bulley & Andrews Masonry Restoration, (BAMR)**. The group oversees and performs all services necessary to maintain, protect and preserve a building's exterior including inspection and analysis, masonry restoration, facade restoration, tuck-pointing, cleaning and sealing.

2004

Bulley & Andrews formalized a residential and restoration group which specializes in high-end residences and historical restoration. We have been involved

in myriad notable projects including the relocation of the Harriet Rees House and restoration of the Richard H. Driehaus Museum and Robie House. Our work has been featured in such high-end shelter publications as Architectural Digest, Elle Decor, Traditional Home and Veranda.

2003

Bulley & Andrews introduced Cleanroom technology to our host of services. Dedicated to the creation of contamination-controlled environments, this division provides a turnkey approach for these highly specializes spaces.

Capabilities



Markets

Through the years, B&A's staff and professional services have expanded to meet the needs and challenges of the building markets we serve including:

- Cleanrooms/Labs
- Commercial
- Corporate
- Educational
- Financial
- Healthcare
- High-End Residential
- Hospitality
- Industrial
- Institutional
- Retail
- Restoration
- Sacred Spaces
- Senior Living

Services

B&A provides a full range of services to manage the building process including:

- Preconstruction
- General Contracting
- Construction Management
- Design/Build

Self-Performance

B&A has the capability to self-perform the following trades with our field forces:

- Excavation
- Masonry Restoration
- Concrete Restoration
- Selective Demolition
- Concrete
- Carpentry
- Drywall



Allan E. Bulley, Jr.
Executive Chairman
BS, Brown University
63 years experience



Allan E. Bulley, III
Chairman & CEO
Bulley & Andrews
BA, Yale University
MBA, Northwestern
University
33 years experience



Tim Puntillo
President
Bulley & Andrews, LLC
BS, Purdue University
MBA, Northwestern
University
26 years of experience



Mark Evans
President, Construction
& Client Solutions
BS, Loyola University
37 years experience



Pat Healy
Vice President,
Business Development
BS, University of Maine
MS, Georgia Institute
of Technology
35 years experience



Mike Sudol
Chief Financial Officer
Vice President, Finance
& Administration
BS, Eastern Illinois
University
MBA, Loyola University
28 years experience

BULLEY & ANDREWS

1755 W. Armitage Avenue
Chicago, IL 60622 | 773.235.2433

OUR TEAM

Executive chairman, Allan E. Bulley, Jr., and chairman and CEO, Allan E. Bulley, III are the third and fourth generations, respectively, to lead Bulley & Andrews. Yet family pride and commitment to the firm extend far beyond ownership. Now in its 129th year, B&A employs a number of tradesmen whose families' relationships with the organization span generations, and include fathers, grandfathers, brothers and sisters, many of whom have been with B&A for 25+ years.

MANAGEMENT

Staff includes six members of executive management, nine business unit managers and approximately 80 project management/engineers and administrative staff, as well as 300+ field personnel.

Each member of our management team has a multi-dimensional background including academics, field operations, project management, and estimating. In the field, our experienced superintendents have backgrounds in the building trades.

SAFETY

B&A views safety and training as a top priority. We are proud of our excellent safety record, which is achieved through the dedication of our employees and our rigorous safety program.

Our Experience Modification Rate (EMR) is 0.72, among the

Personnel

Principals	6
Business Unit Leaders	9
Project Management	80
Estimators	4
Safety Specialists	4
Marketing/BD	4
Superintendents	50
Field Personnel	329
Support Staff	30

lowest in the industry and well below the nationwide industry standard (1.0). Our rating is important to owners because it decreases insurance rates resulting in direct cost savings.

FINANCIAL STRENGTH

For over a century Bulley & Andrews has maintained a conservative and fiscally sound approach to management. Our financial strength is evidenced by a relationship with the same banking institution for nearly 90 years, a net worth in excess of \$150 million, and a bonding capacity of \$750 million. Our Dun & Bradstreet rating is 4A2, the highest rating a company our size can achieve.

Classifications/Licenses:

- An Illinois Corporation; incorporated in 1906
- Chicago Contractor's License: TCG04239
- Ranked #209 on ENR's Top 400 Contractors List
- Contractors Score: 2405

Section 2: Project Personnel





Timothy Puntillo, LEED AP

With over 20 years of experience in the construction industry, Tim has expertly overseen the successful completion of numerous new construction, renovation, and restoration projects in nearly every building market. As president, Tim often serves as principal in charge, staying closely connected to project teams and providing executive oversight on value engineering, product and method selection, setup and mobilization, site safety and awarding of contracts. Tim has executive responsibility for all phases of construction and maintains a keen focus to ensure our clients' respective needs are fully understood and goals achieved. His client experience includes:

**PRESIDENT
BULLEY & ANDREWS, LLC**

Education
MBA; Northwestern University
BS; Civil Engineering
Purdue University

Tenure with B&A
24 Years

Client References
Mr. Mike Hudson
North Central College
Naperville, IL
630.637.5657

Mr. David Seleb
Oak Park Library
Oak Park, IL
708.697.6911

Architect References
Mr. Larry Kearns
Wheeler Kearns Architects
Chicago, IL
312.939.7787

Ms. Laura Young
Griskelis Young Harrell
Chicago, IL
312.645.0011

Mr. Eric Penney
Sheehan Nagle Hartray Architects
Chicago, IL
312.633.2900 X: 162

PARK DISTRICT OF OAK PARK

OAK PARK PUBLIC LIBRARY

FENWICK HIGH SCHOOL

ALCUIN MONTESSORI

CITY OF EVANSTON ROBERT CROWN COMMUNITY CENTER

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181

COMMUNITY HIGH SCHOOL DISTRICT 218

SCHOOL DISTRICT 97

GLENVIEW PUBLIC LIBRARY

CITY OF EVANSTON

ST. JOSEPH COUNTY PUBLIC LIBRARY

ARCHDIOCESE OF CHICAGO

BAHÁ'Í NATIONAL CENTER

ARGONNE NATIONAL LABORATORY

CHICAGO SHAKESPEARE THEATER

NOBLE NETWORK OF CHARTER SCHOOLS

CHICAGO INTERNATIONAL CHARTER SCHOOL



Peter Kuhn, LEED AP



As project executive, Pete leads the project team and is responsible for understanding and achieving the client's objectives. He will remain involved with the project from inception to completion providing continuity and single point of contact. Pete serves as the account manager and will address all staffing needs and direct all budgeting, scheduling and procurement and general administration of the Contract Agreement. He is renowned for his team approach to executing projects and ability to analyze and resolve technical issues. His project experience includes:

PROJECT EXECUTIVE BULLEY & ANDREWS, LLC

Education

BS; Construction Management
Ferris State University

Tenure with B&A

13 Years

Client Reference

Ms. Jeanne Keane
Oak Park Elementary School District 97
Oak Park, IL
708.524.3125

Mr. Lawrence Hemingway
City of Evanston
Evanston, IL
847.448.8267

Architect Reference

Ms. Jennifer Costanzo
STR Partners
Chicago, IL
312.464.1444

Mr. Brian Kronewiter
Cordogan, Clark & Associates
Chicago, IL
630.209.7525

CITY OF EVANSTON ROBERT CROWN COMMUNITY CENTER: EVANSTON, IL

- New, 6,000 sq. ft. branch library, with multipurpose and study rooms
- Two, NHL regulation-sized ice rinks with locker rooms
- Gymnasium space to accommodate two, full-court basketball games and designed for a wide range of sports activities including volleyball, indoor soccer, batting practice, and gymnastics
- Four-lane running track, fitness/dance room
- Preschool facility
- Administrative offices

PARK DISTRICT OF OAK PARK: OAK PARK, IL

- 50,000 sq. ft. renovation and addition to Ridgeland Common including pool, ice rink and fields

SCHOOL DISTRICT 97: OAK PARK, IL

- New, 38,000 sq. ft. Administration Building
- 11,000 sq. ft. Holmes Elementary School addition and renovation
- 2017 and 2018 life safety improvements at various elementary schools
- 16,500 sq. ft. Longfellow Elementary School addition
- 21,000 sq. ft. Lincoln Elementary School addition

NOBLE NETWORK OF CHARTER SCHOOLS: CHICAGO, IL

- First floor buildout, Rowe-Clark College Prep

NORTHWESTERN UNIVERSITY: EVANSTON, IL

- 44,000 sq. ft. renovation to Gleecher Center

FENWICK HIGH SCHOOL: OAK PARK, IL

- New, 330 space parking garage



Peter Kuhn is a recipient of Bulley & Andrews' 1891 Award. The award recognizes outstanding performance & exemplary client service.

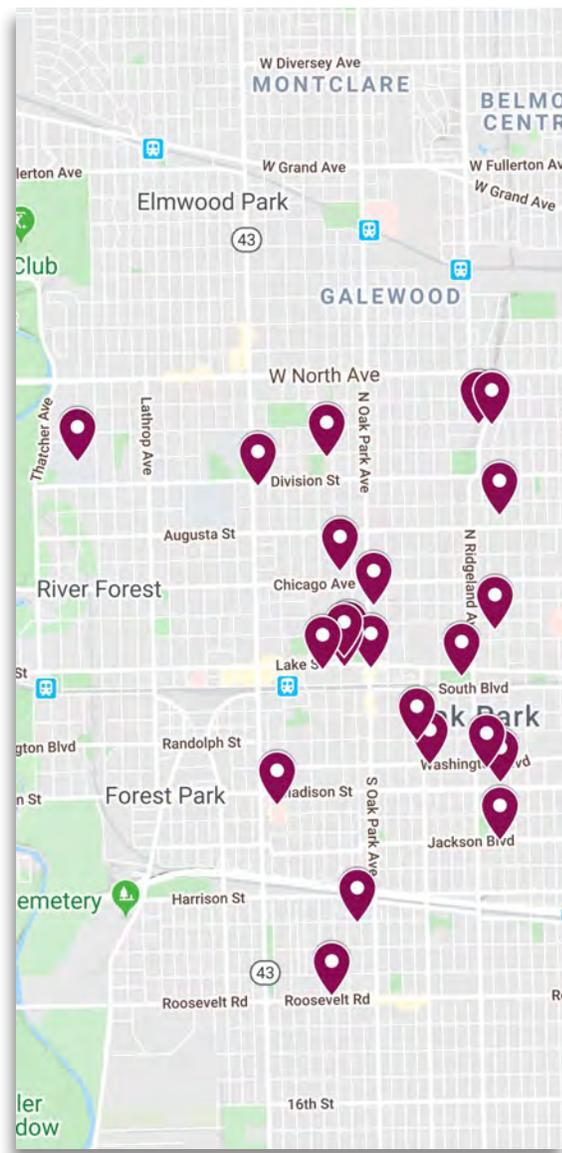
Section 3: Project Experience



Experience in Oak Park & River Forest

Bulley & Andrews is highly familiar with Oak Park and its subcontractor community. The knowledge gained from our extensive portfolio in the area (see list below) gives us a distinct advantage during the subcontractor selection process. It enables our team to generate interest from quality subcontractors and make the best decisions based on the project and the owner's needs and goals.

Bulley & Andrews has a vested interest in cultivating our positive reputation in a community that has appreciated our quality workmanship and stewardship mentality.



**Dominican University
Rebecca Crown Library
Renovation**

7900 W. Division St.

School District 97

260 W. Madison St.

**Oliver Wendell Holmes
School Renovation**

508 N. Kenilworth Ave.

United Lutheran Church

409 Greenfield St.

**Park District of Oak Park-
Ridgeland Common**

415 Lake St.

Oak Park Public Library

834 Lake St.

**First United Methodist
Church of Oak Park**

324 N. Oak Park Ave.

**Robert Morris University
Eyre Cafe**

128 N. Oak Park Ave.

**Rush Oak Park Hospital
Pharmacy**

520 S. Maple Ave.

Unity Temple

875 Lake St.

Midtown Athletic Club

1135 N. Harlem Ave.

**First United Church of Oak
Park**

848 Lake St.

Calvary Memorial Church

931 Lake St.

**Beye Elementary School
Renovation**

230 N. Cuyler Ave.

**Hatch Elementary School
Renovation**

1000 N. Ridgeland Ave.

**Horace Mann
Elementary School
Renovation**

921 N. Kenilworth Ave.

**Percy Julian
Middle School Renovation**

416 S. Ridgeland Ave.

**Whittier Elementary School
Renovation**

715 N. Harvey Ave.

**Longfellow Elementary
School Addition**

715 Highland Ave.

**Lincoln Elementary School
Addition**

1111 Grove Ave.

**Alcuin Montessori School
Addition and Renovation**

6932 Roosevelt Road

Fenwick High School

505 Washington Blvd.

**Good Shepherd Lutheran
Church**

611 Randolph St.



**415 LAKE STREET
OAK PARK, ILLINOIS**

Project

Ridgeland Common renovation

Role

Construction Manager

Owners Representative

Project Management Advisors, Inc.
(PMA)

Architect

Nagle Hartray Architecture

Park District of Oak Park

The Park District of Oak Park provides recreational facilities and services for 53,000 residents. To assist the Park District in their continued commitment to residents, Bulley & Andrews provided construction management services for renovations to Ridgeland Common.

To create the new recreational space, the existing building went through a major 54,000 sq. ft. renovation and expansion. All components were removed except for the existing wood timber structure. The ice rink was expanded to official size and equipped for year round use and all interior facilities were entirely updated. Additional modifications on the six acre site include:

- 50 meter swimming pool update
- New children's zero-depth play pool
- Additional fencing and lights for the ball fields
- Two baseball fields / One soccer field - new synthetic turf
- New 10,000 sq. ft. dog park
- New parking lot

The project achieved LEED Gold certification.



**1701 MAIN STREET
EVANSTON, ILLINOIS**

Project

New Community Center, Ice Complex
& Library

Owner

City of Evanston

Role

Construction Manager

Architect

Woodhouse Tinucci Architects
MacLennan Jaunkalns Miller
Architects

Robert Crown Community Center, Ice Complex and Library

Originally built in 1974, the Robert Crown Center has long served as a social and recreational hub for the City of Evanston. Experiencing a number of functionality-related issues, this resource no longer meets the growing needs of the community.

To continue providing innovative programs and services in a safe and modern environment, the City of Evanston is building a new Robert Crown Community Center, Ice Complex & Library. Bulley & Andrews is currently serving as construction manager for the project. The new center will include:

- 6,000 sq. ft. branch library, with multipurpose and study rooms
- Two, NHL regulation-sized ice rinks with locker rooms
- Gymnasium space to accommodate two, full-court basketball games and designed for a wide range of sports activities including volleyball, indoor soccer, batting practice, and gymnastics
- Four-lane running track
- Fitness/dance room, large enough to accommodate 15-20 people
- Preschool facility
- Administrative offices

The project is anticipated to achieve LEED Silver certification.



Projects

New Administration Building

2-story addition to Holmes Elementary

Addition, renovations and life safety upgrades to Lincoln Elementary

Addition, renovations and life safety upgrades to Longfellow Elementary

Role

Construction Manager

Architect

STR Partners

School District 97

Oak Park School District 97 selected Bulley & Andrews as construction manager for multiple projects throughout the district. Projects include the new administration building 11,000 sq. ft. addition to Holmes Elementary School and life safety improvements across the district. Much of the scope of work at the elementary schools focuses on create new and better spaces for increasing enrollment including

- New classrooms
- Expansion of the multipurpose room
- Renovation of the library facilities
- New STEM Lab
- Creation of additional small group instructional spaces
- Renovation of existing classrooms to meet the districts “21st Century Learning” initiatives
- Creation of new gardens and play areas

Most recently, B&A served as construction manager for two new addition and renovation projects, one at Lincoln Elementary and the other at Longfellow Elementary. The facility improvements enabled SD97 to effectively meet the needs of the growing student population, while also providing flexibility should the school’s projected enrollment require additional changes.



**6942 ROOSEVELT ROAD
OAK PARK, IL 60304**

Project
Addition and renovation

Role
Construction Manager

Architect
Tom Brock Architects
Eight Cubed architecture

Alcuin Montessori School

Bulley & Andrews provided construction management services for Alcuin Montessori School's much needed expansion to accommodate their growing infant, toddler and middle school program.

Located in southwest Oak Park, the school's new 10,000 sq. ft. campus includes a new addition and renovation to an exciting building. The project has created an inspiring environment, including classrooms and play space. The second campus enhances the Montessori mission to allow children learn at their own pace, provide activities designed to develop more than academic skills and cultivate a life-long love of learning.



**834 LAKE STREET
OAK PARK, ILLINOIS**

Project

New public library

Role

Construction Manager

Architect

Nagle Hartray Architecture

Oak Park Public Library

Oak Park Public Library looked to Bulley & Andrews to serve as construction manager for the village's new \$19.6 million, three-story public library. Located at the corner of Lake Street and Grove Avenue, the facility is 140,000 sq. ft. and includes a tech center, café, art gallery, and public meeting rooms, in addition to traditional library facilities.

The south elevation is faced with stone while the east elevation, adjacent to Scoville Park, features copper panels and is topped with an undulating roof. The library's second and third floors feature large windows providing patrons with a generous view of the park. The facility also includes underground parking for 80 cars.

The project was the recipient of the Chicago Building Congress Award of Merit.



**100 S GARFIELD ST.
HINSDALE, ILLINOIS**

Project

New Hinsdale Middle School

Role

Construction Manager

Architect

Cordogan, Clark & Associates

School District 181

Hinsdale Middle School students now have a new, 141,500 sq. ft. state-of-the-art facility dedicated to active and collaborative learning.

The new school, designed by Cordogan Clark and constructed by Bulley & Andrews, features 28 core classrooms; six science laboratories; 10 resource small classrooms; a 15,000 sq. ft. gymnasium; a cafeteria; full-service production kitchen; large band, orchestra and choral rooms; music ensemble practice rooms; faculty offices; a media resource center and Maker Space; fine arts laboratory; ceramics kiln; outdoor classroom with projection surface; and a green roof.

At the heart of the school is a three-story sky-lit atrium. Filled with natural light, the atrium connects the school's main common spaces. Providing a welcoming and engaging environment throughout the school, large windows provide generous natural light and collaborative spaces foster engagement and community.



**6100 S COTTAGE GROVE AVE
CHICAGO, ILLINOIS**

Project

New athletic facility

Role

Construction Manager

Architect

Nagle Hartray Architecture

MetroSquash

Hyde Park based nonprofit organization MetroSquash is now able to realize their vision to become a Chicago leader in promoting academic achievement, healthy lifestyles, and access to opportunity for youth with their new, 21,000 sq. ft. facility in Woodlawn. Located just around the corner from the University of Chicago's campus, the precast structure includes seven squash courts, one doubles court and four classrooms.

The new MetroSquash Academic & Squash Center allows MetroSquash to double the number of children in its after-school lessons and summer programs to 300 from 150. The organization utilizes the racket sport, Squash, to help Chicago Public School students with athletic and academic performance.

Municipal Experience

From city halls to community centers, municipal buildings are central to how our communities live, gather and grow.

Though needs vary by building type and project scope, two things are steadfast: municipal structures must serve multiple constituencies and need to be extremely durable.

In addition to selecting the best materials and subcontractors for the project, Bulley & Andrews' team evaluates the lifecycle costs associated with maintaining and operating facilities. This information is vital to helping Owner's make decisions that positively impact a building's life expectancy. The results ensure the building meets the goals of the end-users as well as the expectations of the community at large.



Cicero Municipal Complex

City Hall
Police Headquarters
Youth Center
Parking Garage



City of Elgin

Spring Street concrete repairs

City of Evanston

New Levy Senior Center
Three parking garage renovations
Robert Crown Community Center, Ice Rink and Library Complex



City of St. Charles

River wall and plaza restoration



Community Consolidated School District 181

New Hinsdale Middle School



Community High School District 218

Harold L. Richards High School addition and remodeling

Decatur County

Decatur County Courthouse masonry restoration

Deerfield Police Station

Roof truss replacement

Glenview Public Library

New public library and parking garage

Municipal Experience Cont'd



Hanover Park Public Library

New public library

Mt. Prospect Public Library

Public library addition and renovations

Oak Park Public Library

New public library

Parke County

Parke County Courthouse masonry restoration



Park District of Oak Park

Renovation of Ridgeland Common including Paul Hruby Ice Arena

Schaumburg Township Library District

New Hanover Park Public Library



Skokie Park District

Weber Center Skatium renovation

Tippecanoe County

Tippecanoe County Courthouse masonry restoration



Village of Northfield

Village Center and police station renovation

Village of Schiller Park

Accessibility upgrades
Exterior renovations



Wheaton Public Library

Public library addition and renovations

References

ALCUIN MONTESSORI SCHOOL

Ms. Gina Gleason
Executive Director
Oak Park, IL
708.366.1882

OAK PARK PUBLIC LIBRARY

Mr. David Seleb
Executive Director
Oak Park, IL
708.697.6911

OAK PARK SCHOOL DISTRICT 97

Ms. Jeanne Keane
Sr. Director of Buildings & Grounds
Oak Park, IL
708.524.3125

PARK DISTRICT OF EVANSTON

Mr. Lawrence Hemingway
Director of Parks, Recreation and
Community Services
Evanston, IL
847.448.8267

**CORODOGAN CLARK &
ASSOCIATES**

Mr. Brian Kronwitter
Executive Vice President
Auroria, IL
630.209.7525

FENWICK HIGH SCHOOL

Mr. Matt McNicholas
Facilities Advisory Committee Chair
MGLM Architects
Chicago, IL
312.588.4109



At the conclusion of our project, it is gratifying to look back and know that the absolute best decision was made when the library trustees chose Bulley & Andrews to be the Construction Manager for our project.

Ms. Vickie Novak
Glenview Public Library



Section 4: Construction Management Scope of Services



Scope of Services

Construction Management Approach

As construction manager, Bulley & Andrews (B&A) will work as an extension of the Park District of Oak Park staff, offering a hands-on, detail oriented approach to your building program.

Our approach is rooted in partnership with all stakeholders. In doing so, we aim to foster and promote a team-oriented building process. In other words, we view ourselves as a partner to cultivate creative problem-solving, promote value management and follow a “one for all, all for one” philosophy. This approach leverages the expertise and knowledge of the entire team which optimizes and delivers the greatest value.

Following is an overview of our services:

PRECONSTRUCTION

Every project, regardless of the size or scope, has specific objectives, special nuances and unique challenges. That’s why preconstruction is such an important part of the construction process. A strong preconstruction effort is central to charting the course for a project’s overall success.

Bulley & Andrews’ (B&A) preconstruction process is collaborative, iterative and laser-focused on providing our clients with the most accurate data to inform decisions. B&A’s proactive, solution-driven mindset directs us to apply our efforts to not only identify problems, but to develop and recommend solutions as early as possible. This approach ensures owners receive the most value for their program dollar.

Before our first budget is prepared, the entire project team will meet, become acquainted with, and discuss, what is most important about the project. This establishes what we refer to as conditions of satisfaction (COS). This set of parameters will be our guiding light when it comes to executing decisions and moving the project forward.

In order to drive the preconstruction and construction schedule, we utilize pull planning to establish a



The pull planning process promotes accountability, camaraderie and a shared mission for the project.

network of commitments from the design team, owner and B&A. The pull planning effort, will help us determine key steps in the design process, including:

- Where critical decisions will need to be made
- Establish milestones for design packages/charettes for pricing
- Constructibility evaluation
- Major budget deliverables

Each week we will measure the completion of each activity to hold one another accountable. Pull planning breaks down the project into smaller phase pulls, and the trades work together to develop a plan for the next six weeks. That plan is updated weekly. This allows the team to find efficiencies if activities are going well or help solve problems if issues are identified. Pull planning is an effective tool that begins in preconstruction and helps drives success through construction.

During schematic design, we will identify opportunities that may exist relative to different

systems, assemblies and material selections. These efforts are to optimize the teams' efforts and maximize project cost, schedule and quality. Next, we set the target value for the project through detailed assumptions, historical cost data and trade budget recommendations. We also encourage open communication with the design partners so that we can provide, input on the initial design intent. We want to leverage our depth of construction experience as well as our trade partners' expertise.

Early engagement of major trades is key. Trade input and assistance during early design efforts incorporates constructibility into the work flow, in lieu of making it the 'last stop' in the design process. This happens through face-to-face scope and budget discussions with our trade partners and the project team. Doing so, we are able to better develop overall design details based on the most relevant and successful methods in the marketplace. This will help drive 'certainty of outcome' earlier in preconstruction, as opposed to a frustrating design (in a vacuum), budget, VE, redesign process. In other words, before design is put to paper, we bring all of the experts to the table – engineers, architects, manufacturers and installers – to collaborate on the best possible outcome for the project.

Additionally, B&A will drive value management by providing the team options through 'choosing by advantages'. This process can be performed on a multitude of project systems. Most importantly, it provides structure and objectivity to seemingly subjective topics and distills the 'best' decisions for the project. Results of the choosing by advantages process are then incorporated into the project.

We will also provide formal, full scale project estimates at major design milestones. These efforts engage the broader subcontractor market, which enables us to maintain competitive participation, validating prior budget iterations and identifying any assumptions that are out of sync with project goals.

B&A's preconstruction process strives to incorporate value management and constructibility. Each iteration of design will be reviewed proactively. By utilizing pull planning, target value design, 'choosing by advantages' and early subcontractor engagement, our preconstruction experience integrates collaboration into an incremental and iterative process that informs the team on value and quality at each critical step. This translates into smooth and easy decision making that eliminates redesign and delivers value.



B&A has the ability to virtually mockup a space to allow for end-users and stakeholders to experience the space.

Top: A virtual mock up space of the gym at Robert Crown Community Center. **Below:** Robert Crown Community Center's gym under construction.



Procurement

All interested subcontractors will be given the opportunity to pre-qualify using B&A's established format available via the TradeTapp application tool and on our website at www.bulley.com.

Contractor Score, an industry tool for assessing a contractor's financial capacity and subsequent ability to successfully fund work, is also utilized. As a registered user of Contractor Score, B&A has access to information to more fully understand a subcontractor's financial position and ability to perform the scope of work.

The project team will review the bids in all categories and recommend the most qualified candidate(s) for the owner's review and approval. We have a database of over 1,000 pre-qualified subcontractors but welcome qualified local and/or owner/architect recommendations.

B&A is very familiar with the public bidding process and will provide all public notices, scopes, supplemental information and invitations for each bid package. Summaries of all bid openings, along with recommendations, will be provided and reviewed by facility committees and for board review/approval.

B&A will follow public bidding screening regulations. As such, all bidders will be required to::

- Submit Contractor's Score (a third party financial review)
- Submit three references and three past project of similar scope
- Provide current workload and contract values
- Submit their EMR as evidence of their safety record

The entire bidding and subcontractor selection process follows an "open book" approach in which all information is accessible to the owner and architect. Both parties are encouraged to participate in the process. It is absolutely essential that the subcontractors selected are capable of doing the work in terms of their experience, quality, knowledge, financial strength, and ability to provide a known

quantity of qualified manpower in order to meet the project's schedule.

CONSTRUCTION

Document Management & Technology

Through value-based decision making and leveraging technology, such as building information modeling (BIM), our project team is able to harness the talents and insights of all team members and optimize results.

B&A will utilize BIM on your project beginning in preconstruction for constructibility analysis, logistical planning, budgeting and to enable the owner to experience spaces and evaluate decisions prior to construction through the use of virtual mock-ups.

B&A's field team is fully equipped with technology as well. The days of stacks of paper in the trailer are long gone and have been replaced with kiosks and iPad's. The most current documents will be stored via Procore, a cloud-based project management system, and viewed either in the trailer on a large monitor or on site via tablets.

Procore will be the centralized location for all electronic documents, punchlist tracking, RFI tracking, and progress photos.



Project information is also available on a project kiosk which can be located where most convenient for all stakeholders.

COST CONTROL

Measures to ensure accurate cost control include:

- Monthly cost reports – a detailed analysis of costs versus the budget for both labor and materials
- Weekly labor cost reports - reports which outline, by activity, labor costs that week
- Subcontractor award/buyout report – a report that tracks the current status of all subcontracts and the value of each versus the GMP
- Contingency report – a detailed summary of the project contingency including why and where funds are being allocated
- Change order log – a comprehensive list of approved and pending change orders so that at any given time the total potential project cost exposure is known

In keeping with the spirit of our firm’s “open book” policy, all of the above information is provided and regularly updated for owner and architect review.

SCHEDULING

Bulley & Andrews’ project team will review the project drawings and generate a list of activities to create the project schedule. The project team’s knowledge and experience will inform the schedule and identify the critical path. The schedule will be the guide for the entire length of the project.

TRANSITION

With our client’s best interest at heart, B&A begins planning the transition to occupancy at the very *start of construction*.

A move-in plan will be developed early in the construction process and the B&A team will schedule multiple site walk-throughs with the Park District of Oak Park to ensure the transition process is well documented and seamless. Discussions regarding furniture, equipment, delivery schedules, phased areas of occupancy and certificate of occupancy requirements will all occur such that there are no surprises regarding the move-in effort.

Turnover of closeout paperwork begins well in advance of project completion, with a goal on every project that O&M manuals be issued for review at 50% project complete. This allows the facility’s staff tasked with maintenance of the new space, ample time to become familiar with the new systems, prior to training and ask valuable questions. This information, as-built documents and warranty statements are all provided in hard and electronic formats. All training sessions are also video recorded and provided along with the electronic closeout documents.

Timely and thorough project close-out is critical to the successful completion of any building project but B&A’s commitment to quality assurance doesn’t end there. B&A routinely contacts our clients at a 10-month post closeout to touch base and address any issues that may be affected by the warranty period. We feel strongly that reminding clients of the warranty option demonstrates our genuine interest in their satisfaction and ensures their needs are being met.

Section 5: Construction Manager Fee Proposal

Reference
New Non-Fiction

Silent Reading Room
Group Study Rooms



Group Study Rooms
Academic Work Rooms
Silent Reading Room



Construction Manager Fee Proposal

Construction Manager Fee Proposal

Task	Sub-task	Cost	Notes
Pre-Construction			
	Design and Constructability Evaluation	\$ 7,560	*see Detail sheet for breakdown
	Cost Estimating	\$ 13,420	*see Detail sheet for breakdown
	Permit Preparation	\$ 1,360	*see Detail sheet for breakdown
	Bid Preparation	\$ 15,120	*see Detail sheet for breakdown
	Other Services	\$ 27,500	*see Detail sheet for breakdown
	Reimbursable Items	\$ 3,000	*see Detail sheet for breakdown
	Preconstruction Fee:	\$ 67,960	
Construction			
	CM Fee	2.50%	
	General Liability Insurance	1.00%	
	Payment & Performance Bond	0.78%	
	Subcontractor Default Insurance	1.25%	

Construction Manager Fee Proposal

Preconstruction Fee Detail

Design and Constructability Evaluation										
Name	Title	Quantity/Unit	Unit Costs			Extended Costs			Totals	
			Labor	Material	Equip	Labor	Material	Equip		
Tim Puntillo	President	16 hrs	150						In OH&P	
Peter Kuhn	Project Executive	40 hrs	125			5000			In OH&P	
TBD	Project Manager	40 hrs	85			3400			3400	
Blake MacGregor	Preconstruction Manager	40 hrs	85			3400			3400	
TBD	Superintendent	8 hrs	95			760			760	
		TOTAL HOURS	144	TOTAL DESIGN AND CONSTRUCTABILITY EVALUTATION						\$ 7,560

Cost Estimating										
Name	Title	Quantity/Unit	Unit Costs			Extended Costs			Totals	
			Labor	Material	Equip	Labor	Material	Equip		
Tim Puntillo	President	40 hrs	150						In OH&P	
Peter Kuhn	Project Executive	80 hrs	125			10000			In OH&P	
TBD	Project Manager	120 hrs	85			10200			In OH&P	
Blake MacGregor	Preconstruction Manager	120 hrs	85			10200			10200	
Joel Klahn	Diversity Compliance Officer	20 hrs	85			1700			1700	
TBD	Superintendent	16 hrs	95			1520			1520	
		TOTAL HOURS	396	TOTAL COST ESTIMATING						\$ 13,420

PERMIT PREPARATION										
Name	Title	Quantity/Unit	Unit Costs			Extended Costs			Totals	
			Labor	Material	Equip	Labor	Material	Equip		
Peter Kuhn	Project Executive	8 hrs	125			1000			In OH&P	
Blake MacGregor	Preconstruction Manager	8 hrs	85			680			680	
TBD	Project Manager	8 hrs	85			680			680	
		TOTAL HOURS	24	TOTAL PERMIT PREPARATION						\$ 1,360

BID PREPARATION										
Name	Title	Quantity/Unit	Unit Costs			Extended Costs			Totals	
			Labor	Material	Equip	Labor	Material	Equip		
Peter Kuhn	Project Executive	40 hrs	125						In OH&P	
TBD	Project Manager	80 hrs	85			6800			6800	
Blake MacGregor	Preconstruction Manager	80 hrs	85			6800			6800	
TBD	Superintendent	16 hrs	95			1520			1520	
		TOTAL HOURS	216	TOTAL BID PREPARATION						\$ 15,120

OTHER SERVICES - Logistics Planning, Phasing, Sequencing, Scheduling										
Name	Title	Quantity/Unit	Unit Costs			Extended Costs			Totals	
			Labor	Material	Equip	Labor	Material	Equip		
Peter Kuhn	Project Executive	40 hrs	125						In OH&P	
TBD	Project Manager	80 hrs	85			6800			6800	
Blake MacGregor	Preconstruction Manager	80 hrs	85			6800			6800	
Dana Erdman	Director Innovation and Tech	120 hrs	100			12000			12000	
TBD	Superintendent	20 hrs	95			1900			1900	
		TOTAL HOURS	340	TOTAL OTHER SERVICES						\$ 27,500



Memo

To: Kassie Porreca, Chair, Administration & Finance Committee
Board of Park Commissioners

From: Diane Stanke, Director of Marketing and Customer Service

CC: Jan Arnold, Executive Director

Date: February 28, 2020

Re: Brochure Bid



Statement

Bid specifications for the 2020-2021 Brochure Series were posted on the Park District website on January 31, and emails were sent to three printing companies who had asked to be notified. Three companies submitted sealed bids for brochure printing services which were opened and read aloud on February 17, 2020, at 1:00pm. A summary table of the results is attached.

Discussion

Schumann Press, Inc. from Fall River, WI, submitted the lowest base bid of \$80,487.23 for four issues with a four color cover and body and additional inserts in the spring issue (annual report) and summer issue (concerts, pools and movie schedules and FLW Races promo). The Park District has never worked with Schumann Press. The next lowest bid was from Paulson Press, at \$89,500, who has been printing the Park District brochure since winter 2009. Melissa Martinez and Laura Pulido went on an on-site tour of Schumann Press on Wednesday, February 26, with Account Representative Jim McCormick. All three references were also contacted with favorable comments received.

Included in the bid packet, was a request for an alternate bid for the printing of the 2021-2022 brochure series. Schumann Press was also the low bidder for the alternate bid at \$81,694.54 as compared to the next lowest bid of \$92,000 from Paulson Press. Schumann Press was also the low bidder on an additional alternate bid for the 2022-2023 brochure series with a price bid of \$82,919.86 as compared to a bid of \$94,000 from Paulson Press.

The bid from Schumann Press is below the 2020 budget allocation of \$95,825 for brochure printing.

Recommendation

Staff recommends that the Board of Commissioners accept the base bid for printing the 2020-2021 from Schumann Press, Inc. from Fall River, WI, to print the Park District of Oak Park's 2020-2021 Brochure Series in the amount of \$80,487.23. Additionally, give Executive Director Arnold authorization to extend two additional years based on the printed brochures meeting the expectations of the District.

Attachment: Bid Tabulation



Memo

To: Kassie Porreca, Chair, Administration and Finance Committee
Board of Park Commissioners

From: Jan Arnold, Executive Director

Date: February 25, 2020

Re: Park District Citizen Committee Application



Statement

The Park District Citizen Committee was established in fall 2003, to oversee the development of the Comprehensive Master Plan. Since the plan's completion, the charge of the PDCC has been to oversee the implementation of the Comprehensive Master Plan and the development and ongoing review of park site plans, as well as to provide a valuable communication channel between the Park District and the citizens of Oak Park. The Mission and Guiding Principles of the Park District Citizen Committee state the committee should include 11 members, two alternates, and two student representatives.

Discussion

There are currently 10 members on the committee. Lauren Johnson has expressed interest in joining the Park District Citizen Committee. Lauren has attended several PDCC meetings and has a background in occupational therapy. Lauren wants to be more involved in the community and share her expertise.

Recommendation

Staff recommend that the Park Board approve the appointment of Lauren Johnson as a member of the Park District Citizen Committee to serve a three-year term.

Attachment: Application



PARK DISTRICT of OAK PARK

PARK DISTRICT OF OAK PARK

218 Madison Street • Oak Park, IL 60302 • (708) 725-2000 (info) • (708) 725-2301 (fax) • www.pdop.org

In partnership with the community, we enrich lives by providing meaningful experiences through programs, parks and facilities.

Committee Interest Application

Thank you for your willingness to serve your community on one of our volunteer citizen's committees. The following information will assist the Park District in determining the best position for you to utilize your experience, abilities and interests.

INSTRUCTIONS: Please complete and submit this application for review to the location listed above.

Committee you are interested in joining: (please check all that apply)

- Park District Citizen Committee (PDCC)
- Environmental Sustainability Advisory Committee (ESAC)
- Active Adult Advisory Committee (AAAC)

APPLICANT INFORMATION Please note, Oak Park residency is required to apply.

Applicant Name Lauren K. Johnson

Address 1164 Clinton Ave.

City OP State IL Zip 60304

Email Address laurenptdptpcs@gmail.com

Daytime Phone 314-704-4315 Evening Phone ← same

Age of Applicant: Up to 29 years 30-54 years 55 years & up

What park and public space are closest to your residence? Carroll Park

AVAILABILITY

Please indicate your availability on a regular basis: **CHOOSE ONE:** Daytime Evening Anytime (as needed)

CHOOSE ONE: Weekly Semi-monthly Monthly Intermittently

EDUCATIONAL DATA

Degrees (if any) BS in Exercise Science, Master's Doctorates in Physical Therapy

Other Educational Experience former director of adaptive biking nonprofit, member & leader of Louisiana obesity council

COMMUNITY ACTIVITIES, PROFESSIONAL ORGANIZATIONS OR OTHER INTERESTS

Please list any activities you are currently involved with: professional organizations, PDOP activities (kid sports, camps, preschool), running

Please indicate how you can best be of service to the Park District of Oak Park: perspectives I can offer are as a heavy PDOP user, parent of young children, and healthcare provider

Applicant's Signature: Lauren K. Johnson Date 2/24/20

You are welcome to attach additional information in a resume or write on the back of this form.