



Forest Preserve District of Cook County Office of the Purchasing Agent

Sole Source Justification Form

General Information	Date:
Unit/Department: Planning and Development	Phone 312-343-2613
Contact Name: Chris Slattery	Email: chris.slattery@cookcountyiil.gov

Vendor Information
Name: Studio GC, Inc.
Address: 223 W. Jackson Blvd., Suite 1200 Chicago, Illinois 60606

Description. Please provide a description of the goods or services required, the duration or frequency of the requirement, and where will the services or goods be delivered.
Contract #74000006624 for Project 18-80-70 is for Architectural and Engineering (A/E) services for the design and development of construction documents for bidding, permitting and construction of a garage addition to a proposed new Salt Creek Landscape Maintenance Headquarters in North Riverside, Illinois.

Type. Please select one of the options and explain below.
<input type="checkbox"/> Single Source <input type="checkbox"/> Proprietary/Copyright Restrictions <input type="checkbox"/> Equipment Compatibility <input type="checkbox"/> Patented Product <input type="checkbox"/> Exclusive or Unique Capability <input checked="" type="checkbox"/> Other, please explain

Explanation: Why is this product or service the only one that would satisfy the requirement(s)?
<small>Studio GC is already the architect of record for a proposed office/training building and can update bid documents and various permits most expeditiously and cost effectively to include a garage addition now that new grant funding for this addition has been identified. In August 2019, Studio GC was hired to design, secure permits and oversee construction for a proposed new maintenance office/training building and develop a master plan for the entire maintenance yard. During master planning, staff expressed a strong preference for a future garage addition. In July 2020, even though there was no funding for the garage addition, P&D staff requested board approval for a sole source amendment to Studio GC's contract to modify the plans to include interfaces to accept a future garage addition. In November 2020, the contract for construction of the office/training building only was awarded in late 2020 but then cancelled due to immediate supply chain issues. The plan was to wait out supply chain issues and rebid in 2022. In September 2021, the Illinois DNR contacted P&D to invite us to apply for \$4.4 million Build Illinois Bond funds that will now fund construction of the new maintenance office building and garage addition at the same time.</small>

Due Diligence. Describe the due diligence performed that led to the conclusion that this is a sole source.
Consultant has performed extensive site specific storm water retention modeling for the office/training building and preliminary modeling for the garage addition and has been in contact with MWRD regarding the project. Adding/changing consultants at this time would increase time and costs to the project in an effort to coordinate with MWRD. This is also true for interactions with the Village of North Riverside and North Riverside Fire Department. The original RFP for this project was solicited publicly and seven (7) firms submitted proposals. A team of Forest Preserves Staff reviewed the proposals and determined Studio GC Inc., provided the most responsible and responsive proposal.

Department Recommendation	
Requestor: James Havlat, Building Architect IV	Date: 11/22/2023
Department Head: <i>Chris Slattery</i>	Date: 11/30/2023

Purchasing Agent Officer Approval	
Signature: <i>Tom Conte</i>	Date: 12-3-21

7/25/13

See also text on board item (LL)

Lisa Lee

Digitally signed by Lisa Lee
Date: 2021.12.03 12:39:16
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Stephen Hughes
12/3/2021