



Legislation Text

File #: 22-0249, **Version:** 1

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Planning and Development

Vendor: Studio GC, Inc., Chicago, Illinois

Request: Authorization for the Forest Preserves of Cook County (the "Forest Preserves") to extend and increase contract

Good(s) or Service(s): Professional services contract with Studio GC, Inc., to provide architectural services for a new headquarters building at the Salt Creek Landscape Maintenance Division in North Riverside

Original Contract Period: 8/30/2019 - 8/29/2021; Administrative Extension (3/24/2021) 8/30/2021 - 8/29/2022

Proposed Contract Period Extension: 8/30/2022 - 12/31/2024

Total Current Contract Amount Authority: \$118,120.00

Original Approval: \$89,000.00

Previous Increase(s): \$29,120.00

This Increase Requested: \$90,854.00

Estimated Fiscal Impact: \$90,854.00 (FY 2022 \$60,854.00; FY 2023 \$20,000.00; FY 2024 \$10,000.00)

Accounts: Professional Services 51009.520830, 51010.520830, 51027.520830, 51028.520830, 51051.520830, 51056.520830, 51057.520830, 51058.520830; and future Construction and Development Funds

Contract Number(s): #74000006624 issued under Project #18-80-70

Concurrences:

The Chief Financial Officer has approved this item. Final amendment is subject to legal review and approval.

The Vendor has met the Minority- and Women-Owned Business Enterprise Ordinance provisions via direct participation.

District(s): 16

Summary: The original scope of work for this contract included architectural design services for a new Salt Creek Landscape Maintenance division headquarters, including detailed design and bid documents for a new office building to

replace an existing dilapidated office building, and conceptual planning for the future replacement of a separate older garage building that would be fully designed and built when funding became available. On July 28, 2020, the Forest Preserves of Cook County Board of Commissioners approved an increase to the contract so that plans could be modified to include interfaces for a connected garage instead of a separate garage (Board Item No. 20-0233). On November 17, 2020, a contract for construction of only the office building was awarded to construction contractor (Board Item No. 20-0349); however, due to supply chain issues, the construction contract did not proceed.

In September 2021, IDNR notified the Preserves that \$4.4 million in Building Illinois Bond funds for Forest Preserve infrastructure improvements was awarded in the FY2022 State of Illinois Budget and requested that the Preserves submit the required documentation for the release of funds. Documentation for the Salt Creek Landscape Maintenance Headquarters project was submitted in March 2022. The Project includes the design and construction of a new energy-efficient office/garage building to replace two (2) existing outmoded buildings at the Salt Creek Landscape Maintenance Division Headquarters. A request to approve the grant award (Board Item No. 22-0250) has been submitted together with this request to extend and increase Studio GC, Inc.'s contract on a sole source basis to update the prior plans, specifications and permit documents and provide construction administration services for the combined office/garage building. The proposed contract increase would avoid redundancies that would result if services were awarded to a new design firm for the building addition.

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.