



Legislation Details (With Text)

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Title: A Resolution authorizing the Director of Purchasing to execute an agreement with Ratio Architects, Chicago, IL in the amount of \$946,850.00 for design services at RiverEdge Park in Ward 1.

Sponsors:

Indexes:

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Attachments: 1. QBS 23-35 - Results, 2. Expansion Plan 22, 3. Ratio RiverEdge Park Proposal, 4. RiverEdge Park Presentation 9.1

Date	Ver.	Action By	Action	Result
9/26/2023	1	City Council	approved on the Consent Agenda	
9/19/2023	1	Committee of the Whole	(PLACED ON CONSENT AGENDA)	
9/11/2023	1	Infrastructure and Technology Committee	recommended for approval	Pass

TO: Mayor Richard C. Irvin

FROM: Jason Bauer, Assistant Director of Public Works/Assistant City Engineer

DATE: September 1, 2023

SUBJECT:

A resolution authorizing the Director of Purchasing to execute an agreement with Ratio Architects, Chicago, IL in the amount of \$946,850.00 for design services at RiverEdge Park in Ward 1.

PURPOSE:

The 2023 budget includes various upgrades and modifications to RiverEdge Park, a premiere outdoor music and event venue located on IL Route 25 in Ward 1. Many items are already underway at the park, with the largest investment being the construction of various new facilities, this agreement will secure the services of Ratio Architects to develop various design alternatives and ultimately the construction documents for those facilities.

BACKGROUND:

RiverEdge Park, which is owned by the City of Aurora and managed by the Aurora Civic Center Authority (ACCA) is home to numerous events throughout the year. To ensure that it continues to be a premiere destination for performers and other events, the City has continually been working with ACCA to identify and implement upgrades and improvements to the park. Since the original development of the park, ACCA and City staff have noted the comments from patrons and performers as to what improvements need to be implemented into the next phase of construction. Generally, those are considered "front of house" improvements to enhance the experience for patrons and "back

of house" improvements to enhance the experience for performers. Completing the improvements will allow for attraction of more performers while also increasing the number of patrons that the park can accommodate without compromising the services they are provided. These improvements generally consist of a new dressing room facility, improved and expanded seating/viewing areas, additional restrooms, entry gate enhancements, improved storage and improved access to purchase refreshments.

The design of the park expansion is challenging, as not only do the facilities themselves need to be developed, but also the best arrangement of those facilities within the park needs to be identified, and the elements need to be cohesive with the existing environment.

The general location of these new facilities are shown on the attached exhibit, however it is expected that with the input of the architect, the final locations will be different than as shown.

DISCUSSION:

The City publicly advertised the Request for Qualifications (RFQ) as a part of the Qualification Based Selection (QBS) process. Eight submittals were received and ranked by a selection team consisting of staff from both ACCA and the City of Aurora. The top two firms were interviewed, as the main difference between their scoring was due to the anticipated schedule. During the interviews, both firms indicated that the project would likely take two construction seasons, effectively eliminating the difference between their scores. Upon hearing a more detailed description of their approach, the selection committee agreed that Ratio Architects was the right firm for this project and asked that they submit a contract to provide these design services. The contract and the results of the QBS are attached as additional exhibits. Funds for this budgeted purchase are included in account 354-4440-451-73-43 (A062). This project has \$7 million budgeted this year to cover these expenses; these funds, along with additional budgeted funds in 2024 will be used to cover construction which is anticipated to be complete in 2025.

IMPACT STATEMENT:

This professional services agreement will have very little impact to the public; once construction commences, the work will be phased to avoid major disruption to the events at the park.

RECOMMENDATIONS:

I request the proposed resolution be adopted.

cc: Infrastructure and Technology Committee



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution authorizing the Director of Purchasing to execute an agreement with Ratio Architects,

Chicago, IL in the amount of \$946,850.00 for design services at RiverEdge Park in Ward 1. WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, starting in early 2023, the City began working with the Aurora Civic Center Authority (ACCA) to plan and implement improvements to RiverEdge Park; and

WHEREAS, the planned improvements require the construction of 4-5 new structures/features that are located in various locations throughout the park, to provide additional restrooms, storage, a refreshment distribution facility, new dressing rooms, offices, a will call booth and enhanced entry structures; and

WHEREAS, once implemented, patrons of the park will have an enhanced experience, and the capacity of the park will be increased; and

WHEREAS, increased capacity and improved backstage accommodations will attract additional larger acts throughout the concert season at the park; and

WHEREAS, the City conducted a Qualification Based Selection (QBS) process to obtain the services of an architectural firm to design this next phase of the park; eight firms submitted proposals, of which the top two were interviewed and ultimately Ratio Architects was selected; and

WHEREAS, funding is available in account 354-4440-451-73-43 (A062), which has a 2023 budget of \$7,000,000 and has a sufficient balance to fund this \$946,850.00 contract; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois, as follows: the Director of Purchasing is authorized to execute an agreement with Ratio Architects, Chicago, IL in the amount of \$946,850.00 for design services at RiverEdge Park in Ward 1.