



Legislation Text

File #: 24-0436, Version: 1

TO: Mayor Richard C. Irvin

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

DATE: June 4, 2024

SUBJECT:

A resolution authorizing the Director of Purchasing to Process a Change Order to the Agreement with Ratio Architects, LLC for the RiverEdge Park Phase II Expansion PSA in the amount of \$440,200.

PURPOSE:

Authorize additional design services for the expansion of RiverEdge Park.

BACKGROUND:

Ratio is currently under contract for the design of the RiverEdge Park Phase II Expansion. When the original agreement was executed, the final scope of the construction was not fully known. During concept development, the actual scope for each location was refined, resulting in an expansion of the backstage building based on artist needs, increasing the size of the structure from a 3,000 SF single story building, to a two-story building with approximately 10,000 SF of total space, also based on configuration of the backstage area, this was converted from an expansion of the CSO building to a new separate structure. The south gate was reconfigured and the beverage pavilion was increased in size threefold and modified to include a new VIP seating area. Renderings of the final concepts are attached.

DISCUSSION:

The new agreement value of \$1,435,850.00, is an increase of \$440,200.00 over the initial agreement of 995,650.00 (R23-289). While the fees have increased, the actual design percentage has reduced from 10.6% to 8.7% and the structures have increased from a total square footage of 7,200 Square Feet to 24,372 Square Feet. The funds are available in account 355-4440-451.73-43 (A062). Based on the current schedule, work on the backstage building will commence this fall, with the remaining buildings and site work commencing in early 2025, with an anticipated completion of fall 2025. There are sufficient funds in the 2024 budget for the work to be completed this year, with additional funds scheduled for the 2025 budget cycle.

IMPACT STATEMENT:

There will be minimal impact to the public during the construction of these improvements. There will be temporary lane closures on IL25 (Broadway Avenue) when making utility connections (gas, water, electric)..

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 Process a Change Order to the Agreement with Ratio Architects, LLC for the RiverEdge Park Phase II Expansion PSA in the amount of \$440,200.

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, Ratio Architects was selected via a Qualification Based Selection (QBS) process in 2022 to provide design services for the park expansion (R23-289); and

WHEREAS, the scope of the improvements was modified during the concept phase, resulting in structures that require significantly more effort than the anticipated structures identified in the original scope in the Request for Qualifications (RFQ); and

WHEREAS, the timeline of the construction will require efforts to develop two separate bidding documents including an early release package for 2024 improvements and a second bid package for the remaining 2025 improvements; and

WHEREAS, additional funds are required to complete the design of the four structures and associated site work improvements for the park expansion; and

WHEREAS, the funds required for this change order in the amount of \$440,200.00 are available in account 355-4440-451.73-43 (A062); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois, as follows: the Director of Purchasing is hereby authorized to Process a Change Order to the Agreement with Ratio Architects, LLC for the RiverEdge Park Phase II Expansion PSA.