

# MEMORANDUM

**TO:** Randy Recklaus, Village Manager

**FROM:** Charles Witherington-Perkins  
Director of Planning and Community Development

**DATE:** August 30, 2022

**SUBJECT:** Traffic and Parking Analysis Request for Proposals Award of Consultant

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## Request

Consideration and approval of consultant selection for traffic and parking analysis of proposed redevelopment of property commonly known as Arlington International Racecourse.

## Background

The Village of Arlington Heights issued a Request for Proposals from consultants to provide traffic and parking analysis to assist the Village in evaluating plans, studies, and proposals that may be submitted by the Chicago Bears Football Club for the proposed redevelopment of Arlington International Racecourse property with a mixed-use redevelopment. The Village drafted a Request for Proposals that was released in June to select specialized consultant firms that have experience in stadium, mixed-use development type developments. Deadline for consulting teams to submit proposals to the Village was mid-July.

## Scope of Work

The overall objective of the consultant assignment is to evaluate, review, research, and present findings and recommendations to the Village. The consultant is also expected to represent the best interests of the Village throughout the assignment. The Village is seeking experts and certain disciplines to augment its internal Staff on this important and exciting project. The selected consultant will be responsible for providing the Village with services, including the following:

Step 1. Consultant must evaluate the preliminary plans and initial traffic and parking assessment provided by the Chicago Bears' traffic consultant, which evaluation must include:

- a. Conducting a peer review of the initial high-level traffic and parking assessment submitted.
- b. Providing findings of peer review identifying areas of concern, deficiencies, assets and benefits.
- c. Providing a high-level opinion on feasibility of accommodating projected traffic and on and off-site improvements that would be necessary.
- d. Review projected demand on and use of multi modal transportation systems (Metra, PACE, Ride Share, Shuttle Buses, Bicycle, walking etc.)
- e. Providing initial opinions of impact upon the surrounding transportation network.

Step 2. Consultant must perform independent traffic and parking research and analysis, which must include:

- a. Comparable stadium and entertainment district research regarding

traffic and parking demand analysis.

- b. Traffic and parking demand for expected mixed use profiles and best practices.
- c. Review and examination of on and off-site parking options.
- d. Independently validating capacity, ratios, shared parking and ride share assumptions.

Step 3. Consultant must provide ongoing consultancy, which will include reviewing detailed traffic and parking impact studies as submitted for various phases of the proposed development.

Step 4. Consultant must provide ongoing consultancy on traffic and parking, which will include:

- a. Participating in discussions with the Chicago Bears.
- b. Assisting with State, county, and other regional organizations or public entities relative to necessary off-site improvements.
- c. Recommending traffic and parking conditions of approvals and requirements.
- d. Providing ongoing advice.

Step 5. Consultant must provide a report, executive summary and recommendations on each task.

Step 6. Consultant must prepare and deliver a final report and presentation to the Village Board, stakeholder groups and the public at community meetings.

### **Budget and Process**

The Request for Proposals was released to twenty-one firms that specialize in traffic and parking impact analysis for sports stadiums and mixed-use developments. A pre-proposal meeting was held with the consultant teams. Three proposals were submitted to the Village by the deadline. Due to the nature of the assignment and materials yet to be received from the Chicago Bears Football Club, portions of the assignment would be at an ongoing consultancy hourly rate. Additionally, one consultant firm provided estimates on the number of hours necessary to conduct the first step of the scope of work, peer review, while two firms provided estimated hours and fees for step 2 as well. The scope of work necessary for each step in the process may be adjusted upon receipt of materials from the Chicago Bears Football Club. Therefore, the selection focused on the experience of the consultant team. However, the consulting fees provided by the consulting firms ranged from approximately \$25,500 to \$99,900 for step one of the assignments. Ongoing consultancy services would be performed at hourly rates. The staff selection team (Cris Papierniak, Bill Enright, Rob Horne, Mike Pagones, and Charles Witherington-Perkins) reviewed the proposals in detail and selected two firms for interview. Sam Schwartz provided fees for step one and two plus direct costs in the amount of \$85,116. The funds to pay for the selected consultant comes from the Chicago Bears Football Club, which have placed funds in escrow held by the Village to provide these services, and the Village's Capital Project Fund reserves.

### **Selected Firm**

The Staff selection team recommends the consultant team of Sam Schwartz and GRAEF. Sam Schwartz is a 140 plus person firm with eight offices around the United States, including one in Chicago. Past transportation, planning and engineering experience in arenas and special event experiences include for MetLife Stadium, Wrigley Field, Barclays Center, and peer review of the

Oakland Athletics Ballpark, plus other music venues and major tourist attractions. Sam Schwartz provided game day and traffic evaluation of MetLife Stadium and traffic operations and parking plan for Washington Nationals Park. GRAEF is a multi-discipline engineering firm dedicated to servicing public and private clients throughout the United States. Sara Disney Haufe, Project Manager and Jeff Smithline, Principal in charge have experience in peer review of the City of Waukegan's Casino proposal, the Obama Presidential Center and major professional sports in both urban and suburban context, including working with representatives of the New York Giants and New York Knicks in providing peer review of the traffic impact study for the proposed American Dream Retail and Entertainment Center adjacent to MetLife Stadium. Daniel Schack, Senior Associate has experience, including development and successful implementation of a comprehensive transportation demand management plan for the Barclays Center in Brooklyn. Peter Johnston with GRAEF, has managed both transportation and site development projects from planning through construction locally and is a lifelong resident of Arlington Heights.

### **Recommendation**

It is recommended that the Village Board authorize the Village Manager to enter into an agreement with Sam Schwartz for a traffic and parking analysis for the proposed redevelopment of the property formerly known as Arlington International Racecourse. Sam Schwartz consultant fees would be approximately \$85,116 plus ongoing consultancy at hourly rates. It is further recommended that the consultant contract be funded from the escrow funds provided by the Chicago Bears Football Club and the Village's Capital Projects Fund reserves.

C: Cris Papierniak, Director of Public Works

*CW-P:Imp*