ADDENDUM

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

ADDENDUM NO.: 01

PROJECT NAME: Columbia Explorers Elementary Academy Modular

PROJECT NO.: 19130

CONTRACT NO.: C1592

DATE OF ISSUE: February 1, 2018

NOTICE OF CHANGES, MODIFICATIONS, OR CLARIFICATIONS TO CONTRACT DOCUMENTS

The following changes, modifications, or clarifications are hereby incorporated and made an integral part of the Contract Documents. Unless clearly expressed otherwise by this Addendum, all terms and conditions defined in the original Contract Documents shall continue in full force and effect and shall have the same meaning in this Addendum. Issued Addenda represent responses/clarifications to various inquiries. Contractors shall be responsible for including all associated labor/material costs in its bid. Drawings/specifications corresponding to inquiry responses will be issued with the Issue for Construction Documents, upon issuance of building permit.

ITEM NO. 1: CHANGE TO KEY DATES
None.

ITEM NO. 2: REVISIONS TO BOOK 1 – PBC INSTRUCTIONS TO BIDDERS

Change 1. Book 1 – REMOVE Section II. Project Information, E. Time of Completion in its entirety and REPLACE WITH the following:

E. Time of Completion

Substantial Completion must be achieved no later than August 10, 2018.

Schedule Milestones must be completed as follows:

Milestone Descriptions	Milestone Dates
Schedule Milestone #1 – (Area A): 3/19/2018 through 6/1/2018 - Excavation, Backfill, and Barrier Work, in accordance with the Contract Documents, excluding Planting and Playground Equipment.	6/1/2018
Schedule Milestone #2 – (Area B): 3/24/2018 through 4/1/2018 - Excavation, Backfill, Barrier Work and Concrete Walkway, in accordance with the Contract Documents. (Final Termination and Programming as part of Area D).	4/1/2018
Schedule Milestone #3 – (Area C): 3/24/2018 through 4/1/2018 - IT, Security, AV, PA, Fire Alarm Infrastructure, Rough-in Work, in accordance with the Contract Documents.	4/1/2018
Substantial Completion – (Area D): 3/19/2018 through 8/10/2018 - All Work, including New Modular Building, Existing Building, Final Terminations and Programming, Playground Equipment, and Site Improvements in accordance with the Contract Documents.	8/10/2018

ITEM NO. 3: REVISIONS TO BOOK 2 – PBC STANDARD TERMS AND CONDITIONS
None.

ITEM NO. 4: REVISIONS TO BOOK 3 – TECHNICAL SPECIFICATIONS

Change 1 Book 3 – Volume 1 – REVISED – Spec Section 01 14 11 – Construction Operations and Site Utilization Plan: Delete from Spec. Section 01 14 11 – Item 1.4 Construction Plan dated 11/15/17 and replace with revised Spec Section 01 14 11 Item 1.4 Construction Plan dated 01/25/18.

Change 2 Book 3 – Volume 1 – REVISED – Spec Section 01 35 62 – Erosion Sedimentation Control: Delete Spec. Section 01 35 62 dated 02/28/06 and replace with Spec. Section 01 35 62 dated 09/14/12.

Change 3 Book 3 – Volume 1 – REVISED – Spec Section 02 24 00 – Environmental Assessment: Added item 1.4E.

Change 4 Book 3 – Volume 1 – REVISED – Spec Section 13 12 40 – Pre-Fabricated Modular Building – Replaced Section 1.5 GUARANTEE dated 10/13/17 with Section 1.5 GUARANTEE dated 01/31/18; Replaced Section 2.7 ROOF STRUCTURE dated 10/13/17 with Section 2.7 ROOF STRUCTURE dated 01/31/18; Replaced Section 2.11 CANOPIES dated 10/13/17 with Section 2.11 AWNINGS dated 01/31/18.

Change 5 Book 3 – Volume 1 – REVISED – Spec Section 31 22 14 – Earthwork: Deleted Section 2.1, E dated 01/03/18 and replaced with revised Section 2.1, E dated 01/12/18.

ITEM NO. 5: REVISIONS TO DRAWINGS

Change 1 REVISED Drawing N0 Cover Sheet to distinguish Interior Environmental Consultant from Site Environmental Consultant. Also added the Abbreviation "DR." before the name Janice K. Jackson.

Change 2 REVISED Drawing N04 Phasing Plan: Changed the end dates of Milestone #2 and Milestone #3 to 04/01/18; changed the Milestone #4 to Substantial Completion; Changed the Construction Fence height from 6 feet to 8 feet; added Site Improvements under Substantial Completion Milestone.

Change 3 REVISED Drawing N05 A.L.T.A. Land Title Survey, adding N05 to the bottom corner.

Change 4 REVISED Drawing C10 Site Demolition Plan: Revised to clarify existing manhole in playground area to be buried & existing light pole to be removed and reinstalled. Revised to clarify existing light pole on West of playground to be removed, and cable/conduit to be removed to nearest junction or light pole.

Change 5 REVISED Drawing C20 Site Dimension Plan: Revised to clarify existing light pole to be removed & reinstalled.

Change 6 REVISED Drawing C30 Site Grading Plan: Revised to clarify existing manhole in playground area to be buried.

Change 7 REVISED Drawing C40 Site Utility Plan: Revised to clarify existing manhole in playground area to be buried. Revised the minimum stone depth from 18" to 24" to account for the volume loss of the existing 60" pipe that will be running through a portion of the stone volume.

Change 8 REVISED Drawing C51: Revised the minimum stone depth from 18" to 24" to account for the volume loss of the existing 60" pipe that will be running through a portion of the stone volume.

Change 9 REVISED Drawing A02 Reflected Ceiling Plan: Doorway Awnings were reduced from 4' depth to 2'-6" depth. OC symbols were removed from the corridor and vestibules to coordinate with Electrical. Supply diffuser added on North end of corridor to coordinate with Mechanical. Exhaust symbols shown in Unisex WC and Mech/Pump room to coordinate with Mechanical.

Change 10 REVISED Drawing A20 Modular Elevations: Noted 'awning' (not canopy) material as 'prefinished aluminum'. Noted CEA sign as 'aluminum black anodized', and noted to 'provide continuous plywood blocking between studs at location of sign'. Noted the 12" letters as 'aluminum black anodized' and to be secured 'through' hardie board 'to sheathing with flush stud mount'. Also provided a note to 'center letters on logo sign below'. Revised the scupper and downspout note to 'prefinished PVC scupper box' and 'prefinished heavy duty aluminum downspouts'.

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ITEM NO. 6: REQUESTS FOR INFORMATION

RFI-1.

Question: It seems the index references page "NO5" in the general section but it's not included in the downloaded documents.

Response: Drawing N0 5 is the ALTA/NSPS LAND TITLE SURVEY. This survey, labeled as N0 5, is revised and included in this Addendum.

RFI-2.

Question: The drawings are calling for vinyl single hung windows that are ADA Accessible, I'm not aware of any accessible vertically sliding windows and cannot find a specification regarding these windows. Is there a specific Specification section regarding these windows?

Response: Please refer to Specification 13 12 40, Item 2.10, revised and included in this Addendum, for accessible window information. Window Ease is a system with an accessible window actuator to meet code requirements; Southwest Home Products LLC Product no. 721.1, jamb or sill-mount with manual hand operation.

RFI-3.

Question: There are no written roof specs shown within Division 7 specs, only a brief note on sheet A30 to provide an EPDM roofing system.

Please clarify/provide the following information...
1) Are written roof specifications to be expected?
2) Is the White EPDM membrane to be adhered?
3) What is the manufacture warranty length to be?
4) Are TPO membrane systems to be accepted as an alternate?

Response: The Roof Specifications can be found in revised Specification Section 13 12 40, Item 2.7. 2) The White EPDM membrane is to be fully adhered. Please refer to revised Specification Section 13 12 40, Item 2.7 E. 3) The Manufacturer Warranty length is to be for a period of 10 years from the date of Substantial Completion. Please refer to revised Specification Section 13 12 40, Item 1.5,C. 4) TPO Membrane systems are not an acceptable alternate.

RFI-4.

Question: What is the depth of the existing CA6 stone cap? Can this stone be stockpiled and reused or does it need to be removed and disposed of as Subtitle D?

Response: Please refer to Boring Log in Appendix A of the Contract Documents for stone type and depth.

RFI-5.

Question: Please confirm that the street immediately to the south of the site can be utilized with our construction and operations plan?

Response: 46th Street is outside the limits of the area of work. CPS has agreed to allow the Contractor use of 46th Street; however, the Contractor is responsible for any necessary permits and restoration to original condition. The Contractor shall coordinate with Authorities Having Jurisdiction regarding access and permissions. Regardless, the Contractor shall maintain sidewalk access to and from the existing school annex located on the south side of 46th Street.

RFI-6.

Question: Regarding the NFR letter and the current scope of work, are there any further requirements by the contractor to adhere to the agreement? It seems as though the barrier will be disturbed by this work in that excavations will go appoximately 5 to 6 feet in depth, thus disturbing the in place barrier. In addition, there is a letter in Book 3, Volume 2 that states not to install a concrete crawl space floor however the contract drawings show the crawlspace as a concrete floor (drawing S 60), approx 6' from grade.

Response: The existing engineered barrier is being amended during this Work, in accordance with the Contract Documents. Please refer to Drawing S60 of the Contract Documents. Areas will be disturbed per Drawing S60 and must be restored in accordance with the Contract Documents. The NFR letter will be amended with these changes after the barrier is completed. A concrete floor in the crawlspace is required per Drawings A01, A30 and S60.

RFI-7.

Question: Are we to include white boards or smart boards with our bid?
Please confirm.

Response: Yes, White Boards are a part of this bid. Please refer to Drawing A70, of the Contract Documents.

RFI-8.

Question: On A20, Detail 02 East Elevation, it shows 12"H dimensional letters and a metal sign. There's very little information provided about the metal sign and letters, and I tried to get a quote from a manufacturer and they asked for more information. I don't see any specifications that apply to these products.

Response: Please refer to Drawing A20 for information. Drawing A20 has been revised and is included in this Addendum.

List of Attachments and Drawings:

This Addendum includes the following attached Specifications and/or Documents:

1. Section 01 14 11 – Construction Operations and Site Utilization Plan
2. Section 01 35 62 – Erosion And Sedimentation Control
3. Section 02 24 00 – Environmental Assessment
4. Section 13 12 40 – Pre-Fabricated Modular Building
5. Section 31 22 14 - Earthwork

This Addendum includes the following attached Drawings:

1. N0 Cover Sheet, dated 01/29/18
2. N04 Phasing Plan, dated 01/29/18
3. N05 Survey, dated 01/29/18
4. C10 Site Demolition Plan, dated 01/29/18
5. C20 Site Dimension Plan, dated 01/29/18
6. C30 Site Grading Plan, dated 01/29/18
7. C40 Site Utility Plan, dated 01/29/18
8. C51 Site Details, dated 01/29/18
9. A02 Reflected Ceiling Plan, dated 01/29/18
10. A20 Modular Elevations, dated 01/29/18

END OF ADDENDUM NO. 01

SECTION 01 14 11

CONSTRUCTION OPERATIONS AND SITE UTILIZATION PLAN

PART 1 - GENERAL

1.1 SUMMARY

A. The Construction Operations Plan provides a coordinated construction environment to ensure an orderly, secure and safe operation within the existing school and the entire school property, consequently forming the basis for the Site Utilization Plan prepared by the General Contractor.

1. The Commission will administer the operations plan activities. All Construction Operating issues shall be channeled through and require approval by the Commission Representative.
2. The Construction Operations Plan will be prepared based on the requirements of the project and in coordination with the existing school operations and program. The elements of this plan required for incorporation into the Site Utilization Plan are included in this section.

1.2 RELATED SECTIONS

A. Refer to drawings and General Contractor's Service Agreement for information related to this section. Additional Specification Sections containing information that related to this section include, but are not limited to the following:

1. Book 1: Project Information, Instructions to Bidders, and Execution Documents
2. Book 2: Standard Terms and Conditions for Construction Contracts

1.3 SUBMITTALS

A. Site Utilization Plan: Submit 5 copies of the S.U.P. required in part 3.

1. Submit proposed revisions as deemed necessary

1.4 CONSTRUCTION OPERATIONS PLAN

A. Sequence of Work: In accordance with Phasing Plan.

CONSTRUCTION	
1. Begin Construction (Sitework at modular area only)	As early as 03.19.2018 GC to maintain school access to all building entrances throughout entirety of construction during academic year (exceptions for work during Spring Break). No GC usage of parking lot during Academic School Year.
2. Begin Electrical/FA/Safety & Security Work at Main Building	03.24.2018 to 04.01.2018. GC to coordinate areas of work with school custodial staff. School

	and custodial staff allowed access during spring break.
3. Completion of Construction	**08.10.2018**
4. Turnover date to School usage	**08.29.2018**
5. Substantial Completion	**08.10.2018**
POST-CONSTRUCTION	
1. Final Completion	**03/04/2019**
2. 11-Month Warranty Walkthrough	**07/10/2019**

B. Existing: Maintain existing as follows:

1. School usage of all entrances during academic school year.
2. School usage of parking lot during academic school year.
3. School usage of main office during summer and spring break.
4. Maintain all exiting in building clear to a Public Way in a manner acceptable to the Authorities having Jurisdiction.
5. Maintain all domestic water service during school instruction hours.
6. Maintain full electrical service during school instruction hours.
7. Maintain all life safety systems during school instruction hours.
8. Maintain all phone and data service during school instruction hours.

C. Use of Site:

SCHOOL HOURS OF OPERATION	
1. Regular Hours a. Student regular hours: b. Building Engineer regular hours: c. Custodian regular hours:	 8:00am – 3:00pm 7:00am – 3:30pm 7:00am – 10:30pm
2. School Spring Break: a. Date **students** depart for spring break: b. Date **students** return from spring break: c. Date **teachers** depart for spring break: d. Date **teachers** return from spring break: e. Building Engineer hours: f. Custodian hours:	 03.23.2018 04.02.2018 03.23.2018 04.02.2018 7:00am – 3:30pm N/A
3. School Summer Break:	

a. Date **students** depart for summer break: b. Date **students** return from summer break: c. Date **teachers** depart for summer break: d. Date **teachers** return from summer break: e. Building Engineer hours: f. Custodian hours:	06.19.2018 09.04.2018 06.21.2018 08.29.2018 7:00am – 3:30pm N/A
4. Professional Development Days:	N/A
5. Student Testing Dates (Construction Black-out):	Total of 10 calendar days to be scheduled in May and June 2018. GC to coordinate dates with school.
6. Graduation Dates (Construction Black-out):	06.15.2018 and 06.18.2018
7. Student Registration Dates:	Year Round. GC to maintain school access to main office throughout entire construction.
8. Freshman Connection Dates:	N/A
9. Open House / Picnic Planned prior to School Opening:	N/A
10. Sports Team Activities after-hours and during Breaks:	N/A
11. Other After-Hours and Break Community Activities on Campus:	N/A

1.5 GENERAL REQUIREMENTS

A. General Contractor shall review and be familiar with the site conditions through site visits.

B. General Contractor shall provide all temporary and permanent driveway apron and alley permits for the duration of the construction if required. The General Contractor is to pay all fees required for processing permits and is to contact and comply with all authorities and jurisdiction required for permitting.

C. General Contractor shall provide snow removal and ensure the site is clear and free of debris in construction area.

D. General Contractor shall provide and pay for all required permits for street access for truck delivery from the local and state jurisdiction.

E. General Contractor shall be required to coordinate and complete the work within the contractual completion date(s) for the work as described within the contract documents. Time for Performance and this section. The General Contractor shall be also held responsible for meeting all related provisions as described within this section.

F. General Contractor shall survey the site and photograph the area of construction operations. Upon completion of the work the Contractor is to restore the area to the documented condition prior to the start of work or as otherwise indicated in the Contract Documents.

G. General Contractor is to replace all removed trees, bushes, ground covers and grass on the Chicago Public Schools' property disrupted, or otherwise damaged as a result of construction activities. Hard surfaces including but not limited to concrete pavement walks and asphalt surfaces shall be restored to condition prior to construction. Areas beyond those indicated in the site utilization plan are not to be disturbed.

H. General Contractor shall coordinate work with the school during Mandatory State Testing periods. Test dates should be verified with the school. No work shall be permitted in the facility or on the site during testing except as specifically approved by the Principal, Building Engineer, and Commission Representative. General Contractor must minimize noise in all other areas during these time periods, and if requested by the School, stop work causing the noise until testing is completed. General Contractor shall bear all costs for any loss of time or production related to Mandatory State Testing.

I. General Contractor shall coordinate and maintain all exit egress during construction as required by the City of Chicago code, other entities with jurisdiction, and as directed by CPS or their representatives. The General Contractor shall provide and maintain all materials and labor including barricades, construction fence, doors, partitions, and fire rated walls as required for safe egress. All costs for this work shall be included in the Contract Base Bid regardless of whether it is indicated in the Contract Documents or not.

J. No deliveries will be permitted between the hours of 7:30 to 8:30 AM and 2:45 to 4:00 PM.

1.6 PROTECTIVE FACILITIES

The contractor must provide, at a minimum, the temporary facilities required by the authorities having jurisdiction.

1. Site Fence: 8'-0" high, chain link fence, Contractor Obligations.

    a. Furnish, install and maintain to prevent unauthorized access to Site by people and animals.
    b. Locate fence where indicated on Drawings.
    c. Provide gates as required for access. Coordinate locations with Commission Representative.
    d. Do not remove until other security facilities, either temporary or permanent, are in place and in operation.

1.7 SECURITY PROCEDURES

The following security procedures must be followed by the Contractor.

A. Furnish and install fence as detailed per industry standards

1. Fencing:

a. Furnish, install, and maintain new chain-link fence at boundary lines of all Sites included in this contract or added to this contract by change order. In addition, contiguous site, the fence should surround the entire site.

b. Material:

1) 9 gauge 2" galvanized steel mesh, 8 feet high
2) 3" outside dimension galvanized end posts with caps
3) 2" outside dimension galvanized line (intermediate) posts
4) 10 ft. max. center to center, with caps
5) 1-5/8" outside dimension galvanized top and bottom rails
6) 12 gauge min. galvanized ties
7) Required fittings for proper installation of above.
8) Opaque fabric meshing affixed to fence as required by Chicago Municipal Code Section 13-32-125.

c. Method:

1) Unless otherwise indicated on the drawings, posts are to be set at a depth of no less than 3'0" below ground level and anchored in concrete to full depth. Posts shall be properly capped. End posts and line posts will be evenly spaced at a distance of no more than 10'-0" apart, center to center. Fence shall be erected with top and bottom rails of 1-5/8" o.d. and ties of no less than 12 gauge, securing the galvanized steel mesh to the rails. The bottom rail shall be placed at a distance of no greater than 2: from the top by the use of proper fittings.

2) Galvanized steel mesh shall be 8 feet high installed on outside of posts with salvage edge on top. Ties to be 12 gauge min. spaced as per ASTM F567 "Practice for Installation of Chain-Link Fence".

3) Gates: Double 8'-0" gate with welded frame and galvanized hinges and hardware and full height fabric as per specification. Locations and number as indicated. Coordinate installation of additional gates with Commission Representative. Additional gates to be installed at Contractor's cost.

4) Opaque fabric mesh "shall be affixed to the construction site fence. Such fabric meshing shall be capable of allowing air to pass but impervious to dust and dirt. The fabric meshing shall be of all fineness such that no material over 1/8 inch in size or material splatters, laitance or other products shall be the full neight of the fence and cover the entire length of the fence including any

fated openings. The fabric meshing and fence shall not contain any advertisements." Chicago Municipal Code Section 13-32-125(2)(a).

B. The Contractor is to set up and stage the entire project within the boundaries of the construction fence. The General Contractor is responsible for maintaining and modifying the fence as necessary and as approved in the Site Utilization Plan for the life of the project. Removal and disposal of the fence at the conclusion of the project is the responsibility of the General Contractor.

C. The Building Engineer or other CPS staff as approved by CPS is required to be present at all times work is in progress in the existing Building. If advance arrangements are not made with CPS, the General Contractor shall be responsible for all overtime costs for the CPS staf member for work outside of normal working hours. Overtime arrangements for CPS staff includes weekends, holidays, and generally hours beyond that listed in Site Restrictions above. IUOE Local 143 Holidays are as follows (Saturday holidays are observed on Friday, Sunday holidays are observes on Monday):

1. New Year's Day.
2. Martin Luther King Jr.'s Birthday.
3. Lincoln's Birthday.
4. Presidents Day.
5. Pulaski Day.
6. Memorial Day
7. Independence Day.
8. Labor Day.
9. Columbus Day
10. Veterans Day.
11. Thanksgiving.
12. Friday after Thanksgiving.
13. Christmas Day.

D. Critical Dates affecting Construction Timeline

1.	Shut-off of Heating System	April 01
2.	School Testing Dates per Sect. 1.5-H	Coordinated with school
3.	Spring Break	3/24/18 – 4/1/18
4.	Last Day of School	6/18/18
5.	Summer Vacation	6/21/18 – 9/4/2018
6.	Start of Heating Season	October 01

PART 2 - EXECUTION

2.1 SITE UTILIZATION PLAN

A. The General Contractor shall prepare and submit to the Commission Representative and the AOR for approval a Site Utilization Plan based on the Construction Operations requirements outlined in this section. Mobilization on-site is not to occur until approval of the Site Utilization Plan is obtained. If requested by the Contractor, a preliminary meeting to review site elements and

Construction Operations with the Commission Representative, AOR, and School staff prior to submission of the Site Utilization Plan shall be held.

B. The Site Utilization Plan shall be provided in a full-size graphic drawing electronic format (24 x 36 inches), printable in 11x17 inch format. Provide a separate plan for the site and for each floor of the existing building where work is being performed. Modifications to the format and sheet size shall be permitted if pre-approved by the Commission Representative and if proposed modifications shall facilitate preparation, presentation and review of the Site Utilization Plan. Electronic copies of the Contract Document drawings as appropriate shall be provided for this purpose upon request. The Site Utilization Plan shall at a minimum include the following elements:

1. Title block information including School Name, Contract Number, General Contractor, Building floor/level information, and current plan date.
2. Building footprint of both new (if applicable) and existing buildings, trees, landscaping, paving, drainage structures, existing and ornamental fencing and other important site features.
3. Areas of staging for students and staff, student drop-off points, existing school entrances and exits, staff parking areas, and traffic patterns for both construction and non-construction vehicles.
4. Denotation of the limits of construction and required construction fencing including any existing fencing to remain.
5. Denotation of required covered construction barricade walkways
6. Denotation of areas allowed for staging purposes: construction personnel parking, material storage, and construction trailer(s). Such activities are to only take place in areas designated.
7. Denotation of any specific site conditions required to be observed such as keeping alleys clear next to adjacent properties, and any other issues listed on the Construction Operations Site Plan.
8. Denotation of areas allowed for site access gates.
9. Denotation of areas of work within the existing building for the period of time covered by the Site Utilization Plan, coordinated with the Project Schedule. Each area should indicate planned beginning and end dates for work in that area. Areas where all work is completed are to be noted.
10. Construction worker ingress/egress, material staging areas in the existing building.
11. Proposed locations of temporary protection, barricades, and temporary walls within the existing building.
12. Denotation of all temporary exits and path of travel.
13. Indication of specific areas and their required contractual completion dates. If overtime work is required to meet the project dates it shall be at no additional cost to the Chicago Public Schools.

2.2 SITE UTILIZATION PLAN UPDATES

A. The General Contractor is required to submit for approval updated Site Utilization Plans whenever conditions in the current approved plan have changed. Approval is required prior to proceeding on any changed conditions not previously approved. Requirements for updating include the following:

1. In coordination with the project schedule provide detailed information regarding work in the existing building including phasing, vacation of existing in-use areas, and any other information requested by the Commission Representative, Principal, or Building Engineer.
2. Revision to the site plan to reflect changing conditions regarding construction fencing, ingress and egress, student and staff staging, construction deliveries, areas of stored materials, parking, and any other construction facility revisions.

END OF SECTION

SECTION 01 35 62

EROSION AND SEDIMENTATION CONTROL

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: Erosion and Sedimentation Control Program for the Project.

1.2 SUBMITTALS

A. Erosion and Sediment Control Plan

1. Submit erosion and sediment control drawings specific to the site within ten (10) days of Notice To Proceed (NTP). Show locations, types and details of erosion and sediment control features and construction.
2. Show the schedule of implementation coordinated with the construction schedule.
3. Include a narrative describing the program and maintenance.

B. Product Data

1. Silt Fence Geotextile Filter Fabric
2. Filter Baskets

1.3 QUALITY ASSURANCE

A. Requirements: Create and implement an Erosion and Sedimentation Control plan, specific to the site, which conforms to the erosion and sedimentation requirements of the 2003 United States Environmental Protection Agency (EPA) Construction General Permit, OR local erosion and sedimentation control standards and codes, whichever is more stringent. The Construction General Permit outlines the provisions necessary to comply with Phase I and Phase II Of the National Pollution Discharge Elimination (NPDES) program.

B. Objectives:

1. Prevent loss of soil during construction by storm water runoff and/or wind erosion, including protecting stock pits for reuse.
2. Prevent sedimentation of storm sewer or receiving streams.
3. Prevent polluting the air with dust and particulate matter.

PART 2 - PRODUCTS

2.1 Silt Fence:

A. Geotextile Filter Fabric: A nonwoven fabric consisting of previous sheets of propylene, nylon, polyester, or ethylene yarn. Certify material by manufacturer to meet the following requirements. Pre-assembled silt fencing may be substituted if it meets the above requirements.

Property	Test Method	Requirements
Minimum Tensile Strength	ASTM D4632	90 lb
Maximum Elongation at 45 lb	ASTM D4632	50% Max
Apparent Opening Size	ASTM D4751	AOS<60 mm
Minimum Permittivity	ASTM D4491	$1x10^{-2}$ SEC $^{-1}$
Ultraviolet Exposure Strength Retention	ASTM D4355	70% @ 500h

B. Posts: Wood or steel and a minimum 5 ft long. Wood posts shall be at least 4 in. dia. Or nominal 2 x 2 in. Steel posts shall be round or "U", "T", or "C" shaped with a minimum weight of 1.33 lb/ft and projections for fastening wire to fence.

2.2 Wire Staples: 9 gage and minimum 1 in. long. INLET FILTER

A. FILTER BASKETS

1. CATCH –ALL (or equal)
As manufactured by:
METRO DETROIT
Price and Company, Inc.
29165 Wall Street
Wixom, MI 48393-3525
Toll Free: 866.960.4300
Local T: 248.596.4300
F: 248.596.4301
E: geopro@priceandcompany.com

2.3 CONSTRUCTION ENTRANCE

A. Aggregate size: AC-1 or CA-4

B. B. Geotextile fabric: shall meet the requirements of specification 592 Geotextile table 1 or 2, class I, II or IV of the Illinois Urban Manual.

2.4 Temporary Seeding Plants

A. Shall be selected from the following:

TEMPORARY SEEDING SPECIES, RATES AND DATES

Species	Lbs/Acre	Lbs/1000 sf	Seeding dates
Oats	90	2	Early spring-July 1
Cereal Rye	90	2	Early spring-Sept. 30
Wheat	90	2	Early spring-Sept. 30
Perennial Ryegrass	25	0.6	Early spring-Sept. 30

PART 3 - EXECUTION

3.1 GENERAL

A. Do not start operations until the erosion and sediment control plan has been submitted and features and in place.

B. Schedule the Work in start to finish phases to minimize exposing the site to erosion.

C. Install erosion and sediment control features before site disturbance begins and immediately after new inlets are installed.

D. Do not allow storm water to flow into excavations and disturbed areas.

E. Do not discharge water into sanitary sewers, watercourses or offsite.

F. Do not discharge water-containing sediment in accordance with "Quality Assurance" requirements and as presented in the erosion and sediment control plan submittal or a maximum retained as 30 milligrams of sediment per liter of water. Conduct continuous monitoring of sediment.

G. Maintain sediment control features. Inspect weekly and after every rain. Repair damaged bales, end runs and undercutting beneath bales. Repair breaks in diversion dams and damage down streams of the break. Replace damaged and deteriorated filter fabric and fences. Remove sediment which deposits fill 1/3 of the fabric surface area.

H. Do not allow sediment to flow into vegetated areas.

I. Retain all sediment on the site. Provide temporary stone roadways at exits from the site to ensure mud run-off of tires before exiting.

J. Utilize the sizes of equipment appropriate to the task to minimize exhaust, noise and vibration.

K. Mist or provide other means to keep dust from being scattered to the air.

L. All sediment that gets onto public right-of-way must be removed immediately.

M. During dewatering operations, water will be pumped into sediment basins or silt traps. Dewatering directly to field tiles or storm sewer is prohibited.

N. Stock pile must be kept covered and watered for dust control.

3.2 INSTALLATION/APPLICATION/ERECTION

A. General: Control surface water runoff on-site and provide temporary soil stabilization measures as required to prevent erosion of soil by action of water. Protect storm sewers adjacent to work site from sedimentation by installation of erosion and sediment control measures. Provide, as a first step in construction operations, barriers, and other measures intended to deter erosion and transport of sediment associated with construction activities before construction starts or as it progresses.

B. Silt Fences: Space posts 6 ft maximum for non-reinforced or 10 ft maximum for reinforced and securely install with at least 2 feet of post in the ground. Excavate trench approximately 4 in. wide and 4 in. deep along line of posts and upslope side of posts using wire staples, tie wires, or hog rings. Extend wire and fence into trench a minimum of 4 in. Attach geo-textile filter fabric directly to posts and wire reinforcement fence as required by wire, staples, or other means accepted by the ANL CFR. Install filter fabric in a manner such that fabric height above grade is 2 to 3 ft. Do not staple fabric to trees. Do not use fabric with defects or other damage. For manholes, the filter fabric can be placed around the lid and secured by the lid weight.

C. Construction Entrance: Construct with minimum dimensions of 14' wide, 70' length and 6" thickness of CA-1 or CA-4. Filter fabric shall be used under the aggregate to minimize the migration of stone into the underlying soil by heavy vehicle loads. See plans for location.

D. Temporary Seeding: Remove large rocks or other debris that may interfere with seedbed preparation or seeding operations. Prepare seedbed of 3 to 4 inches loose soil. If rainfall has caused the surface to become sealed or crusted, loosen, by suitable method, it just prior to seeding. Where pH is below 5.5 and seeding will not take place within 30 days, apply one and one half to two tons per acre of finely ground agricultural limestone. Seeding shall be evenly applied with a cyclone seeder, drill, culti-packer seeder or hydroseeder. Small grains shall be planted no more than one inch deep. Grasses shall be planted no more than one half inch deep.

END OF SECTION

SECTION 02 24 00

ENVIRONMENTAL ASSESSMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings

B. Book 1: Project Information, Instructions to Bidders, and Execution Documents

C. Book 2: Standard Terms and Conditions for Construction Contracts

D. Book 2a: Standard Terms and Conditions Procedures Manual

1.2 APPLICABILITY

A. This environmental summary is for information purposes only.

1.3 INTRODUCTION

A. Related Work

1. Section 31 23 18.13 – Soil, Fill, Backfill, CU Structural Soil and Construction Demolition Debris Removal

2. Section 31 23 23 – Acceptance of Backfill, Top Soil & CU Structural Soil

B. Description of Work: This environmental summary is for information purposes only. No work is associated with this section.

1.4 AVAILABLE ENVIRONMENTAL ASSESSMENT DOCUMENTS

A. Phase II Environmental Site Assessment, Proposed Davis Shields School, 4500 to 4556 South Kedzie Avenue, Chicago, IL; prepared by Carnow, Conibear & Assoc., LTD (CCA), dated November 4, 1999.

B. Remedial Action Completion Report, Davis Shields School, 4550 South Kedzie Avenue, Chicago, IL; prepared by Carnow, Conibear & Assoc., LTD (CCA), dated March 6, 2000.

C. No Further Remediation (NFR) Letter, Davis-Shields School; prepared by Illinois EPA (IEPA), dated April 14, 2000.

D. Limited Phase II Environmental Site Assessment, Columbia Explorers Elementary Academy – Project No.19130, 4520 S. Kedzie Ave., Chicago, IL; prepared by V3 Companies (V3), dated December 26, 2017.

E. Lead, Asbestos, and Hazardous Survey Report – Columbia Explorers Academy Annex, 4520 S. Kedzie Ave., Chicago, IL; Prepared by Verde2 Project #V002-11-17Insp, Dated November 13, 2017.

1.5 SITE DESCRIPTION

A. The site encompasses approximately 0.3 acres of land that is currently a playground for the Columbia Explorers Academy and contains elevated planters at 4520 South Kedzie Avenue in Chicago, Illinois. The site is bounded by Columbia Explorers Academy building to the north, by South Kedzie Avenue to the east, West 46th Street on the south, and an alleyway to the west. The surrounding area contains residential properties and a church.

1.6 SITE HISTORY

A. Historical records indicate the Site was undeveloped in 1919 and commercial shops started to develop prior to 1938.

B. The Site historically contained a beauty shop, apartments, print shop, answering service company, refrigeration shop, veterinarian hospital, and an auto shop, which were demolished in December 1999.

C. From 2000 to the present, the Site was developed with the existing playground occupied by Davis-Shields School, which is now called Columbia Explorers Academy.

1.7 ENVIRONMENTAL CONDITIONS

A. Subsurface Investigations were performed in 1999 to investigate site conditions. The soil borings identified a layer of silt and clay to clay overlying a dry clay with trace gravel. The clay extends to at least 10 feet. Fill (primarily gravel is located from the surface to 2 feet bgs. Soil analysis indicates polynuclear aromatic compounds (PNAs) were identified between 3 to 5 feet. Previous soil impacts from 0-3 feet have been removed. Groundwater was not identified within the deepest boring of 26 feet.

B. An existing engineered barrier is located across the entire site from 0-3 feet consisting of compacted stone (CA-6) fill. Portions of the barrier will be amended during construction.

C. The supplemental Phase II report indicates metals were identified at 5 to 6 feet above ingestion objectives, but the soils are covered with an engineered barrier. Construction worker objectives were not exceeded.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

PART 4 - QUALITY CONTROL (Not Used)

END OF SECTION 02 24 00

SECTION 13 12 40

PRE-FABRICATED MODULAR BUILDING

PART 1 - GENERAL

1.1 SUMMARY

A. Provide the material, fabrication, delivery and erection of a pre-fabricated modular building designed and constructed to be weather tight.

B. Building system shall include structural framing, interior and exterior walls, floor structure, roofing, siding, fasteners, sealants, insulation, doors, windows, canopies, flashing, trim, interior finishes, plumbing connections and rough-ins, HVAC and electrical components and final connections and any other component parts for a complete building.

C. Building shall be a wood frame pre-fabricated system for walls, floors and roof construction and shall be mounted on a perimeter steel frame. Steel frame shall be mounted on concrete perimeter foundation and internal concrete piers to be provided by the site contractor.

D. Maximum allowed tolerance for ALL unions at mateline connection is ¾”.

1.2 RELATED WORK PROVIDED BY OTHERS

A. Electrical conduit and pull wire to the modular building (ready for connection under this section):

1. Electrical Service
2. Fire Alarm control panel with trouble bell; Remote annunciator in main office
3. Intrusion Detection System
4. Intercom and Program Requirements
5. Phone/Data/Classroom Clock
6. Aiphone system
7. Keyless entry fob system

B. Domestic and fire protection service to modular building (ready for connection under this section).

C. Sanitary sewer service to modular building (ready for connection under this section).

D. Concrete and site work to provide ramp and stairs as required to provide modular building access.

E. Miscellaneous carpentry for interior wall and floor finish installation; gutter, downspout and additional trim installation; awning installation; on-site painting.

F. Signage – interior, exterior, and emergency

1.3 SUBMITTALS

A. Submit in accordance with contracting requirements (under separate cover)

B. Shop Drawings: Complete the shop drawings and erection diagrams, samples and literature, including, but not limited to the following:

1. Plan layouts showing framing for roof, walls, and floor including required pier layout. All structural plans and structures shall be reviewed and approved by a structural engineer licensed in the State of Illinois
2. Floor plans indicating dimensioned walls, doors, windows, electrical outlets, light fixtures, mechanical units, fire alarm junction boxes, and mechanical supply and return outlets.
3. Roof edge, fascia, and gutter details.
4. Samples and manufacturer's literature for all interior and exterior finishes.
5. List of color selection requirements and color options for each component.
6. Shop drawings, details and/or manufacturer's literature for all windows, doors, canopies, plumbing, fire protection, HVAC and electrical fixtures.
7. Sample of manufacturer's standard guarantee.
8. Samples of exterior siding, trim, paint, and metal coping

1.4 CODES AND STANDARDS

A. Use the following codes and standards where applicable in the design of the pre-fabricated modular building:

1. The City of Chicago Building Code. Current Edition
2. Underwriter's Laboratories, UL; All basic materials listed and labeled by UL.
3. National Fire Protection Association, NFPA:

    a. NFPA 72A: Installation, maintenance and use of local protective signaling systems for fire alarm and supervisory service.
    b. NFPA 72E: Automatic Fire Detectors.

4. AISC – Specification for the Design, Fabrication and Erection of Structural Steel for Building
5. Illinois State Plumbing Code, current edition
6. Illinois Accessibility Code, current edition
7. American National Standards Institute (ANSI) – Accessibility Guidelines
8. ASHRAE 90.1

1.5 GUARANTEE

A. The building manufacturer shall furnish written warrantees covering the full cost of materials and labor to replace defective materials.

B. All materials and workmanship shall be warranted for a period of one (1) year from the date of substantial completion.

C. Roof Warranty: The manufacturer shall provide an EPDM Roofing Membrane Limited Warranty. The warranty period shall be 10 years from the date of Substantial Completion.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

Modular Classroom Units are to be purchased from companies having at least 10 years' experience as a factory authorized dealer.

2.2 STEEL FRAME: ASTM A36

2.3 FRAME ASSEMBLY

A. Paint Frame Assembly: With galvanized paint.

B. Cross-Members/Outriggers: 12" deep I-beam with cross-members at 48" O.C.

C. Hitch Type: detachable with ICC approved ball type coupler. Hitch jack to accommodate a 2 5/8" ball.

D. Axle: Heavy duty Quad with brake on two (underslung), mounted on steel springs

E. Tires: 7.00x14.5, 14-ply, mobile home type tires. Tires shall remain under modular unit.

F. "Property of Chicago Public Schools" shall be stenciled on frame assembly.

G. Serial Number shall be stenciled on frame assembly

2.4 FLOOR STRUCTURE ASSEMBLY

A. Floor Joists: 2"x6" nominal size at 12" o.c.; SFP, No. 2 visually graded by Standards of Western Wood Products Association (WWPA); pressure treated in accordance with AWPA Specification LP-2 and FS-TT-571, kiln dry to a moisture content not exceeding 15%.

B. Bottom Board:

1. 30 Gauge grated steel provide over for fire protection

C. Subflooring: 5/8" exterior grade T& G plywood standard. Use 5/8" marine grade plywood deck at toilets, mechanical rooms and vestibule areas.

D. Insulation: Acceptable Products

1. Mineral fiber batt insulation, R-value of 22

a. Subject to Compliance, provide from one of the following manufacturers:

1) Thermafiber
2) Roxul
3) Auralex

E. Finished Flooring:

1. 1/8”x12”x12” vinyl composition tile in accordance with Federal Specification SS-T-312B(B).

    a. Acceptable Manufacturers:

        1) Armstrong
        2) Tarkett
        3) AZRock

2. Sheet vinyl goods to be provided for on-site installation.

2.5 EXTERIOR WALL ASSEMBLY

A. Wood Stud Framing: 2”x4” nominal size at 16” O.C., SFP No. 2; 8’-8” high with double top plate of sheets single 2”x4” top and bottom plate.

B. Interior Surface: Wall covering board .060” thick, fully adhered over 5/8” type “X” gypsum board with battens. Wall covering texture and color as selected by the Architect.

C. Base: 4” vinyl cove base standard; color as selected by the Architect.

    6” vinyl sheet at restrooms, integrated with floor

D. Insulation: Acceptable Products

1. Sprayed Insulation, R-value of 21

    a. Provide product recommended by the manufacturer for the application indicated, consisting of glass fibers excluding free crystallie silica or combustible fiber dry adhesives/binders, fillers and additives; to be mixed with water and sprayed in place, and dried; forming a rigid porous, non-combustible blanket of uniform thickness; applied in one or more courses

        1) Fire Hazard Classification: ASTM E-84; Flame spread-0, smoke developed-0.
        2) Non-Combustible: ASTM E 136
        3) Dry density: Minimum 2.8lbs/cu.ft.
        4) Thermal Conductivity: ASTM C518; k-.25, R-4.00/each

    b. Subject to compliance, provide from one of the following manufacturers

        1) MonoGlass
        2) Thermacoustic
        3) Icynene

E. Sheathing

        1) 5/8” type “x” gypsum board.
        2) **(2) 5/8” type “X” gypsum board layers at metal building panels**

F. Barrier: Simplex Barricade Building Wrap or approved equal, reviewed by Architect.

G. Exterior Surface:

1. Hardie Panel Stucco finish, 5/16" minimum thickness, with "T" – mold @ joints.

2. Pre-formed 7/8" thick architectural metal building panels: horizontal corrugated profile; concealed anchor attachments, clip-less design. Basis of design: (CMG) Coated Metals Group. Ultra-Rib Panel (pre-finished color selected by Architect from a full range of colors)

H. Paint (Exterior): Color as selected by the Architect. Modular units shall be painted prior to delivering to project site. **Hardie trim** shall be painted an accent color as selected by the Architect.

2.6 INTERIOR WALL ASSEMBLY

A. Wood Stud Framing: 2"x4" nominal size at 16" O.C., SFP No. 2 8'-0" high with single 2"x4" bottom plate, and double 2"x4" top plate.

B. Wall Coverings:

1. Wall covering board .060" thick, fully adhered over 5/8" type "X" gypsum board with batten. Wall covering texture and color as selected by the Architect.
2. Bathrooms to receive 5/8" PLAS-TEX FRP over gypsum

C. Base: 4" vinyl cove base standard. 6" sheet vinyl integral base at toilet rooms. Colors as selected by the Architect.

2.7 ROOF STRUCTURE

A. Roof Trusses: Lumber used in truss fabrication shall be stress graded and of the species, size and grade specified in the manufacturer's truss design.

B. Two layers of ½" type "X" gypsum board. Suspended acoustical ceiling as specified in 09 51 13.

C. Insulation: Poly-Iso, R-Value of 30

D. Exterior Sheathing: ¾" T&G exterior grade plywood.

E. Roofing: .060" EPDM with insulation, membrane fully adhered.

F. Sheet Metal: Continuous roof edging, galvanized steel. Provide water diverter at each door. Provide "formed" corner flashing piece at corners for foundation.

G. Scuppers and downspouts: provide PVC conductor heads and heavy duty prefinished aluminum downspouts at locations shown on the plans and elevations. Provide color chart to the AOR with full range of available manufacturer colors

2.8 EXTERIOR DOORS AND HARDWARE

A. Exterior Doors: 3'-0" x 6'-8" commercial steel with wire glass vision lites, steel frame. Provide galvanized steel security screed over vision lites. See Hollow Metal Doors (08 11 13) for additional requirements.

B. Hardware: Hinges, hydraulic overhead closer, collapsing panic bar, lockset and exterior pull. Contractor to coordinate keying schedule with Owner. See Door Hardware (08 71 00) for additional requirements.

2.9 INTERIOR DOORS AND HARDWARE

A. Interior Doors: 3'-0" x 6'-8" Prefinished, high quality (smooth), solid core wood with steel frame. Provide vision lite and label as indicated on the drawings. Contractor to coordinate keying schedule with Owner. See Flush Wood Doors (08 14 16) for additional requirements.

B. Hardware: Hinges, lever type handles, passage set at toilet rooms and lock set at classrooms and closets; See Door Hardware (08 71 00) for additional requirements.

2.10 WINDOWS

A. Single hung, vertical slider, clear glass, fiberglass frame; provide window guard at each window. See drawings for additional information.

1. At accessible windows (noted on plans). Provide accessible window actuator 'Window Ease' system, Southwest Home Products LLC. Product No. 721.1. Either jamb or sill mounted. Manual hand operation.

B. Window Guards: Provide at all windows. See drawings for additional requirements.

C. Provide Insect Screens

D. Provide Window Blinds

2.11 AWNINGS

A. Prefabricated aluminum awning from a manufacturer with minimum five years of experience in design, fabrication, and production of aluminum awnings or provide fabricated awning based on details/drawings. Awning to be painted per AOR for selection

B. Components shall be assembled in shop to greatest extent possible to minimize field assembly.

C. Shop Drawings: Submit complete shop drawings including overall dimensions, cut section & attachment details, anchorage details, flashing details, building details

D. Submit full range of factory applied baked enamel: color selection for architect's selection.

E. Provide letter of compliance certifying that the proposed awning design and layout meets or exceeds all applicable loading requirements for Chicago, Illinois.

2.12 TOILET ACCESSORIES (SEE 10 28 13 FOR ADDITIONAL REQUIREMENTS)

A. Toilet Tissue Dispenser: Wall mounted, single roll at accessible water closets. Dual roll dispensers at each standard water closet.

B. Mirror: 24”x60”, stainless steel frame.

C. Grab Bar: 1-1/2” outside diameter, stainless steel, non-slip texture. See plans for sizes and locations

D. Liquid Soap Dispenser: Wall mounted, stainless steel.

E. Waste Receptacle: Wall mounted, stainless steel.

2.13 SPECIAL EQUIPMENT

A. Fire Extinguisher: 10 lb., dry chemical, recessed with wall cabinet. See Division 10 Section 10 44 03 (Installation of Fire Extinguishers and Cabinets) for additional requirements.

B. Marking Board: 4’-0” x 12’-0” white with aluminum frame. See Division 10 Section 10 11 00 (Visual Display Units) for additional requirements. Confirm Fire Extinguisher inspection tags are with unit

C. Tackboard: 4’-0” x 4’-0” natural cork with aluminum frame. See Division 10 Section 10 11 00 (Visual Display Units) for additional requirements.

D. Mini-blinds: 1” horizontal aluminum slat, steel “U” shaped headrail, tilt wand. Provide at all window locations. See Horizontal Louver Blinds (12 21 13) for additional requirements.

PART 3 - EXECUTION

3.1 WORKMANSHIP

A. Workmanship shall be such that parts of the building are accurately made and true to dimension so that in erection of same, all parts will fit together properly.

B. Minor amounts of material and the correction of minor misalignments by the moderate use of shipping and cutting are a part of erection.

C. Do not field cut of alter structural members without approval of the Design Engineer.

3.2 INSTALLATION

A. Building modular shall be crane set. Do not assume that they can be rolled on to site.(refer to site logistics & operations plan for additional information)

B. Install in accordance with manufacturer's instructions. Site finish all subflooring, ceiling joints, and vinyl composition tile and wall surfaces at joint of mate line after erection.

C. Install sealant, flashing and gaskets so as to prevent weather penetration.

D. Coordinate placement of building so that finish floor elevation meets elevation noted on design drawings.

E. The system shall be free of all rattles and noise due to thermal movement and wind whistles upon completion.

F. Before final acceptance of the building, inspect door and window operation, make all necessary adjustments and leave work in an approved operating condition.

G. After the building is complete and in use, make final adjustments of wood and window operation to compensate for air movement and other conditions.

H. Make all connections to electrical conduit and plumbing lines to provide a building ready for use.

END OF SECTION

SECTION 31 22 14

EARTHWORK

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes earthwork required to complete the Project except as specified in related work.

1.2 SUBMITTALS

A. Samples

1. Submit 10 lb samples of each material to be used. Identify source, type (use) of each material and gradation. Forward to Owner's testing agency packed tightly in containers to prevent contamination. Submit copy of transmittal to Architect.
2. The Contractor shall also collect sufficient amounts of representative (no composite samples) backfill samples for analytical testing sufficient to verify that these materials do not exceed APPENDIX B, SECTION 742,TABLE A;TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES (TACO): 35 ILL ADM. CODE 742 values for 35 ILL. ADM CODE 740 APPENDIX A Target Compound List (TCL) parameters per Specification 31 23 23. For samples from virgin sources, one representative sample must be analyzed for 35 ILL. ADM CODE 740 APPENDIX A Target Compound List (TCL) parameters. For samples from recycled sources, one sample per 1,000 tons of material must be analyzed for 35 ILL. ADM CODE 740 APPENDIX A Target Compound List (TCL) parameters. The contractor is responsible for payment of all backfill samples and analytical fees. All imported backfill materials shall also comply with Section 31 23 23 "Acceptance of Backfill, Top Soil, & CU Structural Soil."

B. Submit directly to General Contractor invoices and delivery tickets indicating the amount and type of off-site materials delivered.

C. Submit sediment and erosion plan, specific to the site, that complies with EPA 832/R-92-005 "Storm Water Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices" or City of Chicago requirement where more restrictive.

D. Submit Settlement monitoring reports as specified herein.

E. Submit Earthwork surveys as specified herein.

F. LEED Submittals:

1. Product Data for Credit MR 5: For products and materials that comply with requirements for regional materials, documentation indicating location and distance from Project of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include statement indicating cost for each regional material and the fraction by weight that is considered regional.

1.3 QUALITY ASSURANCE

A. Codes and Standards: Perform Work in compliance with applicable requirements of governing authorities having jurisdiction including the City of Chicago.

B. Soil Testing and Inspection Service:

1. The Owner will engage a soil testing and inspection service, to include testing soil materials proposed for use in the Work and initial quality control testing during earthwork operations.
2. Furnish soil survey for satisfactory soil materials and samples of soil materials to the testing service.
3. Contractor shall only import backfill materials that comply with Section 31 23 23 "Acceptance of Backfill, Top Soil, & CU Structural Soil."

1.4 PROJECT CONDITIONS

A. Site Information

1. The Owner has had a subsurface investigation performed, the results of which are contained in a report. The report presents conclusions on the subsurface conditions based on their interpretation of the data obtained in the investigation.
2. The Contractor acknowledges that they have reviewed the report and any addenda thereto.
3. It is recognized that a subsurface investigation may not disclose all conditions as they actually exist and other conditions may change, particularly groundwater conditions, between the time of a subsurface investigation and the time of earthwork operations.
4. The data on indicated subsurface conditions are not intended as representations or warranties of the continuity of such conditions. It is expressly understood that the Owner and Architect will not be responsible for interpretations or conclusions drawn therefrom by the Contractor. The data are made available for the convenience of the Contractor.
5. Additional test borings and other exploratory operations may be made by the Contractor at no cost to the Owner.

B. Traffic: Conduct operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.

C. Protection of Existing Improvements:

1. Provide barricades, coverings, or other types of protection necessary to prevent damage to existing improvements to remain in place.
2. Restore damaged improvements to their original condition, as acceptable to the Owners and other parties or authorities having jurisdiction.

D. Protection of Existing Vegetation:

1. Protect existing vegetation to remain in place against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic, or

parking of vehicles within drip line. Provide temporary fences, barricades or guards as required to protect vegetation to be left standing.

2. Water as required to maintain health during the course of construction operations.
3. Protect root systems from damage due to noxious materials in solution caused by runoff or spillage during mixing and placement of construction materials, or drainage from stored materials. Protect root systems from flooding, erosion or excessive wetting resulting from dewatering operations.
4. Do not allow fires under or adjacent to plantings which are to remain.
5. Provide protection for roots over 1½" diameter that are cut during construction operations. Coat the cut faces with an emulsified asphalt or other acceptable coating especially formulated for horticultural use on cut or damaged plant tissues. Temporarily cover all exposed roots with wet burlap to prevent roots from drying out; provide earth cover as soon as possible.
6. Repair or replace vegetation damaged by construction operations, in a manner acceptable to the Architect.
7. Repair tree damage by a qualified tree surgeon. Replace trees, which cannot be repaired and restored to full-growth status, as determined by the tree surgeon at no cost to the Owner.

E. Improvements on Public Property: Obtain authority for performing removal and alteration Work on public property.

F. Existing Utilities:

1. Locate existing underground utilities in the areas of Work before starting earthwork operations. If utilities are to remain in place, provide adequate means of protection during earthwork operations.
2. Contact D.I.G.G.E.R (312-744-7000) to verify locations of existing underground utilities before starting evacuation.
3. Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult the Architect immediately for directions as to procedure.
4. Cooperate with the Owner and public and private utility companies in keeping their respective services and facilities in operation.
5. Demolish and completely remove from the site underground utilities indicated to be removed. Coordinate with local utility companies for shutoff of services if lines are active.

G. Use of Explosives: The use of explosives shall not be permitted.

H. Protection:

1. Protect existing improvements on and off the site from damages caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.

   a. Settlement Monitoring: Readings: Contractor shall have the surveyor take readings of the work and adjacent property at the minimum number of points indicated below. Additional monitoring points may be established as the Contractor determines to be necessary. Provide a proposed written program for settlement monitoring prior to start of excavation or foundation work. Record readings weekly until Preliminary Acceptance.

1) Street and Pedestrian Pavement on Grade: one hundred (100) feet on center along each vehicular and pedestrian roadway and walkway; vertical control.
2) For all adjacent properties, buildings, structures, curbs, walks, drives on all adjacent blocks, alleys, streets facing the Site: two (2) points for each location horizontal and vertical control.
3) Reports: The Contractor shall submit a written report to the Board Authorized Representative and the Architect weekly.

PART 2 - PRODUCTS

2.1 SOIL MATERIALS

A. All Materials: Comply with Division 31 Section 31 23 23 "Acceptance of Backfill, Top Soil & CU Structural Soil."

B. General Fill: Provide soil materials conforming to ASTM D2487 soil groups GW, GR, GM, SW, SP or SM or a combination that are free of debris, waste, frozen materials, vegetable, organic and other deleterious matter and having maximum particle size of 2" in all dimensions.

C. Select Fill: Clean natural or crushed stone or gravel conforming to State of Illinois, Department of Transportation Gradation CA 6.

D. Underbed Material: Naturally or artificially graded mixture of natural or crushed stone or gravel conforming to State of Illinois, Department of Transportation Specifications for Gradation CA 8, or CA 7.

E. Use Contractor supplied off-site material provided that all off-site fill material does not exceed APPENDIX B; SECTION 742, TABLE A; TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES (TACO): 35 ILL ADM CODE 742 values for 35 ILL. ADM CODE 740 APPENDIX A Target Compound List (TCL) parameters. Provide all materials required to complete the Work in the Contract.

General on-site fill that is stone or gravel may be reused on-site if found acceptable by the Owner's Independent Testing Laboratory testing service and it complies with engineering and/or landscape sections for intended use.

PART 3 - EXECUTION

3.1 TEMPORARY EROSION CONTROL

A. Before mobilizing and starting Work on the site, institute, expand as necessary, and maintain throughout the project a sediment and erosion control system that complies with EPA 832/R-92-005 and as required by authorities having jurisdiction, City of Chicago.

B. Control erosion and sediment damage to roadways, adjacent properties and water resources through the use of basins, ditch checks, temporary ditches, mulch barriers, mulches, grasses, silt filter fences, hay or straw bales, aggregate barriers, inlet and pipe protection and other appropriate means.

C. Remove and legally dispose of debris resulting from the project when no longer required in accordance with Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal" and 31 23 18.14 "Clean Construction or Demolition Debris and Uncontaminated Soil Disposal".

3.2 CLEARING

A. Environmental Hazards:

1. Before starting Work and thereafter as appropriate, report conditions indicative of environmental hazards to the Owner's Managing Environmental Consultant and the CPS Environmental Services Manager and proceed as directed.

B. General:

1. Comply with the requirements of Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal" and 31 23 18.14 "Clean Construction or Demolition Debris and Uncontaminated Soil Disposal".
2. Remove vegetation, improvements, or obstructions that interfere with installation of new construction. Removal includes new and old stumps and their roots.
3. Carefully and cleanly cut roots and branches of vegetation to be left standing, where such roots and branches obstruct new construction.
4. Comply with the environmental protection and safety requirements of all authorities having jurisdiction. Keep dust to a minimum. Maintain streets free of mud, dirt and debris.

C. Topsoil Removal:

1. Topsoil is defined as friable clay loam surface soil found in a depth of not less than 4". Satisfactory topsoil is reasonably free of subsoil, clay lumps, stones, and other objects, and without weeds, roots, and other objectionable material.
2. Strip topsoil to whatever depths encountered, and in such manner so as to prevent intermingling with the underlying subsoil or other objectionable material. Remove heavy growths of grass from areas before stripping.
3. Where vegetation is to be left standing, stop topsoil stripping a sufficient distance from such vegetation to prevent damage to the main root system.
4. Stockpile top soil in storage piles for reuse or remove from the site as per Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal" and Division 31 Section 31 23 18.14 "Clean Construction or Demolition Debris and Uncontaminated Soil Disposal". Furnish acceptable topsoil that does not exceed APPENDIX B; SECTION 742, TABLE A; TIERED APPROACH TO CORRECTIVE ACTION OBJESTICES (TACO); 35 ILL ADM CODE 742 values for 35 ILL. ADM CODE 740 APPENDIX A Target Compound List (TCL) parameters at no cost to Owner. Construct storage piles to freely drain surface water. Cover storage piles if required to prevent windblown dust.

D. Removal of Improvements:

1. Remove improvements that interfere with construction.
2. Cap and remove abandoned underground piping or conduit.

3. Where uncharted or incorrectly charted below grade improvements are discovered, obtain approval of Architect before removal.

3.3 EXCAVATION

A. General:

1. Comply with the requirements of Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal."
2. Excavation consists of the removal and disposal of materials encountered when establishing the required grade elevations. Such excavation is unclassified and all materials to be disposed of in accordance with Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal" offsite and Division 31 Section 31 23 18.14 "Clean Construction or Demolition Debris and Uncontaminated Soil Disposal".
3. Unauthorized excavation consists of removal of materials beyond indicated or required elevations. Replace unauthorized excavation by backfilling and compacting as specified for select fill at no cost to Owner.
4. Excavate under Building to the extent required to establish subgrades.
5. Excavate under pavements as required to comply with cross sections, elevations and grades.
6. Excavate elsewhere as required to establish new finish grades, allowing not less than 4" for topsoiling.

B. Dewatering:

1. Prior to commencing work, the Contractor shall provide a storm water management plan. This plan shall stipulate provisions for dewatering, pumping, collection, temporary storage, and discharge or disposal of storm water , perched water and other liquids, contaminated and/or uncontaminated, at the site so as to facilitate soil removal and minimize disposal costs for contaminated fluids.
2. Do not allow water to accumulate in excavations. Remove water from excavations to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to the stability of subgrades and foundations. Provide and maintain pumps, sumps, suction and discharge lines, and other dewatering system components necessary to convey the water away from the site.
3. Convey water removed from excavations and rainwater to collecting or run-off areas acceptable to authorities having jurisdiction. Do not use trench excavations for site utilities as temporary drainage ditches.
4. Comply with requirements of authorities having jurisdiction, including but not limited to, the City of Chicago and the Metropolitan Water Reclamation District of Greater Chicago.

C. Stability of Excavations:

1. Slope the side of excavations to comply with local codes, authorities having jurisdiction, and the City of Chicago, and maintain same. Secure, shore, and brace where sloping is not possible either because of space restrictions or stability of material excavated.
2. Maintain sides and slopes of excavations in a safe condition until completion of backfilling.

D. Shoring and Bracing:

1. Provide shoring and bracing to comply with local codes, authorities having jurisdiction and the City of Chicago.
2. Provide materials for shoring and bracing, such as sheet piling, uprights, stringers and cross braces, in good serviceable conditions.
3. Maintain shoring and bracing in excavations regardless of the time period excavations will be open. Carry down shoring and bracing as the excavation progresses.

E. Material Storage: Stockpile excavated materials classified as satisfactory soil material in accordance with Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal" off site and Division 31 Section 31 23 18.14 “Clean Construction or Demolition Debris and Uncontaminated Soil Disposal”. Place, grade and shape stockpiles for proper drainage.

F. Excavation for Structures:

1. Excavate to the subgrade elevations required within a tolerance of plus or minus 0.10' to balance, and extending a sufficient distance from footings and foundations to permit placing and removal of concrete formwork, installation of services, other construction required, and for inspection.
2. Take care not to disturb the bottom of the excavation. Excavate by hand to final grade just before concrete is placed. Trim bottoms to the required lines and grades to leave a solid base to receive concrete.

G. Excavation for Pavements: Cut the surface under pavements to comply with cross sections, elevations and grades.

H. Removal of Unsatisfactory Soil Materials:

1. Excavate unsatisfactory soil materials encountered that extend below the required elevations, to the additional depth established by the Owner's testing service and approved by Owner.
2. If excavated unsatisfactory materials are to be removed from the property, all such materials shall be disposed of in accordance with Division 31 Section 31 23 13.13 "Soil, Fill, Backfill, CU Structural Soil & Construction & Demo Debris Removal" offsite and Division 31 Section 31 23 18.14 “Clean Construction or Demolition Debris and Uncontaminated Soil Disposal”.
3. Such additional excavation, provided it is not due to the fault or neglect of the Contractor, will be measured and paid for as a change in the Work if approved by Owner.

I. Closing Abandoned Underground Utilities: Close open ends of abandoned underground utilities, which are to remain permanently, and with sufficiently strong closures to withstand pressures which may result after closing.

J. Cold Weather Protection: Protect excavation bottoms against freezing when the atmospheric temperature is less than 35 degrees F. Maintain excavation free of water, ice and snow.

3.4 PROOF ROLLING

A. Proof Roll entire area under building and pavements with a pneumatic roller or heavily loaded dump truck (minimum 25 tons).

B. Make at least two (2) passes (second at right angle to first) in the presence of a representative of the Owner's testing service.

C. Excavate unsatisfactory soil materials encountered to the additional depth established by the Owner's testing service and approved by Owner.

D. Perform no further Work until slab subgrades are acceptable to the representative of the Owner's testing service.

3.5 COMPACTION

A. General: Control soil compaction during construction, providing the minimum percentage of density specified.

B. Percentage of Maximum Density Requirements: Provide not less than the following percentages of density of soil material compacted at + 2% optimum moisture content, for the actual density of each layer of soil material-in-place:

1. Compact top 12" of subgrade and each layer of backfill or fill material to 75% relative density for cohesionless soils (ASTM D 4253 & D 4254) and 95% maximum density for cohesive soil (ASTM D 1557).

C. Moisture Control:

1. Where the subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to the surface of subgrade, or layer of soil material, to prevent free water appearing on the surface during or subsequent to compaction operations.
2. Remove and replace, to scarify and air dry, soil material that is too wet to permit compaction to specified density.

3.6 BACKFILL AND FILL

A. Prior to Backfill Placement: Backfill excavations as promptly as the Work permits, but not until completion of the following:

1. Review of construction below finish grade.
2. Code required inspection, testing, approval, and recording locations of underground utilities.
3. Removal of concrete formwork.
4. Removal of shoring and bracing, and backfilling of voids with satisfactory materials. Cut off temporary sheet piling driven below bottom of structures and remove in manner to prevent settlement of the structure or utilities, or leave in place if required.
5. Removal of trash and debris.
6. Permanent or temporary horizontal bracing is in place on horizontally supported walls.

B. Ground Surface Preparation:

1. Remove vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface prior to placement of fills. Plow, strip, or break up sloped

surfaces steeper than 1 vertical to 4 horizontal so that fill material bonds with existing surface.

2. When the existing ground surface has a density less than that specified under "Compaction" for the particular area classification, break up the ground surface, pulverize, bring moisture condition to the optimum moisture content, and compact to the required depth and percentage of maximum density.

C. Placement and Compaction:

1. Place backfill and fill materials to required grades in layers not more than 8" in loose depth for materials compacted by heavy compaction equipment and not more than 4" in loose depth for materials compacted by hand operated tampers. Before compaction, moisten or aerate each layer as necessary to provide the optimum moisture content of the soil material. Compact each layer to the required percentage of density.
2. Place backfill and fill materials evenly on all sides of structures to required elevations and uniformly along the full length of each structure.
3. Do not place backfill or fill material on surfaces that are muddy, frozen, or contain frost or ice.
4. Backfill and fill under Building slabs to an elevation required to allow for thickness of underbed shown or a minimum of 6" if not shown. See structural drawings and geotechnical report for fill requirements under building slabs.
5. Backfill and fill under pavements as required to comply with cross sections, elevations and grades shown.

   a. Use select fill material, except below 3-foot, general fill may be used.

6. Fill and backfill under footings where not on undisturbed ground using select fill material.
7. Backfill and fill elsewhere as required to establish new finished grades, allowing not less than 4" for top soiling using select fill except below 3-foot, general fill may be used.

3.7 GRADING

A. General: Uniformly grade the area, including adjacent transition areas. Smooth finished surfaces within specified tolerances, compact with uniform levels or slopes between elevation points, or between such points and existing grades.

B. Grassed Areas: Finish areas to receive topsoil to within not more than 0.10' above or below the required subgrade elevations, compacted as specified, and free from irregular surface changes.

C. Walks: Shape the surface of areas under walks to line, grade and cross section, with the finish surface not more than 0.00' above or 0.10' below the required subgrade elevation, compacted as specified, and graded to prevent ponding of water after rains.

D. Pavements: Shape the surface of the areas under pavement to line, grade and cross section, with the finish surface not more than 1/4" above or below the required subgrade elevation, compacted as specified, and graded to prevent ponding of water after rains.

3.8 FIELD QUALITY CONTROL

A. Quality Control Testing During Construction:

1. The Owner's testing service must inspect and approve sub-grades and fill layers before further construction work is performed thereon.
2. If, in the opinion of the Owner's testing service, based on reports of the testing service and inspection, the subgrade or fills which have been placed are below the specified density, additional compaction and testing shall be required until satisfactory results are obtained at no additional cost to Owner. In such event, retesting shall be paid by the Contractor.

B. Owner will engage a qualified independent testing and inspecting agency to sample materials, perform tests, and submit test reports during earthwork operations.

C. Contractor's Responsibilities

1. Notify Agency sufficiently in advance of operations to allow for assignment of personnel and scheduling of tests.
2. Coordinate with Agencies' personnel; provide access to Work, to manufacturer's operations.
3. Provide preliminary representative samples of materials to be tested, in required quantities.
4. Furnish casual labor and facilities to provide access to Work to be tested to obtain and handle samples at the site to facilitate inspections and tests, and storage and curing of tests.
5. Arrange with laboratory, pay for, additional samples and tests required when initial tests indicate Work does not comply with Contract Documents.

D. Tests for Proposed Soil Materials:

1. Test soil materials proposed for use in the Work and promptly submit test result reports. Soil samples shall be provided by Contractor.
2. Provide one optimum moisture-maximum density curve for each type of cohesive soil. Determine maximum densities in accordance with ASTM D 1557.
3. Determine the suitability of materials to be used as fill and backfill.
4. Perform a mechanical analysis (AASHO T88), plasticity index (AASHO T91), and frost susceptibility analysis.
5. Supply only imported materials in compliance with Division 31 Section 31 23 23 "Acceptance of Backfill, Top Soil, & CU Structural Soil."

E. Verification of Footing Subgrades:

1. Provide one optimum moisture-maximum density curve for each type of soil encountered.
2. For each strata of soil on which footings are to be placed, conduct at least one test to verify the required design bearing capacities. Subsequent verification and approval of each footing subgrade may be based on a visual comparison of each subgrade with the related tested strata.

F. Compaction Testing:

1. Inspect, test, and approve each lift of fill and backfill before next lift is placed. Test in accordance with ASTM D1556 or ASTM D2167 as appropriate.

2. Field density tests may be performed by the nuclear method in accordance with ASTM D 6938. The calibration curves shall be periodically checked and adjusted to correlate to tests performed using ASTM D1556 or ASTM D2167. Calibration of nuclear density testing device shall be in accordance with ASTM D7759.
3. If field tests are performed using nuclear methods, the inspection and testing agency shall make calibration checks on both density and moisture gauges at beginning of work, on each different type of material encountered, and at intervals as specified by the equipment manufacturer.
4. Take a field density test for each 2,000 sq. ft. of backfill and fill under slabs and pavements.
5. Take a field density test at 100 foot intervals along the inside of continuous footings, but not less than one (1) test per 20 foot run.
6. Take a field density test for each four (4) isolated footings.
7. Take a field density test at 50 foot intervals along utility trench backfill under slabs and pavements.

G. Proofrolling Observation:

1. Provide continuous observation of proofrolling of entire building area. Four passes shall be made.
2. Approve subgrade or make recommendations for removal.

H. Submittals: Submit copies of the following reports:

1. Report and certification of granular fill and drainage fill.
2. Test reports on fill and backfill material.
3. Verification of each footing subgrade.
4. Field density test reports.
5. One optimum moisture-maximum density curve for each type of soil encountered.
6. Report of actual unconfined compressive strength and/or results of plate bearing tests of each strata tested.
7. Other tests' and materials' certificates, as required.

3.9 MAINTENANCE AND RESTORATION

A. Protection of Graded Areas:

1. Protect newly graded areas from traffic and erosion, and keep free of trash and debris and growth of weeds.
2. Repair and reestablish grades in settled, eroded, and rutted areas to the specified tolerances.

B. Reconditioning Compacted Areas: Where completed compacted areas are disturbed by subsequent construction operations or adverse weather scarifies the surface, reshape, and compact to the required density prior to further construction.

C. Restoration: Restore all areas affected by construction both on and off Owner's property to original condition.

3.10 DISPOSAL OF EXCESS AND WASTE MATERIALS

A. Burning is not permitted on the Owner's property.

B. Remove waste materials, excess excavated materials, excavated materials classified as unsatisfactory soil material from the Owners property and legally dispose of all materials per Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal." and Division 31 Section 31 23 18.14 “Clean Construction or Demolition Debris and Uncontaminated Soil Disposal”.

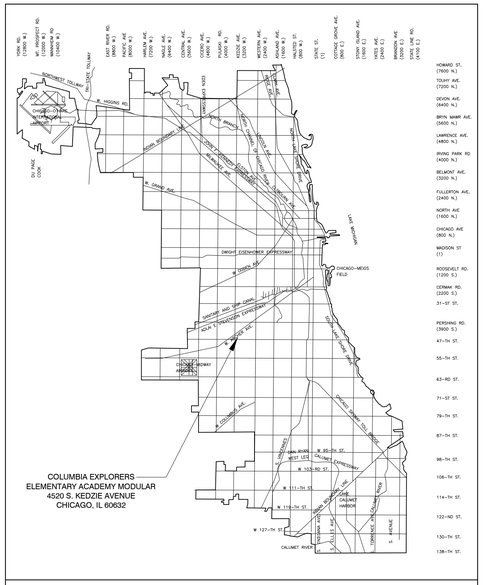
C. Provided the excess soil materials do not exceed APPENDIX B; SECTION 742, TABLE A; TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES (TACO); 35 ILL. ADM. CODE 742 35 ILL. ADM CODE 740 APPENDIX A Target Compound List (TCL) parameters, remove excess soil materials to spoil area, spread and compact to provide drainage. Strip top soil before spoiling and respread after.

D. If the excess soil materials exceed APPENDIX B; SECTION 742, TABLE A; TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES (TACO); 35 ILL. ADM. CODE 742 values for 35 ILL. ADM CODE 740 APPENDIX A Target Compound List (TCL) parameters, dispose of all materials at a permitted Subtitle D landfill per Division 31 Section 31 23 18.13 "Soil, Fill, Backfill, CU Structural Soil, and Construction and Demo Debris Removal."

END OF SECTION

COLUMBIA EXPLORERS ELEMENTARY ACADEMY MODULAR

4520 S. KEDZIE
CHICAGO, ILLINOIS 60632
REGION 4
PBC PROJECT NUMBER 19130



CITY OF CHICAGO LOCATION MAP

ISSUE FOR BID
01.03.2018

PUBLIC BUILDING COMMISSION OF CHICAGO
RAHM EMANUEL, CHAIRMAN
CARINA E. SÁNCHEZ, EXECUTIVE DIRECTOR

CHICAGO PUBLIC SCHOOLS
DR. JANICE K. JACKSON, CHIEF EXECUTIVE OFFICER 1
FRANK M. CLARK, CHICAGO BOARD OF EDUCATION PRESIDENT
MARY M. DE RUNTZ, CHIEF OF CAPITAL IMPROVEMENT

[redacted]

ARCHITECT OF RECORD
WALLIN GOMEZ ARCHITECTS LTD.
711 S. DEARBORN STREET. SUITE 606
Chicago, IL 60605-1877
P: 312.427.4702 X219
F: 312.427.6611
CONTACT: BRENDAN MULCAHY

ENVIRONMENTAL CONSULTANTS
V3 COMPANIES - SITE ENVIRONMENTAL
308 W. ERIE ST. SUITE 400
Chicago, IL 60654
P: 630.729.6562
ENVIRONMENTAL CONTACT: RACHAEL BERTHIAUME

ENVIRONMENTAL CONSULTANTS
Verde2 - INTERIOR ENVIRONMENTAL
4 Bonnie Lane
Yorkville, IL 60560
P: 630.553.3989
ENVIRONMENTAL CONTACT: BLAKE G MELLECKER

1

STRUCTURAL & MEP/FP CONSULTANTS
IMEG ENGINEERING, INC.
231 S. LASALLE STREET, SUITE 600
Chicago, IL 60604
P: 312.931.3723
F: 312.502.8608
MEP CONTACT: JAMES A. MILOBOWSKI
STRUCTURAL CONTACT: ALYSSA M. FEE

CIVIL & LANDSCAPE CONSULTANTS
TERRA ENGINEERING, LTD
225 W. OHIO STREET, 4TH FLOOR
Chicago, IL 60654
P: 312.467.0123
F: 312.467.0220
CIVIL CONTACT: CHRIS MIEHLE
LANDSCAPE CONTACT: BROOKE DAVIS

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:

ADDRESS: 4520 S. Kedzie Ave

FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13. ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO, AS EFFECTIVE APRIL 22, 2009 AS WELL AS THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SIGNATURE:

DATE: 00-00-2017

ILLINOIS LICENSE NUMBER: 001.014496

REGISTRATION EXPIRATION DATE: NOVEMBER 30, 2018

STATE OF ILLINOIS
AGUSTIN GOMEZ-LEAL
14496
REGISTERED ARCHITECT

CITY OF CHICAGO BUILDING CODE CERTIFICATION STATEMENT

THIS IS TO CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE.

SIGNATURE:

DATE:

ILLINOIS LICENSE NUMBER: 001.014496

REGISTRATION EXPIRATION DATE: NOVEMBER 30, 2018

STATE OF ILLINOIS
AGUSTIN GOMEZ-LEAL
14496
REGISTERED ARCHITECT

DEPARTMENT OF BUILDINGS APPROVAL

COLUMBIA EXPLORERS ELEMENTARY ACADEMY
4520 S. KEDZIE AVE
CHICAGO, IL 60632
MODULAR BUILDING
CHICAGO PUBLIC SCHOOLS

CITY OF CHICAGO, MAYOR RAHM EMANUEL

THESE DRAWINGS HAVE BEEN PREPARED AT AND / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE CHICAGO DEPARTMENT OF BUILDING

ILLINOIS
AGUSTIN GOMEZ-LEAL
REGISTERED ARCHITECT
001.014496
EXPIRATION DATE: NOVEMBER 30, 2018

Wallin ■ Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P: 312-427-4702 ■ F: 312-427-6611

ISSUANCE

MARK	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	09/12/17
2	60% CD SET	10/13/17
3	90% CD SET	11/03/17
4	100% CD SET	11/17/17
5	ISSUE FOR BID	01/03/18
6	ISSUE FOR PERMIT	01/10/18
7	ADDENDUM 1 (1)	01/29/18
8	-	-

DRAWN BY: SXF/EA

CHECKED BY: JR

PLOT DATE.: 1/29/2018

PBC PROJECT NAME: COLUMBIA EXPLORERS

PBC CONTRACT NO.: 19130

CPS PROJECT NO: 2017 - 20071 - TUS

WGA PROJECT NO.: 17119

WARNING:
ASBESTOS-CONTAINING BUILDING MATERIALS ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL FOR REVIEW UPON REQUEST. NO PERSON MAY DISTURB ASBESTOS CONTAINING MATERIALS UNLESS THAT PERSON IS A LICENSED ASBESTOS WORKER OR CONDUCTS SUCH WORK IN ACCORDANCE WITH SPECIFICATION(S) CONTAINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.

TITLE:
COVER SHEET

SHEET
N0

1" = 30'-0" | 1" = 20'-0" | 1/16" - 1'-0" | 1/8" - 1'-0" | 1/4" - 1'-0" | 1/2" - 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"

SCHEDULE MILESTONES:

SCHEDULE MILESTONE #1 : (AREA A) : 03/19/18 THROUGH 06/01/18, EXCAVATION AND BACKFILL, BARRIER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS EXCLUDING PLANTING AND PLAYGROUND EQUIPMENT.

SCHEDULE MILESTONE #2 : (AREA B) : 03/24/18 THROUGH 04/01/18, EXCAVATION, BACKFILL BARRIER WORK AND CONCRETE WALKWAY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS (FINAL TERMINATION AND PROGRAMMING AS PART OF AREA D).

SCHEDULE MILESTONE #3 : (AREA C) : 03/24/18 THROUGH 04/01/18, IT, SECURITY, AV, PA, FIRE ALARM INFRASTRUCTURE ROUGH IN WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

1

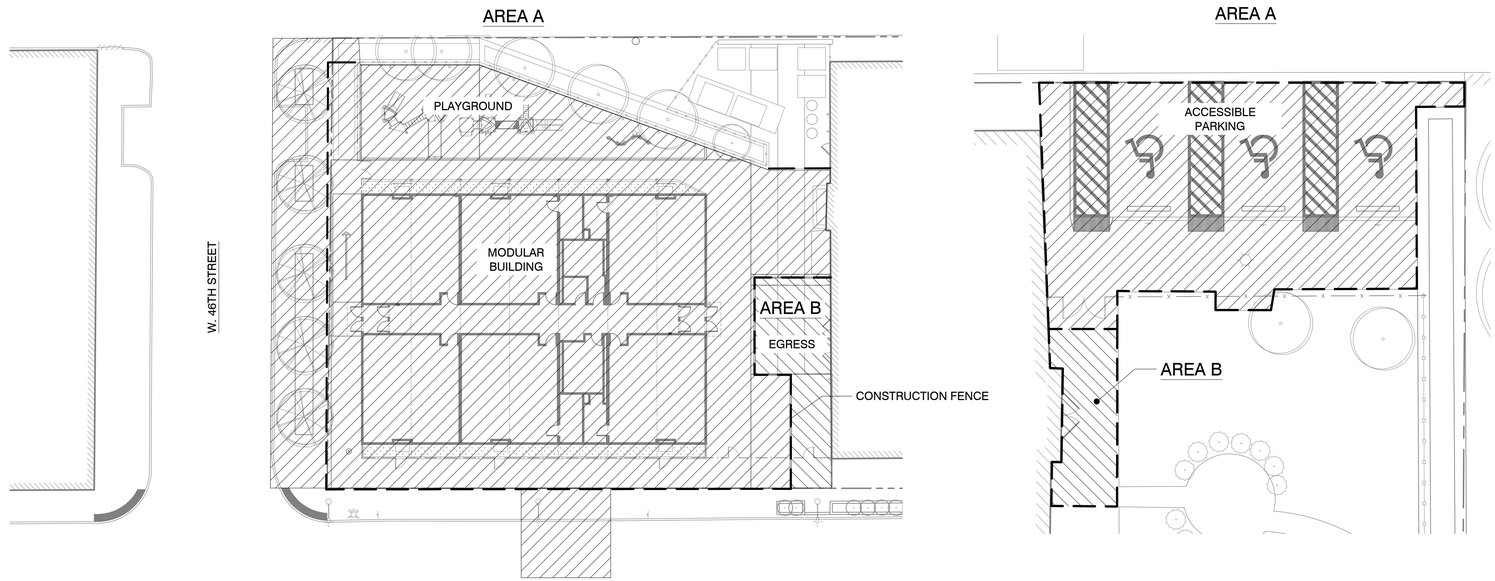
SUBSTANTIAL COMPLETION : (AREA D) : 03/19/18 THROUGH 08/10/18, ALL WORK, INCLUDING NEW MODULAR BUILDING, EXISTING BUILDING, FINAL TERMINATIONS AND PROGRAMMING, PLAYGROUND EQUIPMENT, SITE IMPROVEMENTS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NOTES:

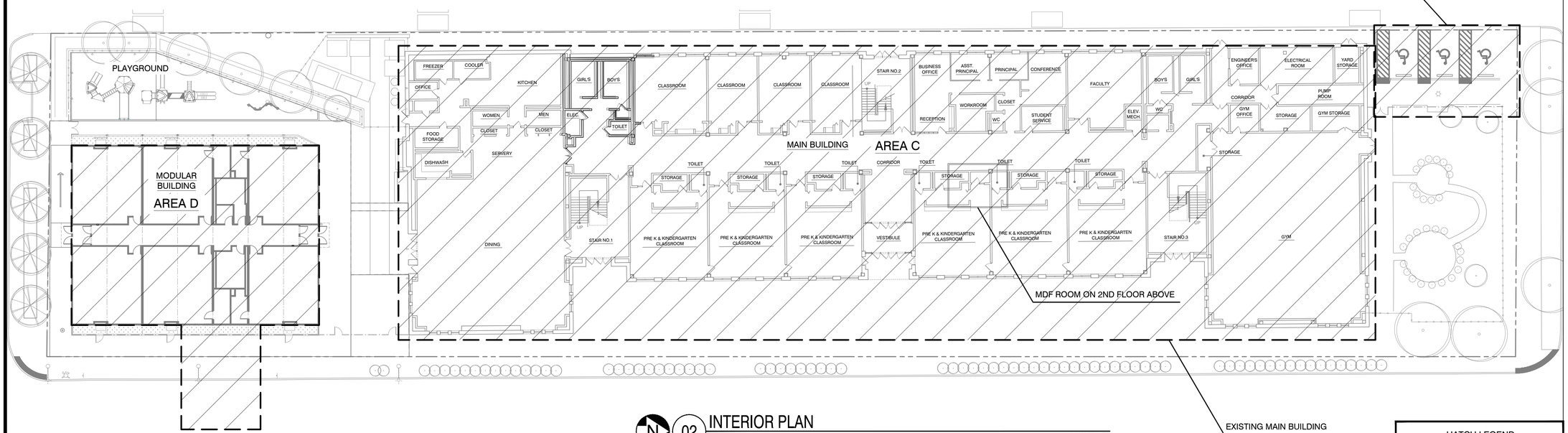
THE EXISTING SCHOOL WILL HAVE A FACILITY STAFF WORKING THERE AT ALL TIMES.
THE CONTRACTOR WILL BE RESPONSIBLE FOR FIREWATCH AND SECURITY.
THE CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL CUSTODIAN STAFF AT ALL TIMES

SITE LOGISTICS

1. GENERAL CONTRACTOR SHALL REVIEW ALL NEIGHBORHOOD FACILITIES, AND COORDINATE ALL CONSTRUCTION SITE ACTIVITIES SO AS TO NOT IMPACT THE OPERATIONS OF THESE NEIGHBORS. CONTRACTOR SHALL SUBMIT A SITE UTILIZATION PLAN THAT INCORPORATES AND ACCOMMODATES ALL ENTRY, EXIT, AND LOADING LOCATIONS, PRIMARY TRAFFIC ROUTINGS, AND HOURS OF OPERATION FOR EACH OF THESE FACILITIES.
2. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN UNRESTRICTED ACCESS TO THE CEEA SCHOOL FACILITY DURING HOURS OF OPERATION AND STUDENT DROP-OFF AND PICK-UP BETWEEN THE HOURS OF 7:30 AM TO 9:00 AM, AND 2:30 PM TO 4:00 PM (TO BE VERIFIED WITH CPS). NO CONSTRUCTION TRAFFIC NOR DELIVERIES SHALL TAKE PLACE DURING DROP-OFF AND PICK-UP HOURS.
3. CONTRACTOR MUST OBTAIN ALL REQUIRED PUBLIC RIGHT OF WAY PERMITS AS NECESSARY TO PERFORM THE WORK.
4. CONTRACTOR MUST PROTECT ALL PUBLIC RIGHT OF WAY INFRASTRUCTURE AND COORDINATE CONSTRUCTION ACTIVITY ACCORDINGLY.
5. CONTRACTOR TO ALLOW & MAINTAIN ACCESS TO SCHOOL DURING CONSTRUCTION.



01 SITE PLAN
AREA A & B
SCALE: NTS



02 INTERIOR PLAN
AREA C & D
SCALE: NTS

1

GENERAL NOTE: ALL CONSTRUCTION FENCES SHOULD BE 8'-0" AND PROVIDE PRIVACY MESH IN AREAS EXPOSED TO THE PUBLIC AND SCHOOL

HATCH LEGEND

- LIMITS OF WORK - AREA A
- LIMITS OF WORK - AREA B
- LIMITS OF WORK - AREA C & D

1" = 30'-0" · 1" = 20'-0" · 1/16" - 1'-0" · 1/8" - 1'-0" · 1/4" - 1'-0" · 1/2" - 1'-0" · 3/4" = 1'-0" · 1" = 1'-0" · 1 1/2" = 1'-0" · 3" = 1'-0"

DEPARTMENT OF BUILDINGS APPROVAL

PUBLIC BUILDING COMMISSION
Chicago Public Schools

COLUMBIA EXPLORERS ELEMENTARY ACADEMY
4520 S. KEDZIE AVE
CHICAGO, IL 60632
MODULAR BUILDING
CHICAGO PUBLIC SCHOOLS

CITY OF CHICAGO, MAYOR RAHM EMANUEL

THESE DRAWINGS HAVE BEEN PREPARED AT AND / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE CHICAGO DEPARTMENT OF BUILDING

ILLINOIS
AGUSTIN GOMEZ-LEAL
REGISTERED ARCHITECT
001.014496
EXPIRATION DATE: NOVEMBER 30, 2018

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ISSUANCE

MARK	DESCRIPTION	DATE
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7	ADDENDUM 1 (1)	01/29/18
8	.	.

DRAWN BY: SXF/EA
CHECKED BY: JR
PLOT DATE.: 2/1/2018
PBC PROJECT NAME: COLUMBIA EXPLORERS
PBC CONTRACT NO.: 19130
CPS PROJECT NO: 2017 - 20071 - TUS
WGA PROJECT NO.: 17119

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TITLE:
PHASING PLAN
12.20.17

SHEET
N04

TITLE: SURVEY

SHEET N05

Page 1 of 64

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

ISSUED FOR ADDENDUM 1 ON 01/29/18

LEGAL DESCRIPTION

PARCEL 1:

LOTS 19 THROUGH 36, BOTH INCLUSIVE, IN THE SUBDIVISION OF THE EAST PART OF LOT 7 IN McCAFFERY AND MURPHY'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1896, AS DOCUMENT 2354781, TOGETHER WITH LOTS 1, 2, 3 AND 4 IN KEDZIE GARDENS, A SUBDIVISION OF LOT 8 IN McCAFFERY AND MURPHY'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1919, AS DOCUMENT 6691363, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOTS 5, 6 AND 7 IN KEDZIE GARDENS, A SUBDIVISION OF LOT 8 IN McCAFFERY AND MURPHY'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1919, AS DOCUMENT 6691363, IN COOK COUNTY, ILLINOIS.

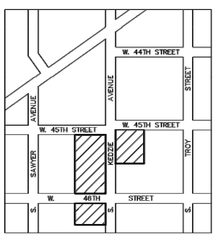
PARCEL 3

LOTS 1 TO 8, BOTH INCLUSIVE, IN THE SUBDIVISION OF THE NORTH 7 ACRES OF BLOCK 14 IN H.L. STEWART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1872, AS DOCUMENT 42626, IN COOK COUNTY ILLINOIS.

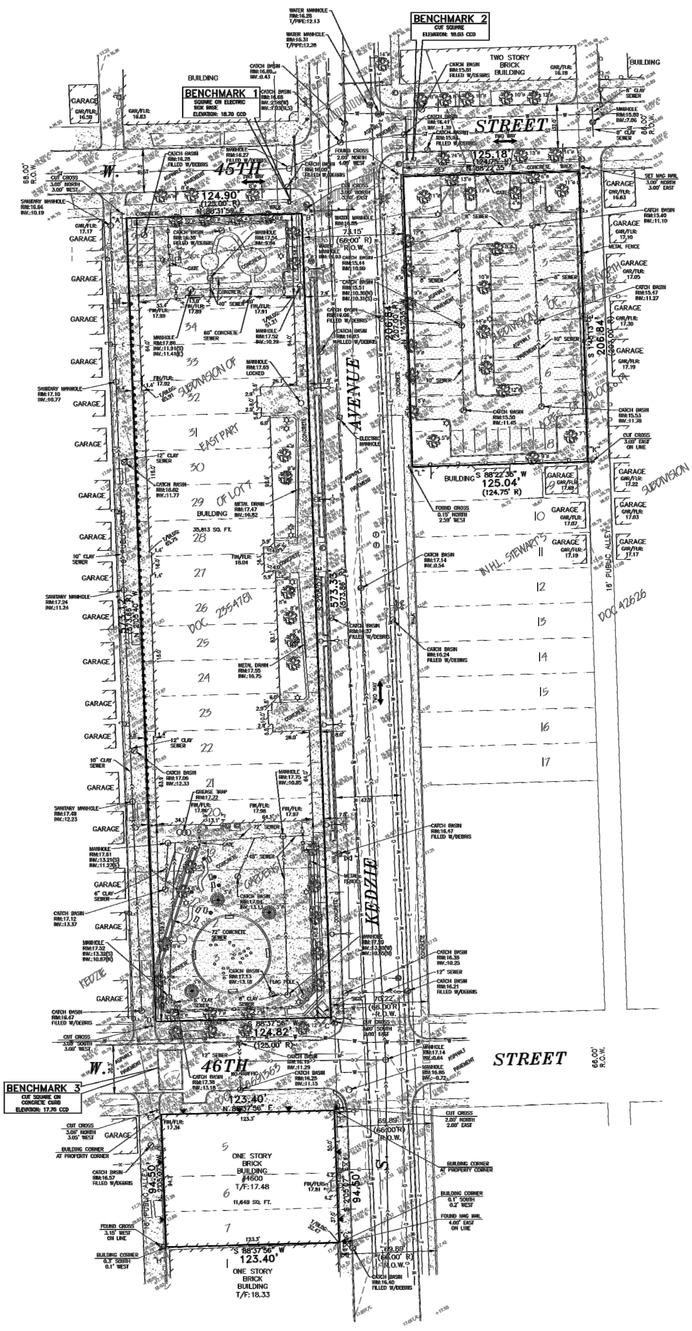
ADDRESS
4520 KEDZIE AVENUE
CHICAGO, IL

COOK COUNTY PROPERTY INDEX NUMBERS (PINS)
38-13-317-001
38-13-317-002
38-13-317-003
38-13-317-005
38-13-317-006
38-13-317-007
38-13-317-044
38-13-317-045
38-13-422-044
38-13-422-045
38-13-430-021
38-13-430-022

PROPERTY CORNER ILLINOIS EAST STATE PLANE COORDINATE		
CORNER	NORTH	EAST
"A"	1874561.92	1155628.37
"B"	1874565.12	1155753.34
"C"	1873992.17	1155774.10
"D"	1873988.19	1155648.32
"E"	1873923.26	1155653.14
"F"	1873928.21	1155778.50
"G"	1873631.77	1155779.94
"H"	1873628.62	1155656.58
"I"	1874591.28	1155825.60
"J"	1874594.82	1155950.74
"K"	1874368.08	1155857.07
"L"	1874384.54	1155832.08



VICINITY MAP



LEGEND

	EXISTING
OVERHEAD TRANSMISSION LINES	OHL
TELCO LINE	T
ELECTRIC LINE	E
GAS LINE	G
WATER LINE	W
SEWER	S
CHAIN LINK FENCE	X
WOOD FENCE	O
METAL FENCE	M
MANHOLE	
CATCH BASIN	
WATER MANHOLE	
WATER VALVE	
HYDRANT	
LIGHT POLE	
STREET LIGHT	
TRAFFIC SIGNAL	
GAS VALVE	
SIGN	
TELCO MANHOLE	
GAS PIPE	
ELECTRIC MANHOLE	
BOLLARD	
SECURITY CAMERA	
FLAGPOLE	
UTILITY POLE	
GUY WIRE ANCHOR	
DECIDUOUS TREE	
CONIFEROUS TREE	
TOP OF FOUNDATION	T/F: 20.00
SPOT ELEVATION	x

PARKING SPACES
REGULAR SPACES 61
DISABLED SPACES 1
TOTAL SPACES 62

AREAS		
PARCEL 1	71,568 SQ.FT.	1.643 AC
PARCEL 2	11,660 SQ.FT.	0.268 AC
PARCEL 3	25,878 SQ.FT.	0.594 AC
	(more or less)	

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON DUE NORTH DETERMINED BY GEODETIC OBSERVATION. COORDINATES SHOWN ARE ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM (SPC).
2. ELEVATIONS SHOWN ARE ON THE CHICAGO CITY DATUM (C.C.D.), AND ARE BASED ON CITY OF CHICAGO STANDARD BENCHMARKS 352 & 592.
3. TITLE COMMITMENT No. 1401 0009005382 D2, DATED JULY 11, 2017, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY AND ONLY COVERS A PORTION OF PARCEL 1. SCHEDULE B OF SAID TITLE COMMITMENT NOTES NO SURVEY SPECIFIC EXCEPTIONS. FOR EASEMENTS, BUILDING LINES AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
4. ALL OF THE SURVEYED PROPERTY LIES WITHIN UNSHADED FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 17031C0051J, REVISED AUGUST 19, 2008, WHICH PANEL WAS NOT EVEN PRINTED.
5. ALL TREES SHOWN ARE DECIDUOUS UNLESS OTHERWISE INDIVIDUALLY MARKED AS CONIFEROUS.
6. NO DIVISION OR PARTY WALL WAS DESIGNATED BY CLIENT FOR DETERMINATION OF REALTIONSHIP OR LOCATION.
7. IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS COMPLETED ON JULY 10, 2017. UNDERGROUND UTILITIES ARE SHOWN BASED ON DIGGER MARKINGS AND QUC REPORT 2017-76452. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

SCALE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

TO: CITY OF CHICAGO
PUBLIC BUILDING COMMISSION OF CHICAGO
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 3, 4, 5, 7a, 7b1, 7c, 8, 9, 10a, 11 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 10, 2017.

DATED AT PALOS HILLS, ILLINOIS, THIS 30th DAY OF AUGUST, A.D. 2017

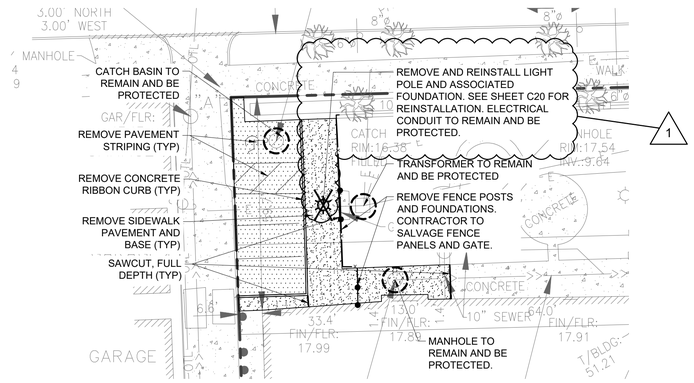
PRELIMINARY

MARK R. LANDSTROM
ILL. P.L.S. No. 2625
LICENSE RENEWAL DATE: 11/30/2018
M.LANDSTROM@LANDMARKENG.COM

PREPARED FOR:
PUBLIC BUILDING COMMISSION OF CHICAGO
RICHARD J. DALEY CENTER, ROOM 200
50 WEST WASHINGTON STREET
CHICAGO, IL 60602

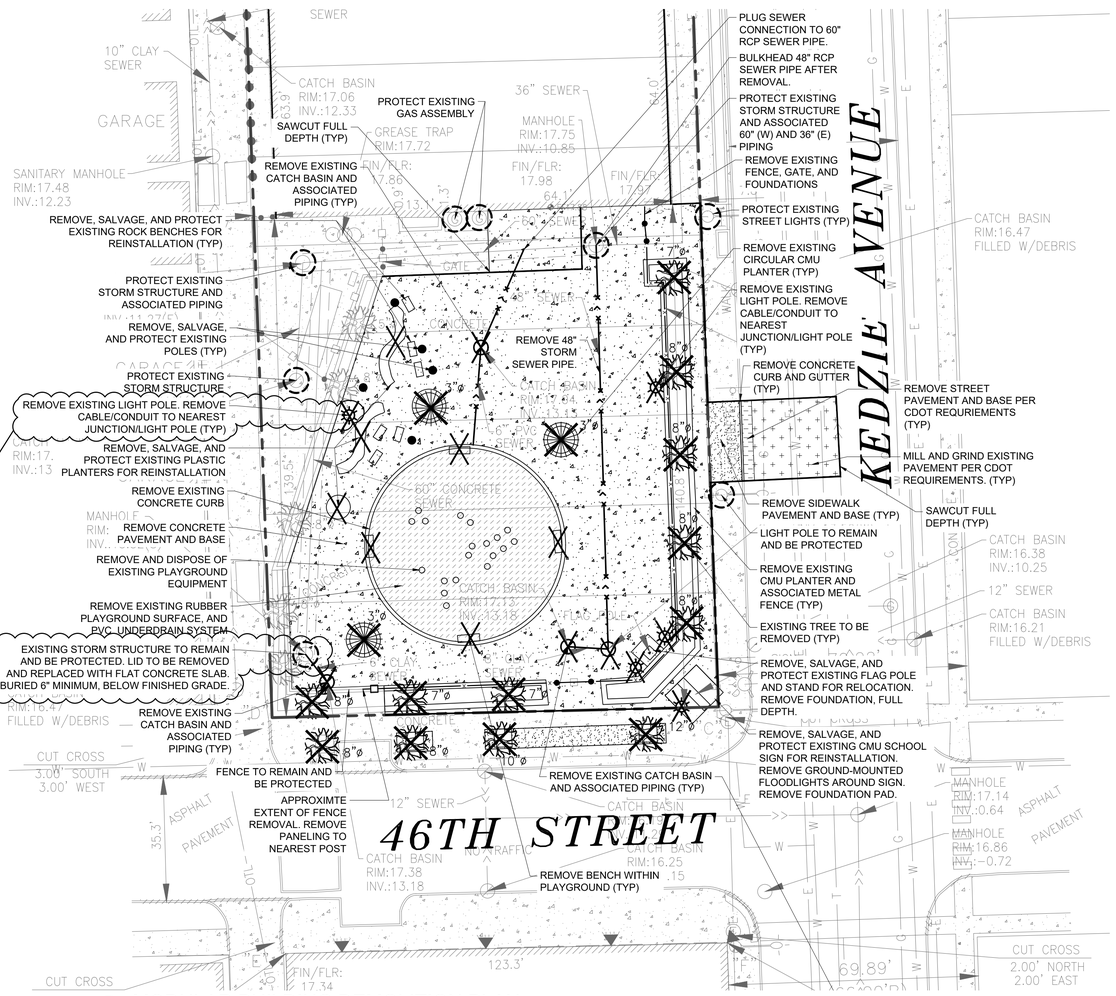
PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005527
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 17-06-137-PRELIM ALTA

Date of Issuance: February 1, 2018
Document Name: Proposed Elementary Academy Modular_C1932_Addendum No. 1



1 ADA PARKING STALL DEMOLITION PLAN

SCALE: 1" = 20'



2 MODULAR BUILDING DEMOLITION PLAN

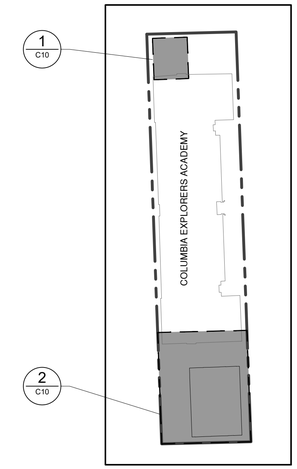
SCALE: 1" = 20'

N

Scale: 1 inch = 20 ft.

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- REMOVE CONCRETE PAVEMENT AND BASE
- REMOVE CONCRETE WALK AND BASE
- REMOVE ASPHALT PAVEMENT AND BASE
- REMOVE STREET PAVEMENT AND BASE
- MILL AND GRIND EXISTING PAVEMENT
- REMOVE FENCE, POSTS GATES, AND FOUNDATIONS
- REMOVE CONCRETE BARRIER/RIBBON CURB
- REMOVE STORM SEWER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- SAWCUT (FULL DEPTH)
- ITEM TO REMAIN AND BE PROTECTED
- ITEM TO BE REMOVED



KEY MAP: NTS

DEPARTMENT OF BUILDINGS APPROVAL

PUBLIC BUILDING COMMISSION
Chicago Public Schools

COLUMBIA EXPLORERS ELEMENTARY ACADEMY

4520 S. KEDZIE AVE
CHICAGO, IL 60632

CHICAGO PUBLIC SCHOOLS
MODULAR BUILDING
CITY OF CHICAGO, MAYOR RAHM EMANUEL

JAMIL BOU-SAAB
062-042537
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Wallin ▪ Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P: 312-427-4702 ▪ F: 312-427-6611

ISSUANCE

MARK	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	09/12/17
2	60% CD SET	10/13/17
3	90% CD SET	11/03/17
4	100% CD SET	11/17/17
5	ISSUE FOR BID	01/03/18
6	ISSUE FOR PERMIT	01/10/18
7	ADDENDUM 1	01/29/18
8		

1

DRAWN BY: MRH

CHECKED BY: CAM

PLOT DATE.:

PBC PROJECT NAME: COLUMBIA EXPLORERS

PBC CONTRACT NO.:

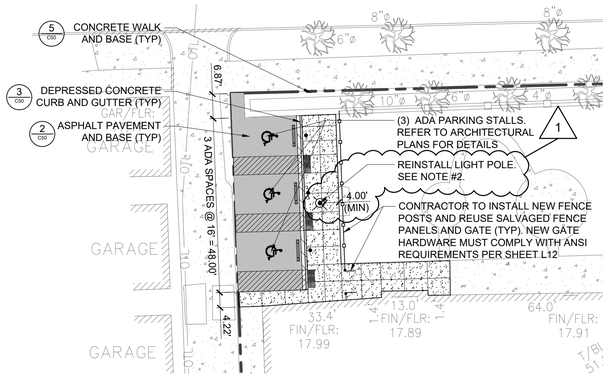
WGA PROJECT NO.: 17119

WARNING:
ASBESTOS-CONTAINING BUILDING MATERIALS ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL FOR REVIEW UPON REQUEST. NO PERSON MAY DISTURB ASBESTOS CONTAINING MATERIALS UNLESS THAT PERSON IS A LICENSED ASBESTOS WORKER OR CONDUCTS SUCH WORK IN ACCORDANCE WITH SPECIFICATION(S) CONTAINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.

TITLE:
SITE DEMOLITION PLAN

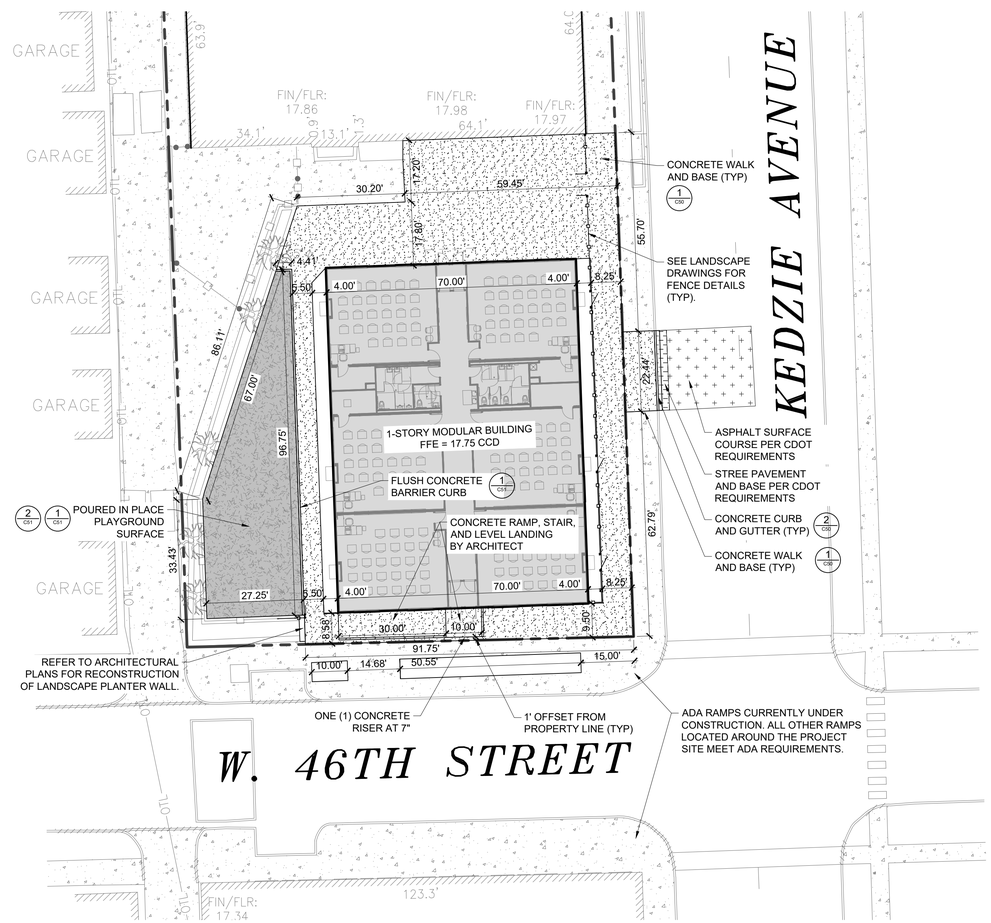
SHEET
C10

1" = 30'-0" | 1" = 20'-0" | 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"



1 ADA PARKING STALL SITE DIMENSION PLAN

SCALE: 1" = 20'



2 MODULAR BUILDING SITE DIMENSION PLAN

SCALE: 1" = 20'

Scale: 1 inch = 20 ft.

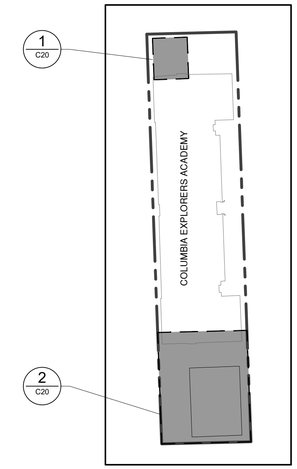
LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND BASE
- STREET PAVEMENT AND BASE
- MILL AND GRIND / ASPHALT SURFACE COURSE
- POURED IN PLACE PLAYGROUND SURFACE
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- DEPRESSED CURB
- 6' ORNAMENTAL FENCE
- ADA TILE
- SIGN
- DETAIL CALLOUT

NOTES:

1. ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE MODULAR BUILDING. REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR LOCATION OF BUILDING FOUNDATION.
2. CONTRACTOR TO SALVAGE AND REINSTALL EXISTING LIGHT POLE WITH A NEW CONCRETE FOUNDATION TO MATCH EXISTING. CONTRACTOR SHALL MAINTAIN A MINIMUM 4' WIDE ACCESIBLE PATH BETWEEN LIGHT POLE FOUNDATION AND EDGE OF WALKWAY TO MEET ADA REQUIREMENTS. CONTRACTOR TO SUBMIT LIGHT POLE FOOTING DETAIL AND LOCATION TO CIVIL ENGINEER PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL.

1



KEY MAP: NTS

DEPARTMENT OF BUILDINGS APPROVAL

PUBLIC BUILDING COMMISSION

Chicago Public Schools

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8		

DRAWN BY: MRH

CHECKED BY: CAM

PLOT DATE.:

PBC PROJECT NAME: COLUMBIA EXPLORERS

PBC CONTRACT NO.:

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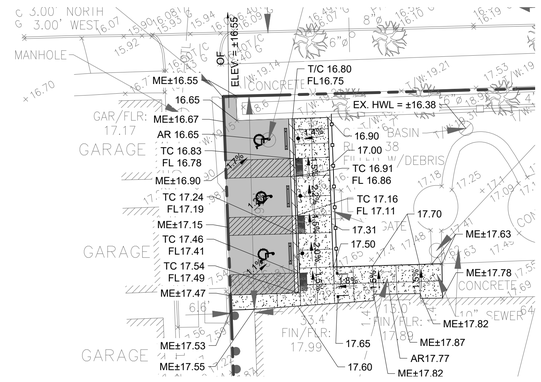
TITLE:
SITE DIMENSION PLAN

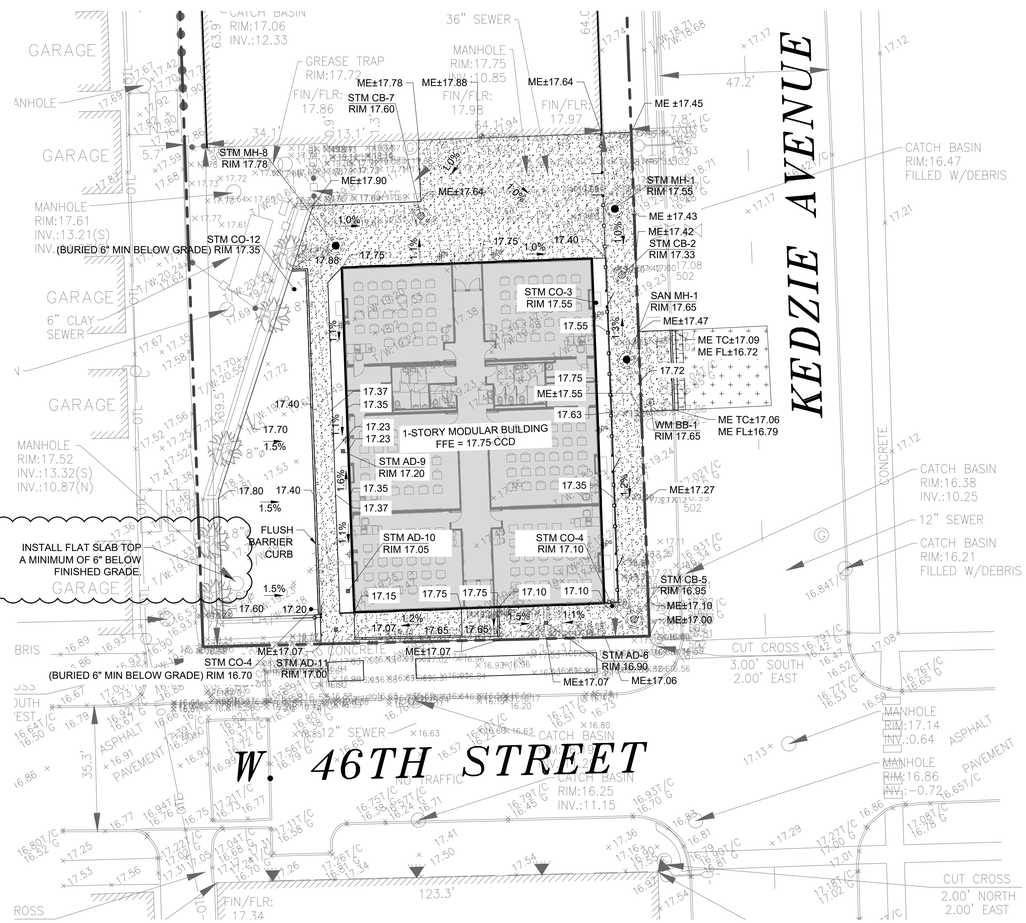
SHEET
C20

1" = 30'-0" | 1" = 20'-0" | 1/16" - 1'-0" | 1/8" - 1'-0" | 1/4" - 1'-0" | 1/2" - 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"



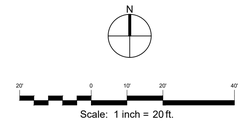
1 ADA PARKING STALL GRADING PLAN

SCALE: 1" = 20'



2 MODULAR BUILDING GRADING PLAN

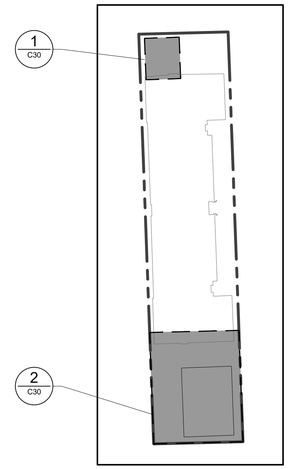
SCALE: 1" = 20'



Scale: 1 inch = 20 ft.

LEGEND:

OF / ELEV.	OVERFLOW ELEVATION
TC18.89 / FL18.89	TOP OF CURB ELEVATION / FLOW LINE ELEVATION
18.89	SPOT ELEVATION
1.0%	SLOPE ARROW
ME	MATCH EXISTING
DC	DEPRESSED CURB
HWL	HIGH WATER LEVEL
CCD	CHICAGO CITY DATUM
FFE	FINISHED FLOOR ELEVATION



KEY MAP: NTS

DEPARTMENT OF BUILDINGS APPROVAL

PUBLIC BUILDING COMMISSION

Chicago Public Schools

COLUMBIA EXPLORERS ELEMENTARY ACADEMY

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CHICAGO, IL 60632

CHICAGO PUBLIC SCHOOLS
MODULAR BUILDING
CITY OF CHICAGO, MAYOR RAHM EMANUEL

JAMIL BOU-SAAB
062-047537
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

Wallin ▪ Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P: 312-427-4702 ▪ F: 312-427-6611

ISSUANCE

MARK	DESCRIPTION	DATE
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2	60% CD SET	10/13/17
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8		

DRAWN BY: MRH

CHECKED BY: CAM

PLOT DATE.:

PBC PROJECT NAME: COLUMBIA EXPLORERS

PBC CONTRACT NO.:

WGA PROJECT NO.: 17119

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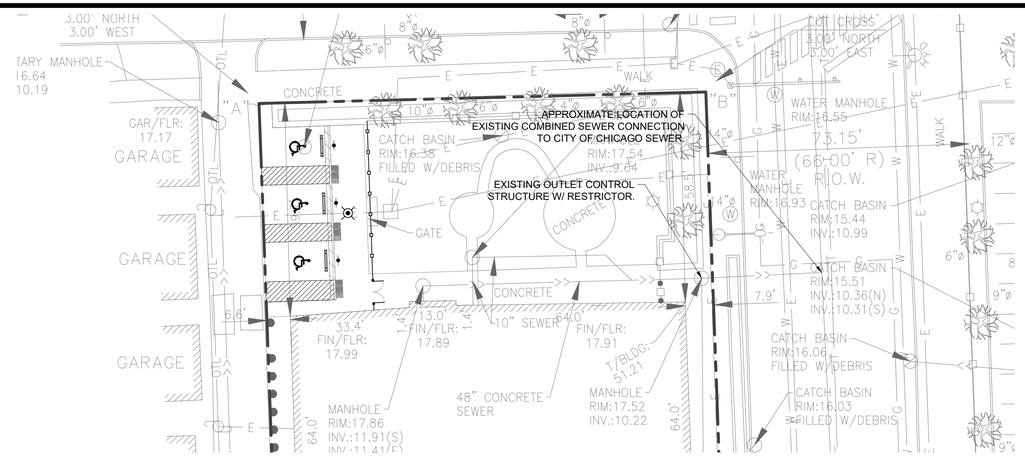
TITLE:
SITE GRADING PLAN

SHEET
C30

1" = 30'-0" | 1" = 20'-0" | 1/16" - 1'-0" | 1/8" - 1'-0" | 1/4" - 1'-0" | 1/2" - 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"



1 ADA PARKING STALL/EXISTING CITY SEWER CONNECTION UTILITY PLAN

SCALE: 1" = 20'

2 MODULAR BUILDING UTILITY PLAN

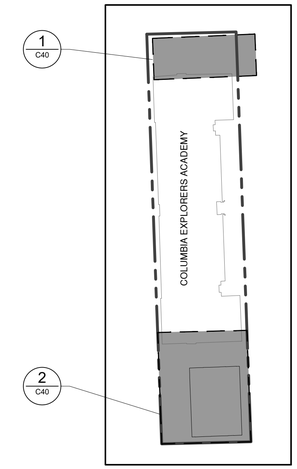
SCALE: 1" = 20'

N

Scale: 1 inch = 20 ft.

LEGEND:

- RESTORE PER CITY REQUIREMENTS. AREA SHOWN SCHEMATIC ONLY.
- STORMWATER BMP
- STORM SEWER
- SANITARY SEWER
- PERFORATED PIPE
- WATER SERVICE
- BUFFALO BOX (BB)
- 4'Ø MANHOLE (MH)
- 4'Ø CATCH BASIN (CB)
- AREA DRAIN (AD)
- CLEAN OUT (CO)
- DOWNSPOUT (DS)



KEY MAP: NTS

NOTES:

1. THE EXISTING OUTFALL CONTROL STRUCTURE FOR THE ENTIRE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF THE LOT. ALL EXISTING STORM SEWERS WITHIN THE PROJECT LIMITS ARE ROUTED TO THE AFOREMENTIONED CONTROL STRUCTURE, SEE DETAIL #1/C40

UTILITY CROSSINGS:

1. BOT (STORM) = 12.12
   TOP (SAN) = 11.75
2. BOT (EX. WATER) = 11.29
   TOP (SAN) = 9.50
3. BOT (STORM) = 12.19
   TOP (WATER) = 10.69

DETENTION SUMMARY:

- EXISTING DETENTION WITHIN 48" RCP PIPE TO BE REMOVED = 1,420 CUBIC-FEET (SEE SHEET C10)
- DETENTION PROVIDED WITHIN PLAYGROUND & LANDSCAPE AREAS = 1,842 CUBIC-FEET
- DETENTION VOLUME LOST DUE TO EXISTING 60" STORM SEWER = ±344 CUBIC-FEET
- NET DETENTION VOLUME = 78 CUBIC-FEET ADDED

DEPARTMENT OF BUILDINGS APPROVAL

PUBLIC BUILDING COMMISSION — Chicago Public Schools

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JAMIL BOUSAAB — 062-047037 — LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

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ISSUANCE

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8		

DRAWN BY: MRH
CHECKED BY: CAM
PLOT DATE.:
PBC PROJECT NAME: COLUMBIA EXPLORERS
PBC CONTRACT NO.:

WGA PROJECT NO.: 17119

WARNING:
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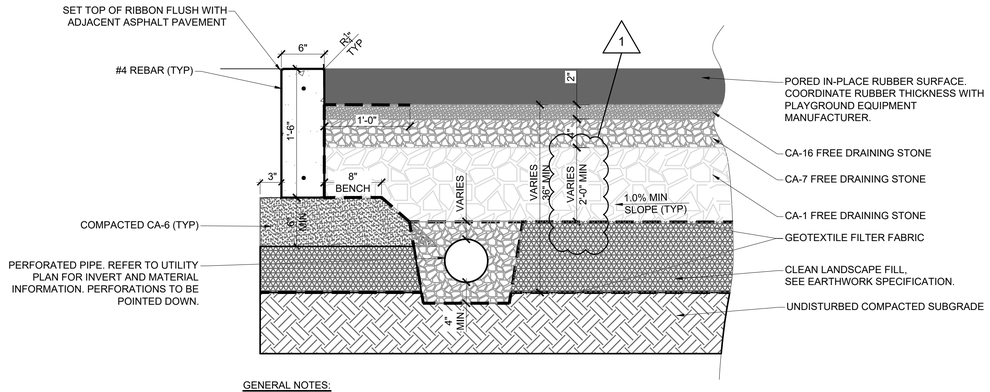
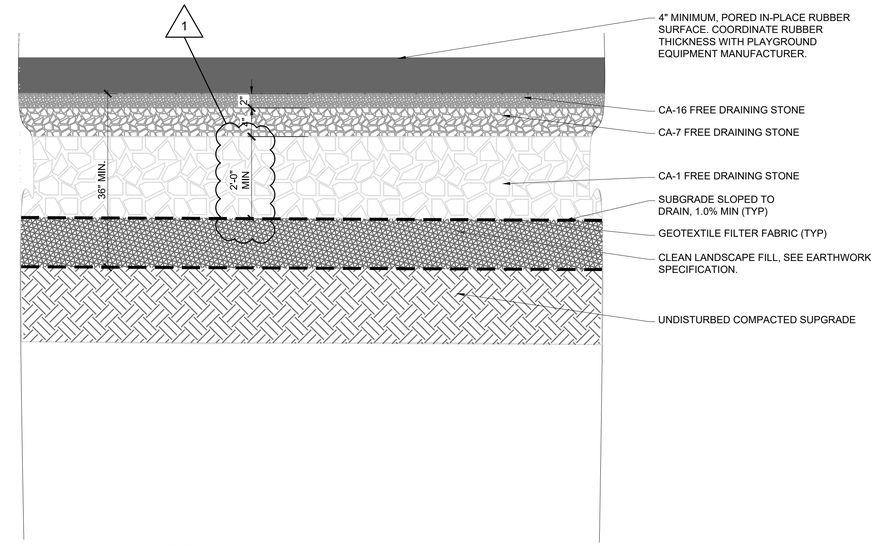
TITLE:
SITE UTILITY PLAN

SHEET
C40



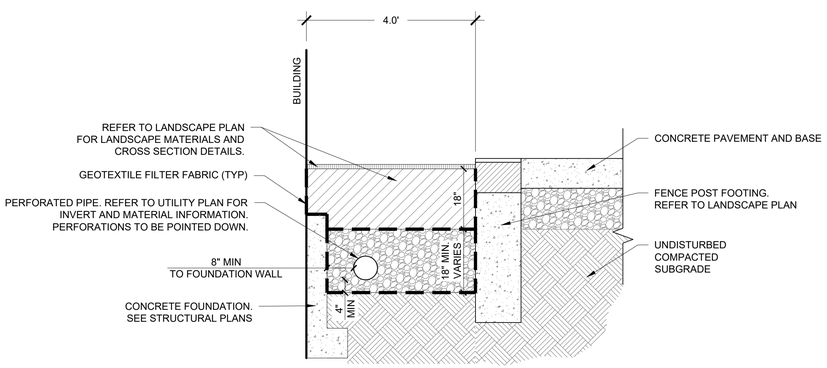
GENERAL NOTES:
1. REBAR(S) SHALL MAINTAIN 2-½" COVER FROM TOP AND BOTTOM EXTENTS OF CONCRETE RIBBON. PLACE REBAR IN MIDDLE OF RIBBON.
2. REFER TO GRADING FOR FINISHED GRADE ELEVATIONS.
3. CONCRETE SHALL BE 3,500 PSI, A/E. LIGHT BROOM FINISH TOP OF RIBBON.
4. REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION, IF CONCRETE, INSTALL ½" EXPANSION JOINT AND JOINT FILLER.
5. EXTEND GEOFABRIC 12 INCHES BENEATH LEVELING COURSE.
6. SLOPE SUBGRADE OF DRAINAGE 1.0% MINIMUM TO PERFORATED PIPE.

1 CONCRETE RIBBON AT RUBBER SURFACE
SCALE: NTS



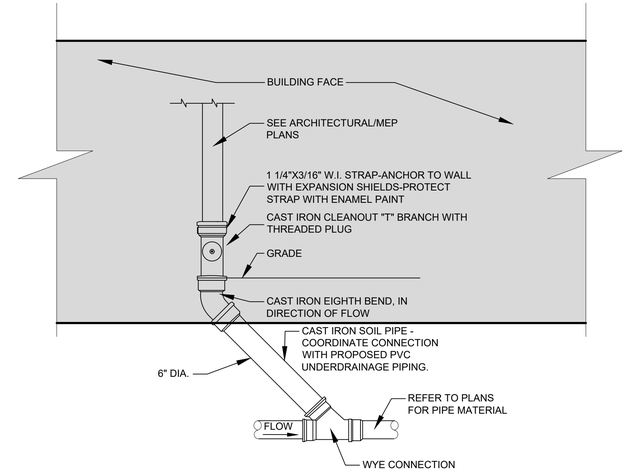
GENERAL NOTES:
1. REFER TO GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
2. REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION.
3. EXTEND GEOTEXTILE FABRIC 12 INCHES BENEATH LEVELING COARSE.
4. SLOPE SUBGRADE OF DRAINAGE 1.0% MINIMUM TO PERFORATED PIPE/SWMF FACILITY.
5. REFER TO UTILITY PLAN FOR PIPE INFORMATION (LOCATIONS, INVERTS, SLOPES, DIAMETER, MATERIAL, ETC.)
6. DETENTION HWL = 16.35

2 RUBBER SURFACE & UNDERDRAIN
SCALE: NTS



NOTES:
1. REFER TO PLUMBING PLANS FOR CONNECTION OF DOWNSPOUTS TO CAST IRON BOOTS.
2. REFER TO STRUCTURAL AND FOUNDATION PLANS FOR FOUNDATION INSTALLATION DETAILS AND DIMENSIONS.

3 LANDSCAPE PLANTER UNDERDRAIN
SCALE: NTS



4 DOWNSPOUT SHOE
SCALE: NTS

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CHICAGO PUBLIC SCHOOLS
MODULAR BUILDING
CITY OF CHICAGO, MAYOR RAHM EMANUEL

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062-047637
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STATE OF ILLINOIS

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ISSUANCE

MARK	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	09/12/17
2	60% CD SET	10/13/17
3	90% CD SET	11/03/17
4	100% CD SET	11/17/17
5	ISSUE FOR BID	01/03/18
6	ISSUE FOR PERMIT	01/10/18
7	ADDENDUM 1	01/29/18
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1

DRAWN BY: MRH
CHECKED BY: CAM
PLOT DATE.:
PBC PROJECT NAME: COLUMBIA EXPLORERS
PBC CONTRACT NO.:

WGA PROJECT NO.: 17119

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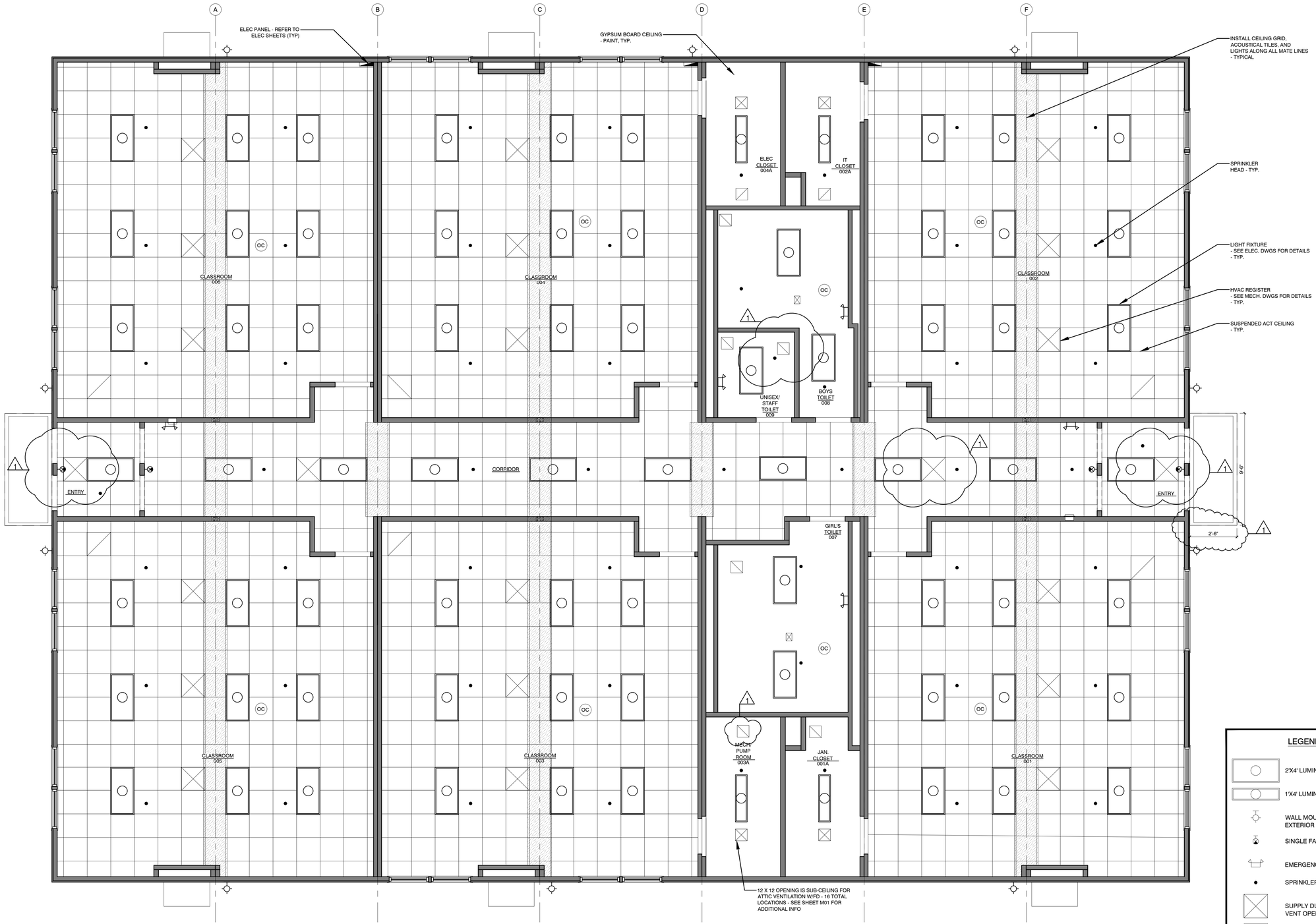
TITLE:
SITE DETAILS

SHEET
C51

1" = 30'-0" | 1" = 20'-0" | 1/16" - 1'-0" | 1/8" - 1'-0" | 1/4" - 1'-0" | 1/2" - 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"



01 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- 2'X4' LUMINAIRE
- 1'X4' LUMINAIRE
- WALL MOUNTED LUMINAIRE, EXTERIOR
- SINGLE FACE EXIT SIGN
- EMERGENCY LIGHTING UNIT
- SPRINKLER HEAD
- SUPPLY DUCT / ATTIC VENT OPENING
- RETURN AIR DUCT
- OC — OCCUPANCY SENSOR, DUAL TECHNOLOGY

1" = 30'-0" | 1" = 20'-0" | 1/16" - 1'-0" | 1/8" - 1'-0" | 1/4" - 1'-0" | 1/2" - 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"

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AGUSTIN GOMEZ-LEAL
REGISTERED ARCHITECT
001.014496
EXPIRATION DATE: NOVEMBER 30, 2018

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8	.	.

DRAWN BY: SXF/EA
CHECKED BY: JR
PLOT DATE.: 1/12/2018
PBC PROJECT NAME: COLUMBIA EXPLORERS
PBC CONTRACT NO.: 19130
CPS PROJECT NO: 2017 - 20071 - TUS
WGA PROJECT NO.: 17119

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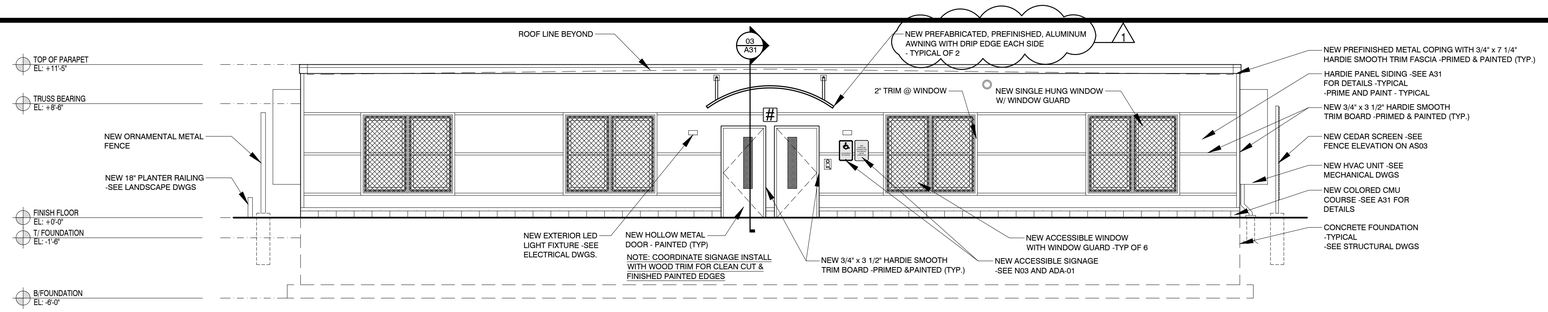
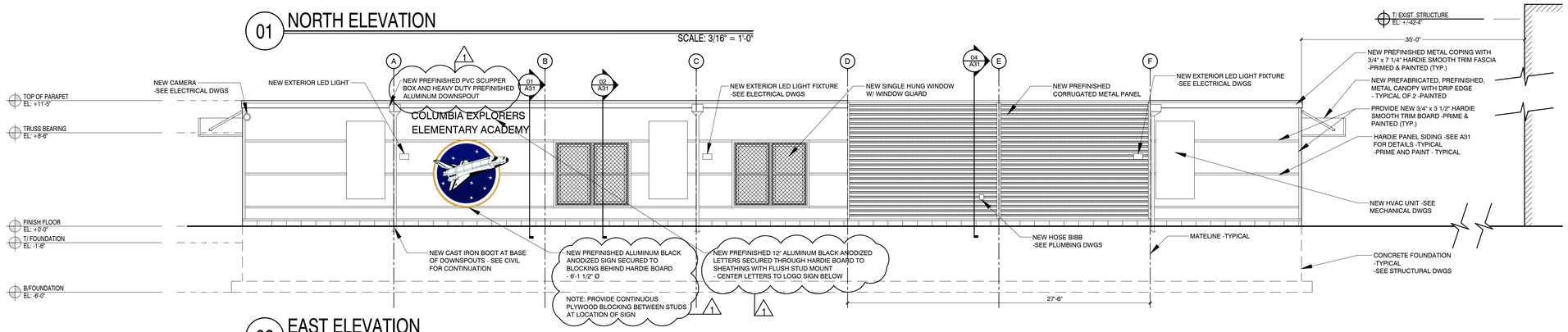
TITLE:
REFLECTED CEILING PLAN

SHEET
A02



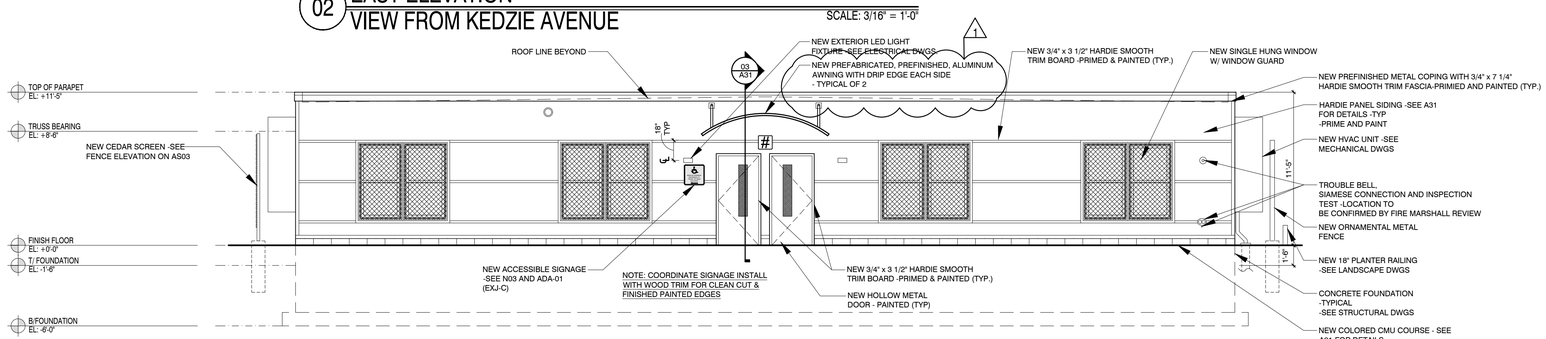
01 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



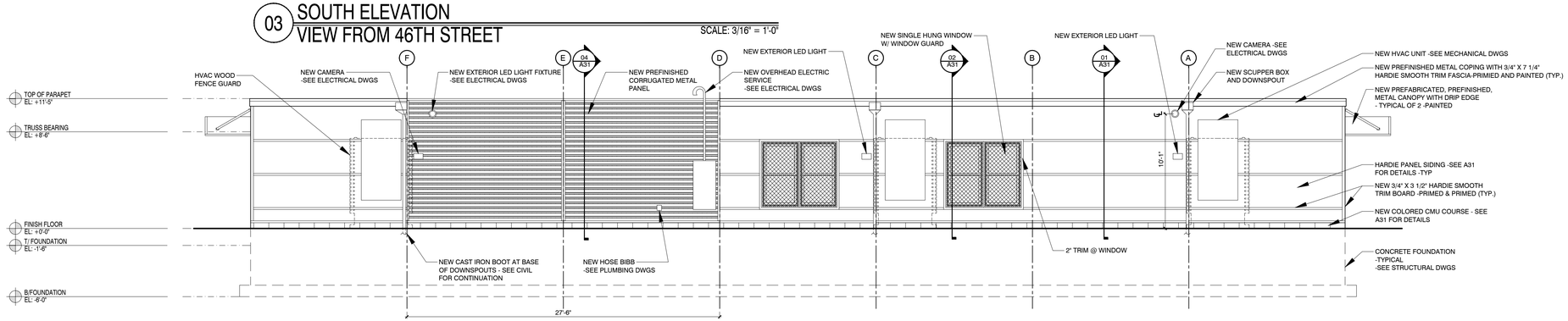
02 EAST ELEVATION VIEW FROM KEDZIE AVENUE

SCALE: 3/16" = 1'-0"



03 SOUTH ELEVATION VIEW FROM 46TH STREET

SCALE: 3/16" = 1'-0"



04 WEST ELEVATION

SCALE: 3/16" = 1'-0"

0 30' 60' 1" = 30'-0" | 0 20' 40' 1" = 20'-0" | 0 16' 32' 1/16" - 1'-0" | 0 8' 16' 1/8" - 1'-0" | 0 4' 8' 1/4" - 1'-0" | 0 2' 4' 1/2" - 1'-0" | 0 1.5' 3' 3/4" - 1'-0" | 0 1' 2' 1" = 1'-0" | 0 6" 1' 1 1/2" = 1'-0" | 0 3" 6' 3" = 1'-0"

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DRAWN BY: SXF/EA

CHECKED BY:JR

PLOT DATE.: 1/16/2018

PBC PROJECT NAME: COLUMBIA EXPLORERS

PBC CONTRACT NO.: 19130

CPS PROJECT NO: 2017 - 20071 - TUS

WGA PROJECT NO.: 17119

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TITLE:
MODULAR ELEVATIONS

SHEET
A20