

PUBLIC BUILDING COMMISSION OF CHICAGO

ADDENDUM NO. 1 TO RFP. NO. PS1922
FOR
REQUEST FOR PROPOSALS FOR
DESIGN-BUILD SERVICES
FOR
PING TOM MEMORIAL PARK FIELD HOUSE

DATE: April 04, 2012

NOTICE OF CHANGES

The following changes are hereby made in the PS1922 Request for Proposals.

Change 1: Article II, Paragraph B. Phase I Qualifications Submittal Requirements, **REVISE** Sub Paragraph 4 to read as follows:

4. "Examples of successful experience with similar projects (Limit project descriptions to two (2) pages per project):

a) Provide descriptions and information on a maximum of five (5) projects. Projects submitted must have completed construction costs of \$10 million or greater and must have been completed or substantially complete within the last ten (10) years. Describe which company of the Proposer's team worked on the project and describe their role. Select projects that best demonstrate the teams experience with one or all of the following: Design/Build project delivery, Projects of similar type, Projects of similar or greater size.

(1) Provide the following information (at a minimum) for the maximum five (5) projects submitted:

(a) A brief description of the project including location, schedule, square footage, construction type, below grade work, foundation and exterior wall systems;

(b) A brief description of the design and construction services provided on the project specifically addressing:

(i) Design services

(ii) Site logistics planning

(iii) Foundation systems analysis and selection

(iv) Building systems analysis and selection (structural, mechanical, electrical, plumbing, fire protection, building envelope);

(v) Value engineering analyses and performed and cost savings recommendations made;

(vi) Cost estimating and budget management services provided;

(vii) Constructability reviews performed;

(viii) Bidding and procurement activities;

(ix) Construction scheduling services performed; and

(x) Building permit strategies used if project was new construction in the City of Chicago.

(xi) LEED certification results and approach to integrated design.

(c) A description of the design and construction services provided on the project and the form any type of contract used (AIA Design Build Agreement, DBIA Design Build Agreement, custom design build agreement, etc.)

(d) A description of schedule and budget requirements;

(e) Performance of Timeliness and Completion, original forecast/guaranteed

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completion date and actual completion date and reason(s) for any variances

(f) Original budget/guaranteed maximum cost and actual cost of project at completion and reason(s) for any variances.

(g) Number of change orders and aggregate amount of change orders to the project.

(h) Amount of contingency included in the project and amount left at completion.

(i) References with recommendations and contact information from each project from owner/developer."

Change 2: Article II, Paragraph B. Phase I Qualifications Submittal Requirements, Sub Paragraph 6, **REVISE** sub sub paragraph d) to read as follows:

d) "Environmental Construction Project Manager must be an Illinois licensed Professional Engineer (P.E.), or an Illinois licensed Professional Geologist or an individual with a minimum of ten (10) years experience in the environmental and construction industry. Environmental Construction Project Manager shall demonstrate experience with eight (8) local construction and environmental remediation oversight projects, five of which were enrolled through the Illinois Environmental Protection Agency Site Remediation Program (IEPA SRP) and successfully received a No Further Remediation letter. No more than five (5) projects are to be PBC projects. For each project please provide the following information:

- (1) Environmental Construction Project Manager Name
- (2) Project Name and Location
- (3) Role on Project
- (4) Project Type: Industrial, Commercial or Residential
- (5) Brief description of the project
- (6) Value of Contract
- (7) Date of Completion (Date must be entered)
- (8) Whether the site was enrolled in IEPA SRP
- (9) Whether site received "No Further Remediation Letter"

Change 3: Article II, Paragraph B. Phase I Qualifications Submittal Requirements, Sub Paragraph 6, **ADD** sub sub paragraph g) to read as follows:

g) "Environmental Design Engineer must be an Illinois licensed Professional Engineer (P.E.) and shall demonstrate experience with eight (8) local construction and environmental remediation oversight projects, five of which were enrolled through the Illinois Environmental Protection Agency Site Remediation Program (IEPA SRP) and successfully received a No Further Remediation letter. No more than five (5) projects are to be PBC projects. For each project please provide the following information:

- (1) Environmental Engineer Name
- (2) Project Name and Location
- (3) Role on Project
- (4) Project Type: Industrial, Commercial or Residential
- (5) Brief description of the project
- (6) Value of Contract
- (7) Date of Completion (Date must be entered)
- (8) Whether the site was enrolled in IEPA SRP
- (9) Whether site received "No Further Remediation Letter"
- (10) Copies of current licenses for the Professional Engineer"

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Change 4: Article II, Paragraph B. Phase I Qualifications Submittal Requirements, Sub Paragraph 12, **REVISE** sub sub paragraph c) as follows:

- c) "Quality:
 - (1) Provide the Table of Contents and (a copy in electronic PDF format of one of the firm's recent Quality Control Programs).

Change 5: Article II, Paragraph B. Phase I Qualifications Submittal Requirements, Sub Paragraph 12, **ADD** sub sub paragraphs f) and g) as follows:

- g) "Disclosure Affidavit:
 - (1) Complete the Disclosure Affidavit form included in this RFP
- h) Disclosure of Retained Parties:
 - (1) Complete the Disclosure of Retained Parties form included in this RFP."

Change 6: Article II, **REVISE** Paragraph C. as follows:

C. Phase I Qualifications Submittal Evaluation Criteria. The Commission shall review and evaluate the qualifications of each Proposer in accordance with the following criteria. The relative importance of each evaluation criteria is indicated on the attached Design-Build Weighted Scoring Criteria – Phase I.

1. Proposer's commitment to assign Key Staff Members for the duration of the project.
2. Successful experience on Design-Build delivery projects
3. Successful experience on past projects of similar type.
4. Successful experience with projects of similar or greater size.
5. Past performance with timeliness and completion of projects.
6. Quality of Proposer's Consultants.
7. Quality of experience of Proposer's Key Staff Members.
8. Quality of Proposer's Project Approach and Methodology
9. Quality and content of references provided on representative projects.

10. Ability or past performance in obtaining Minority and Women Owned Business Participation:
 - a) Proposer's unequivocal commitment to meet or exceed the MBE and WBE goals for the project.
 - b) Proposer's verifiable past performance achieving substantial MBE/WBE participation on comparable projects.
 - c) The comprehensiveness of Proposer's plan to achieve maximum meaningful participation on this project.

11. Ability or past performance of Equal Employment Opportunity and City of Chicago Residency Participation:
 - a) Proposer's unequivocal commitment to maximize the employment of

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- minorities, women, Chicago residents, etc. on this project.
- b) Proposer's verifiable past performance achieving minority/female/local resident employment on comparable projects.
- c) The comprehensiveness of Proposer's plan to maximize minority/female/local resident employment on this project.

12. Proposer's financial capability as evidenced by Proposer's Statement of Qualifications and financial statements provided to the PBC.

13. Completeness and Comprehensiveness of Response to the requirements of Phase I of this RFP and the submittal of other submittal requirements.

Change 7: Project Description, Page 4, REVISE MBE/WBE Contract Goals: to the following:
Professional Services: 25% MBE and 5% WBE
Construction Services: 24% MBE and 4% WBE

Change 8: REVISE Design-Build Weighted Scoring Criteria – Phase 1 as attached:

QUESTIONS & ANSWERS:

Question 1. We respectfully request a list of specific firms that are ineligible for this RFP; the RFP does not enumerate the names of the various sub-consultants and/or preparers of the Scope and Performance Criteria.

Answer 1. Booth Hansen, Terra Engineering, Matrix Engineers, BSE Engineers.

Question 2. Are the prior experience projects required to be within the City of Chicago?

Answer 2. No.

Question 3. Could you confirm that a licensed Professional Geologist will be acceptable as Environmental Designer for this project?

Answer 3. A licensed Professional Geologist will be acceptable as the Environmental Construction Project Manager, but not as the Environmental Design Engineer. **See Change 2 and Change 3**, above.

Question 4. An organizational question, will the Park District be the client contact or the Public Building Commission?

Answer 4. The Public Building Commission will enter into an agreement with the Design Builder. The User Agency (Chicago Park District) is the unit of local government on behalf of which the Public Building Commission is undertaking the design and construction of the project.

Question 5. Does the PBC require the design-build teams to include a Commissioning Agent, or only a LEED consultant??

Answer 5. The PBC will contract directly with a Commissioning Agent. The proposer is not required to include a Commissioning Agent as part of their team.

Question 6. Does each firm/consultant of the design-build team need to submit Financials, or just the lead firm(s)?

Answer 6. The Respondent entering into agreement with the Public Building Commission as Design-Builder is

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the only entity required to submit financials. If that Respondent is a Joint Venture or other Partnership, all parties to the Partnership and Joint Venture shall submit financials.

Question 7. Can you confirm that the PBC is asking for two separate M/WBE goals - 25/5 for total cost of professional services and 24/5 for total cost of construction?

Answer 7. Correct, the project requires separate and distinct MBE/WBE goals for the cost of professional services and cost of construction. Please **See Change 7** for adjustments in the goals.

Question 8. Regarding the financial capability section noted on page 11, who should submit financial statements? i.e. each key team member or just the general contractor?

Answer 8. See Answer to Question #6.

Question 9. Are all team members required to submit samples of at least three design build projects or can it be a combination of the team members?

Answer 9. Proposers are asked to submit projects that best demonstrate the teams experience with one or all of the following: Design/Build project delivery, Projects of similar type, Projects of similar or greater size. There are no requirements defining which team members shall submit project experience. **See Change 1.**

Question 10. Can the Proposer provide project descriptions and information on three (3) Design or Build vs. Design Build projects performed (complete or substantially complete) within the last ten years (10) of similar or greater size, type?

Answer 10. **See Change 1.** Proposers are asked to submit projects that best demonstrate the teams experience with one or all of the following: Design/Build project delivery, Projects of similar type, Projects of similar or greater size.

Question 11. Does PBC want us to submit both a TOC and a FULL quality control plan (page 11, point 12b)? A quality control plan is in excess of 100 pages.

Answer 11. Respondents shall submit recent Quality Control Plans in electronic PDF format. **See Change 4.**

Question 12. In the submittal requirements, there is no mention I can find that we need to complete the Disclosure Affidavit and Disclosure of Retained Parties. Can you confirm if we are to include these; and if so, where should they fall in the submittal tabs?

Answer 12. **See Change 5.**

Question 13. Please confirm if the original copy can be provided in double-sided format, similar to the copies requested.

Answer 13. Yes.

Question 14. Item number five on your request for Qualifications ask for a list of proposed subcontractors? Is this for any design-build subcontractors we use? At this stage, does the Public Building Commission want to know who our subcontractors are? How can we know at this time? There can be a list of well over 100 companies we solicit. What is the intent of the question?

Answer 14. The purpose of the matrix requested in Item #5 is simply to allow the PBC to evaluate the entire proposed design build team. Submission of a finite list of potential subcontractors does not preclude the successful Design Builder from adding or changing a subcontractor during the project – however, pursuant to Book 2, Article 4, Section 4.03, of the Design Build Agreement, all

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subcontractors are subject to the approval of the Public Building Commission. For evaluation purposes, proposers are encouraged to submit as complete of a list as possible considering that the Commission will be evaluating the design builder's proposed team (including subconsultants and subcontractors) based on the quality and strength of all members of the team as appropriate.

- Question 15. The RFP Phase 1, Section B.5 requires a matrix of design consultants and construction subcontractors and a list of services / trades. Can you please clarify which services / trades apply to design consultants and which apply to construction subcontractors? Is the intent to have the Phase 1 proposal include a single subcontractor for each trade or a proposed bid list?
- Answer 15. It is left to the Proposer to determine if their Design Consultant solely provides design services or if they also provide construction trade work. It also up to the Proposer to determine if their Construction subcontractors solely provide trade construction work or also provide design services. For the remainder of the answer, please See the response to Question 14 for a discussion of the subconsultant/subcontractor matrix.

ATTACHMENTS:

DESIGN-BUILD WEIGHTED SCORING CRITERIA – PHASE 1 / Revision 1 (04/04/2012)

END OF ADDENDUM NO.1

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DESIGN-BUILD WEIGHTED SCORING CRITERIA PHASE I

PHASE 1- Qualifications Evaluation Criteria		Possible Points	Points	Comments
1	**Proposer's commitment to assign Key Staff Members for the duration of the project	4		
2	Successful experience with Design-Build delivery projects.	9		
3	**Successful experience with past projects of similar type.	6		
4	**Successful experience with projects of similar or greater size.	4		
5	**Past performance with timeliness and completion of projects.	5		
6	**Quality of Proposer's Consultants.	10		
7	**Quality of experience of Proposer's Key Staff Members	10		
8	Quality of Proposer's Project Approach and Methodology	10		
9	**Quality and Content of references provided on representative projects.	10		
10	**Ability or past performance with MBE/WBE Participation	10		
11	Ability or past performance with CoC Equal Opportunity Participation.	10		
12	**Proposer's Financial Capability	10		
13	Completeness and comprehensiveness of Proposer's response to Phase I of the RFP	2		
Total Qualification Points		100		

**Required by Act

ADDENDUM NO.1, REVISION (04/04/2012)