



Public Building Commission of Chicago

2013 School Investment Program

April 17, 2013

Chicago Urban League





PUBLIC BUILDING COMMISSION OF CHICAGO

2013 School Investment Program
Pre-Submittal Conference & Networking Session

Agenda

WELCOME & OVERVIEW OF SCHOOL INVESTMENT PROGRAM

Erin Lavin Cabonargi
Executive Director

OVERVIEW OF RFP, Instructions, and Timetable

Paul Spieles
Chief Development Officer

PROJECT SCOPING

Arthur Del Muro
Director of Design

EVALUATION OF PROPOSALS

PBC DIVERSITY PROGRAM

Chuck Kelly
Deputy Director of Compliance and Diversity

QUESTION AND ANSWER

Paul Spieles
Chief Development Officer

NETWORKING SESSIONS

Lori Ann Lypson
Chief Operating Officer



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Welcome & Overview of the School Investment Program

Erin Lavin Cabonargi, Executive Director



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2013 School Investment Program Overview

- Program includes enhancements, renovations and capital investments in 100 school facilities.
- Facilities will be finalized by Chicago Board of Education in May 2013.



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Program Objectives

- Ensure that the affected schools are enhanced with:
 - Lunchrooms and food service
 - Improved ADA accessibility
 - Classroom air conditioning
 - Upgraded floors and ceilings
 - Fresh paint
 - Upgraded electrical systems
 - Envelope repairs



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Overview of the RFP, Instructions, and Timetable

Paul Spieles, Chief Development Officer



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SUBMITTAL REQUIREMENTS

- COVER LETTER/EXECUTIVE SUMMARY
- PROJECTS (1 – 17)

Unless Cover Letter states otherwise, PBC will assume that Proposer is seeking to be considered for award of only one Project. If, on the other hand, any Proposer that wants to be evaluated for a **second or third award, the Proposer should so indicate.**



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TECHNICAL AND COST PROPOSAL. The Proposer must confirm that it:

1. Has carefully reviewed *Exhibit B - Scope and Performance Criteria* and *Exhibit C - School Investment Program Matrix*;
2. Understands and acknowledges the objectives of the 2013 School Investment Program;
3. Is committed to the delivery of any Project it is awarded at a Guaranteed Maximum Price of less than \$12 million and
4. Is committed to complete all Project work (except for final installation of elevators and specified mechanical work) by August 12, 2013.
5. Complete *Exhibit E – School Investment Program Technical and Cost Proposal* to indicate the Proposer’s preferences for Project awards.



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CAPACITY OR PAST PERFORMANCE IN DESIGN-BUILD PROJECT DELIVERY

- Provide documentation in the form of a narrative or matrix describing the Design Build team's capacity or past experience with Design-Build project delivery.
- If Proposer wants to be evaluated for a second award submit a separate narrative describing the discrete, independent resources (individual personnel and firms) it proposes to apply to the design, construction, management and logistics required to deliver a second Project. If Proposer wants to be evaluated for a third award, submit a third narrative.



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EVIDENCE OF PROPOSER'S PAST PERFORMANCE AS DESIGN-BUILDER AND BUILDER

- Provide documentation of comparable work including experience with projects of similar or greater size and projects of similar type.
- Preference will be given to Proposers with demonstrated familiarity and successful past experience with design and construction of facilities requiring review and approval from **CPS's Food Service Department, the Illinois Department of Public Health and the Chicago Department of Public Health.**

EVIDENCE OF PAST PERFORMANCE AND CAPACITY OF PROPOSER'S CONSULTANTS: ARCHITECTS, MEP ENGINEERS, AND ENVIRONMENTAL CONSULTANTS

- Provide description of key consultants and subcontractors who will be providing design services. Include: company name/address; proposed project role; and staff available for assignment to the Project.



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EVIDENCE OF PAST PERFORMANCE AND CAPACITY:

❖ ARCHITECTS, MEP ENGINEERS, AND ENVIRONMENTAL CONSULTANTS

Provide description of key consultants and subcontractors who will be providing design services. Include: company name/address; proposed project role; and staff available for assignment to the Project.

PROJECT APPROACH AND METHODOLOGY

Proposer must include a description of Proposer's approach to the Project, including: **Design, Pre-Construction, Construction, and Management of Multiple Projects.**



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MBE/WBE PARTICIPATION COMMITMENTS AND PLAN

- Demonstrate commitment by affirming that Proposer acknowledges the PBC's goals for each Design-Build Entity to achieve participation

WORK SITE EMPLOYMENT COMMITMENTS AND PLAN

- Demonstrate commitment by affirming that Proposer acknowledges the PBC's goals for each Design-Build Entity to achieve the following work site employment goals and requirements
- Submit a narrative stating Proposer's commitment to each employment goal and plan to achieve each of its commitments.

CTE STUDENT EMPLOYMENT COMMITMENTS AND PLAN

- Demonstrate commitment by affirming that Proposer will provide employment in accordance with the terms of the CTE Internship program for at least 6 CTE Student Interns.



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EXHIBIT E – SCHOOL INVESTMENT PROGRAM TECHNICAL AND COST PROPOSAL

GMP AND DESIGN BUILD ENTITY'S FEE PROPOSAL

1	Construction Costs		\$	TO BE NEGOTIATED
2	Design (Architect and Engineer) Fees		\$	
3	Design-Build Entity's General Conditions and Requirements		\$	TO BE NEGOTIATED
4	Design-Build Entity's Contingency	3.5% of Item 1 above =	\$	
5	Commission's Contingency	3.0% of Item 1 above =	\$	
6	Design-Build Entity Fee <i>Must indicate as a percentage of cost of work</i>	_____ % of Item 1 above =	\$	
GUARANTEED MAXIMUM PRICE			\$	
[1] + [2] + [3] + { calculated values of [4] + [5] + [6] }				



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Project Scoping

Arthur Del Muro, Director of Design



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Project #:
School Name:
School Address:

SCHOOL INVESTMENT PROGRAM

Sample School Scope Sheet

Sample Scope Document
April 17, 2013

Description	Quantity	Unit	Unit Cost	Subtotal	Total
SITE SCOPE					
TOTAL: SITE SCOPE					
SAFETY & SECURITY SCOPE					
Scope being developed/refined by CPS Safety & Security	1	LS			
TOTAL: SAFETY & SECURITY					
INTERIOR SCOPE					
Provide Kitchen Conversion to Mobile Hot Pantry					
Renovate classrooms XXA & XXB (approx. 1800SF) for use as a satellite dining and kitchen facility. Refer to Exhibit B Master Details, "Marquette New Lunchroom" which shall be used as a model for design and construction of the Mobile Hot Pantry.					
Work scope shall include, but not be limited to selective demolition of (2) existing classrooms and construction of new dining space and warming kitchen including all necessary utility services, equipment, finishes, lighting, plumbing, mechanical ventilation, fire protection, accessories, and all associated work in accordance with CPS Design Guidelines, Master Specifications, and the provided sample kitchen included in Exhibit B. Design-Builder shall obtain design approval from CPS Food Services prior to work.					
Relocate and extend existing utilities to serve new equipment	1	LS			
Provide New Serving Line in Existing Kitchen					
Provide new serving line equipment	1	LS			
Provide utility connections for new equipment	1	LS			
Patch existing finishes as necessitated by routing utilities	1	LS			
Provide New Computer Lab					
Renovate existing classroom 11X into a new computer lab to serve 32 stations in accordance with CPS design guidelines.					
1		LS			
Provide New Engineering Lab					
Renovate existing classroom 11X into a new engineering lab					
1		LS			

SAMPLE

Sample
Scope
Sheet



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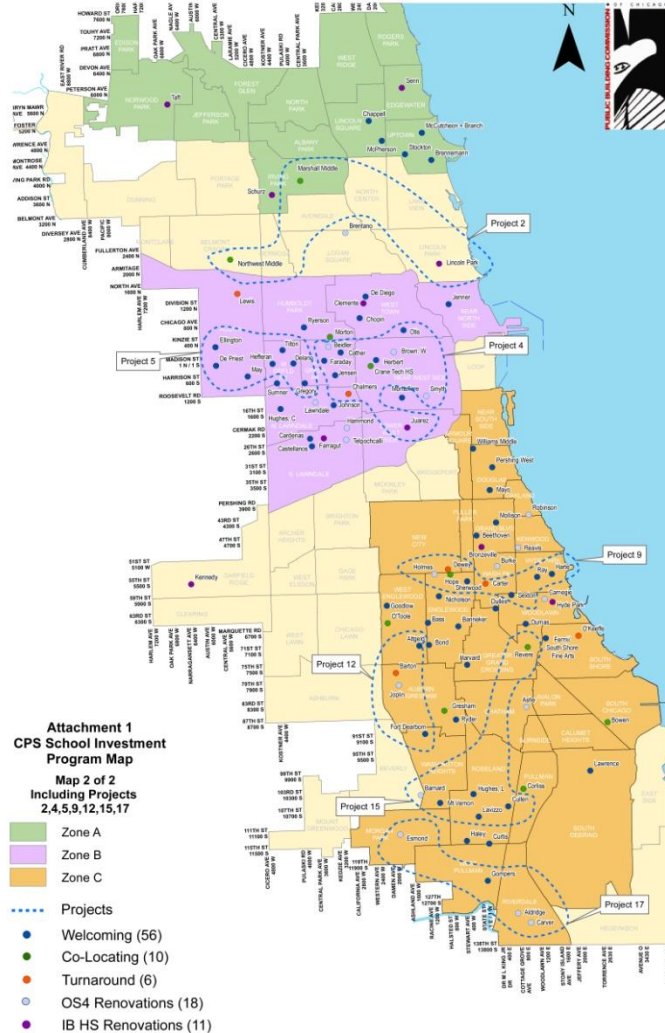
School Investment Program Matrix

EXHIBIT C - SCHOOL INVESTMENT PROGRAM MATRIX											
Public Building Commission · Richard J. Daley Center · 50 West Washington, Room 200 · Chicago, Illinois 60602 · Tel. 312-744-3090 · Fax. 312-744-8005											
PROJECT NUMBER	SCHOOL NAME	SCHOOL ADDRESS	WORK SCOPE CATEGORIES*								
			GENERAL ARCHITECTURAL	ENVELOPE REPAIRS	VERTICAL TRANSPORTATION	AIR CONDITIONING WINDOW MOUNTED	AIR CONDITIONING OTHER	HEATING / PLBGC. SYS. REPAIRS / REPL.	ELECTRICAL SYSTEM UPGRADES	NEW GENERATOR	SITE IMPROVEMENTS
1	Brennemann	4251 N Clarendon Ave	X	X	-	-	X	X	X	-	-
1	Brentano	2723 N. Fairfield Ave.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
1	Chappell	2135 W Foster Ave	X	X	-	X	-	X	X	-	-
1	McCutcheon + Branch	4865 N Sheridan Rd	X	X	-	-	X	X	X	-	-
1	McPherson	4728 N Wolcott Ave	X	X	-	X	X	X	X	X	-
1	Schurz	3601 N. Milwaukee Ave.	X	-	-	-	-	-	X	-	X
1	Senn	5900 N. Glenwood Ave.	X	-	-	-	-	-	-	-	-
1	Stockton w/ CPC	4420 N Beacon St	X	-	X	-	-	-	-	-	X
1	Taft	6530 W. Bryn Mawr Ave.	X	-	-	-	-	-	X	-	X
Project 1 Total: \$11,120,475											
2	Lincoln Park	2001 N. Orchard St.	X	-	-	-	-	-	-	-	-
2	Marshall MS	3900 N Lawndale Ave	X	X	X	X	-	X	X	X	X
2	Northwest MS	5252 W Palmer St	X	X	-	X	X	-	X	-	X
Project 2 Total: \$9,112,200											
3	Chopin	2450 W Rice St	X	X	-	X	-	X	X	X	-
3	Clemente	1147 N. Western Ave.	X	-	-	-	-	-	-	-	-
3	De Diego	1313 N Claremont Ave	X	X	-	X	X	X	X	X	-
3	Jenner	1119 N Cleveland Ave	X	X	-	-	-	X	X	-	X
3	Lewis	1431 N Leamington Ave	X	-	X	-	-	-	-	-	X
3	Morton	431 N. Troy	X	X	-	X	X	X	X	-	X
3	Ryerson	646 N Lawndale Ave	X	X	-	X	-	X	X	-	-
Project 3 Total: \$11,994,000											
4	Beidler	3151 W. Walnut St.	X	X	-	-	-	-	-	-	X
4	Brown W	54 N. Hermitage Ave.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
4	Cather	2908 W Washington Blvd	X	X	-	X	-	X	X	-	-
4	Chalmers	2745 W Roosevelt Rd	X	X	-	X	X	-	X	-	-
4	Crane	2245 W Jackson Blvd	X	-	X	X	-	-	-	-	-
4	Faraday	3250 W. Monroe St.	X	X	-	X	-	-	X	-	-
4	Herbert	2131 W Monroe St	X	X	X	-	-	X	-	X	X
4	Jensen	3030 W Harrison St	X	X	-	X	-	X	X	-	X
4	Juarez	1450-1510 W. Cermak Rd.	X	-	-	-	-	-	-	-	-
4	Otis	525 N Armour St	X	X	-	X	-	X	X	X	-
4	Smyth	1059 W. 13th St.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Project 4 Total: \$9,921,600											
5	De Priest	139 S Parkside Ave	X	X	-	-	-	-	-	-	-
5	Delano w/ CPC	3917 W Wilcox St	X	X	-	X	X	X	X	X	-
5	Ellington	243 N Parkside Ave	X	X	-	-	-	X	-	-	-
5	Gregory	3715 W Polk St	X	X	X	X	-	X	X	X	X
5	Hefferan	4409 W Wilcox St	X	X	-	X	-	X	X	X	X
5	May	512 S Laverne Ave	X	X	-	X	-	X	X	X	-
5	Tilton	223 N Keeler Ave	X	X	-	X	-	X	X	-	-
Project 5 Total: \$10,897,500											
6	Hughes, C	4247 W 15th St	X	X	-	X	-	-	X	-	-
6	Johnson	1420 S Albany Ave	X	X	-	X	-	-	X	-	-
6	Lawndale	3500 W. Douglas Ave.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
6	Sumner	4320 W 5th Ave	X	X	X	X	-	X	X	X	-
Project 6 Total: \$9,277,500											



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DESIGN-BUILD WEIGHTED SCORING CRITERIA (100 MAXIMUM POINTS)

- 1 Compliance with Objectives of the Project (5)
- 2 Quality of Project Approach and Methodology (15)
- 3 Commitment to a Guaranteed Price of less than \$12 million for any Project awarded (2)
- 4 Guaranteed schedule commitments (5)
- 5 Capacity to perform or past performance in Design-Build project delivery (8)
- 6 Past performance with timeliness and completion of projects (5)
- 7 Successful experience with projects of similar or greater size (3)
- 8 Successful experience on projects of similar type (3)
- 9 Quality and content of references provided on representative projects (5)
- 10 Qualifications and Experience of Key Staff & commitment to assign Key Staff for the duration of the project (10)
- 11 Qualifications, experience and capacity of consultants (15)
- 12 Quality of Products and Materials Proposed, Quality of Design Parameters and Design Concepts (2)
- 13 Level of commitment and quality of plans to deliver MBE and WBE participation and worksite employment for minorities, females, Chicago and Community residents and CTE Student Interns (15)
- 14 Financial capability (5)
- 15 Compliance of proposed services to the RFP requirements (2)



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Preliminary Schedule

- Addendum 1 – TBD (*April 18, 2013*)
- Addendum 2 – TBD (*April 25, 2013*)
- RFP due – April 30, 2013
- Appoint Design Build entities at the May 14, 2013 PBC Board Meeting
- Issue Notice to Proceed by May 23, 2013
- Construction to begin 6/21/13 (Track E)
- Construction to begin 6/26/13 (Track R)
- Project(s) complete 8/12/13



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PBC Diversity Program

Chuck Kelly, Deputy Director of Compliance and Diversity



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Building Community: Program Objectives

- Support community hiring
- Support student hiring
- Economic sustainability
- Local business hiring
- Diversify the skilled trades
- Builds competition through capacity building
- Levels the playing field for all firms



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Minority Business Enterprise (MBE) & Women Business Enterprise (WBE)



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M/WBE Certifications

- City of Chicago
- Cook County



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M/WBE Goals:

- MBE - 30% of the GMP
- WBE - 5% of the GMP

GMP: Guaranteed Maximum Price



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Design Build Entity Work Site Employment Requirements

The PBC requires that Design-Build Entities commit to a construction work site employment program that addresses the following employment goals:

WORKFORCE	PROJECT EMPLOYMENT GOAL
Minority Journeyworkers	25% or more of total Journeyworker hours
Minority Laborers	40% or more of total Laborer hours
Minority Apprentices	25% or more of total Apprentice hours
Female Journeyworkers	7% or more of total Journeyworker hours
Female Laborers	10% or more of total Laborer hours
Female Apprentices	7% or more of total Apprentice hours
City of Chicago Residents	50% of construction work hours to be performed by City of Chicago Residents
Community Residents	7.5% of construction work hours to be performed by residents of the "Project Community" designated for each Project

*Based on total hours worked



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M/WBE

- Monitoring:
 - Disclosure of Subcontractor/Supplier's prior to mobilization
 - Formal Substitution Procedure

EEO

- Monitoring:
 - Random site visits
- Reporting:
 - Certified Payrolls submitted by Contractor via Website
 - EEO reports generated via LCP Tracker



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CPS - Career and Technical Education (CTE) Student Employment

- CTE students will be 18 years or older
- Paid \$10/hour
- Employed at a minimum of 120 hours over six week construction phase
- 6 interns per Design Build Entity



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Question and Answer



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All Questions Regarding RFP
Should be Addressed to:

Janice Meeks

Manager of Procurement

janice.meeks@cityofchicago.org



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Contractor Networking Session



Outreach Event



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Wednesday, April 17, 2013

Networking Session

10:30 a.m.

Pre-Submittal Meeting
9:30 a.m.

Chicago Urban League
4510 S. Michigan Avenue
Chicago, IL

1st Floor Main Conference Room

Contact Kenya Anderson at 773-624-8810
or kanderson@thechicagourbanleague.org with questions

