

# PUBLIC BUILDING COMMISSION OF CHICAGO



## **ADDENDUM 1 ISSUED APRIL 18, 2013**

### **2013 SCHOOL INVESTMENT PROGRAM REQUEST FOR PROPOSALS (“RFP”) FOR DESIGN-BUILD SERVICES**

**SUBMITTAL DUE DATE  
April 30, 2013 at 2:00 p.m.**

Mayor Rahm Emanuel  
Chairman

Erin Lavin Cabonargi  
Executive Director

This selection process is unique to the Projects described herein and notwithstanding other pre-qualification, qualification or bid requests by the Public Building Commission, or pre-qualification, qualification or bid responses submitted to the Public Building Commission, all Design-Build proposers on these Projects must comply with the qualification requirements as defined in this RFP.

This Addendum Number 1 (hereinafter "Addendum 1") is issued this 18<sup>th</sup> day of April, 2013 and modifies the Public Building Commission's ("PBC") Request for Proposals for Design Build Services for the 2013 School Investment Program issued on April 9, 2013. Unless otherwise defined herein, all capitalized terms have the same meaning as in the RFP. In the event of a conflict between the RFP and Addendum1, Addendum 1 shall control. The PBC reserves the right to issue more addenda. Proposers should visit

[http://www.pbcchicago.com/content/working/opening\\_display.asp?BID\\_ID=430](http://www.pbcchicago.com/content/working/opening_display.asp?BID_ID=430) to view any additional addenda that may be issued. Any attachments and exhibits referenced herein are fully incorporated as part of this RFP.

All questions should be directed in writing to Janice Meeks, Manager of Procurement, Public Building Commission at [janice.meeks@cityofchicago.org](mailto:janice.meeks@cityofchicago.org) or via fax at (312) 744 – 3572.

**THE DEADLINE FOR SUBMISSIONS REMAINS APRIL 30, 2013 AT 2:00 P.M.**

## NOTICE OF CHANGES

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The following changes are hereby made to the RFP:

**Change 1:** *On page 3, subsection (5) of Section II-Description of the Project is modified as follows:*

- (5) **PRELIMINARY SCHEDULE FOR COMPLETION OF THE PROJECT.** The PBC intends to appoint Design-Build Entities on May 14, 2013 and issue Notices to Proceed by May 23, 2013. Construction will begin on June 21, 2013 (for Track E schools) and June 26, 2013 (for Track R Schools). All Project work (except for the final vertical transportation installation of elevators and specified mechanical work) is to be completed by August 12, 2013.

**Change 2:** *On page 4, subsection (9)-Guaranteed Maximum Cost Proposal of Section II-Description of the Project is modified as follows:*

- (9) **GUARANTEED MAXIMUM COST PROPOSAL.** It is anticipated that the Design-Build Entities will agree to a Guaranteed Maximum Price (“GMP”) to be included the Design-Build Agreement.

The PBC, at its discretion, may negotiate with the selected Design-Build Entity for a Project an initial GMP subject to modification and negotiate a final GMP after execution of the Design-Build Agreement.

Pursuant to the Design-Build Agreement, the GMP shall equal the sum of: the (1) Construction Costs; (2) Design (Architect and Engineer) Fees; (3) Design-Build Entity’s General Conditions and Reimbursables; (4) the Design-Build Entity’s Contingency calculated at 3.5% of the Construction Costs; (5) the PBC’s contingency calculated at 3.0% of the Construction Costs; and (6) the Design-Build Entity’s fee.

Proposers must complete page 32, Exhibit E – School Investment Program Technical and Cost Proposal, by stating the Design-Build Entity’s fee as a percentage of the Construction Costs.

**Change 3:** *On page 5, subsection(e) of Section III-Instructions to Proposers is modified as follows:*

- e. In accordance with the PBC’s Procedures for Solicitation and Award of Design-Build Contracts, the architecture firm of Schroeder Murchie Niemiec Gazda-Auskalnis (“SMNG-A”) and their sub-consultants preparers of the Scope and Performance Criteria for this RFP, are ineligible to compete for the design-build contract to be awarded via this RFP. Carnow Conibear and Associates, LTD. (“CCA”) is eligible to serve as an environmental consultant to a Design-Build entity on Projects except for schools listed in Attachment 2. GSG Consultants, Inc. (“GSG”) is eligible to serve as an environmental consultant to a Design-Build entity on Projects except for schools listed in

Attachment 3.

**Change 4:** *On page 6, paragraph 3 of subsection(2)(a) of Section III-Instructions to Proposers is modified as follows:*

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 and, any Proposer that wants to be evaluated for a second or third award, the Proposer should so indicate. Consideration for a second or third award will be determined in accordance with same criteria that govern the first except that Proposer must specifically append its submission responses to subsections Submittal Requirement (c), (e), and (f), and q as described below of Section III-Instructions to Proposers.

**Change 5:** *On page 6, subsection(2)(b)(3) of Section III-Instructions to Proposers is modified as follows:*

3. Is committed to the delivery of any Project for not more than the negotiated Guaranteed Maximum Price inclusive of the Design-Build Entity's Fee ~~it is awarded at a Guaranteed Maximum Price of less than \$12 million and~~

**Change 6:** *On page 6, subsection(2)(b)(4) of Section III-Instructions to Proposers is modified as follows:*

4. Is committed to complete all Project work (except for the final vertical transportation installation of elevators and specified mechanical work) by August 12, 2013.

**Change 7:** *On page 6, subsection(2)(b)(5) of Section III-Instructions to Proposers is modified as follows:*

5. Complete *Exhibit E – School Investment Program Technical and Cost Proposal* to indicate the Proposer's preferences for Project awards and indicate the Design-Build Entity's fee as a percentage of the Construction Costs.

**Change 8:** *On page 10, subsection (2)(k) of Section III-Instructions to Proposers is modified as follows:*

**k. EVIDENCE OF QUALIFICATIONS OF KEY STAFF COMMITTED TO PROJECT.**

Identify all of Proposer's Key Staff (including Key Staff furnished by consultants and subcontractors) and indicate whether they are committed full-time or part-time for the duration of the Project. Provide resumes for all Key Staff. ~~Include Project Managers, Lead Project Architects, Lead MEP/FP engineer, Quality Control Manager, Environmental Design Engineer, Construction Project Managers, Environmental Construction Project Manager, and Construction Superintendent.~~

“Key Staff” means Design-Build Entity personnel (including consultant personnel) at leadership, management and staff levels whose performance on the Design-Build Entity team is critical to the successful delivery of the Project. Design-Build Entities are expected to have differing approaches to managing and staffing their Projects and there will therefore be differences in the personnel identified by each Proposer as “Key Staff”. PBC would expect to see proposed “Key Staff” in roles and with job or Project titles including: “Project Manager”; “Lead Project Architect”; “Lead MEP/FP Engineer”; “Quality Control Manager”; “Environmental Design Engineer”; “IDPH Licensed Asbestos Designer and Asbestosis Specification Author”; “Lead Paint Abatement Designer”; “Hazardous Waste Project Manager”; “Construction Project Manager”; “Environmental Construction Project Manager”; and “Superintendent”.

**Change 9:** *On page 10, subsection (2)(r)-Bid Bond of Section III-Instructions to Proposers is modified as follows:*

- r. **BID BOND.** Furnish a bid bond in the amount of \$500,000 ~~\$12 million~~. If Proposer desires to be evaluated for a second or third award, submit a bid bond in the amount of \$1,000,000 or \$1,500,000 ~~\$24 million~~, respectively.

**Change 10:** *On page 11, subsection (3)(c) of Section III-Instructions to Proposers is modified as follows:*

- c. Commitment to deliver any Project awarded for not more than the negotiated Guaranteed Maximum Price inclusive of the Design-Build Entity’s Fee.

**Change 11:** *On page 12, Evaluation Criteria (3) is modified as follows:*

Commitment to deliver any Project awarded for not more than the negotiated Guaranteed Maximum Price inclusive of the Design-Build Entity’s Fee.

**Change 12:** *On page 31, Exhibit E – School Investment Program Technical and Cost Proposal, paragraph 1 is modified as follows:*

The \_\_\_\_\_ proposing \_\_\_\_\_ Design \_\_\_\_\_ Build \_\_\_\_\_ Entity (\_\_\_\_\_) has carefully reviewed Exhibit B – School Investment Program Scope and Performance Criteria and Exhibit C - School Investment Program Matrix; understands and acknowledges the objectives of the 2013 School Investment Program; is committed to the delivery of any Project it is awarded at a Guaranteed Maximum Price of ~~less than \$12 million~~ and is committed to complete all Project work (except for the final vertical transportation installation of elevators and specified mechanical work) by August 12, 2013.

**Change 13:** *On page 31, Exhibit E – School Investment Program Technical and Cost Proposal, paragraph 2 is modified as follows:*

Indicate below with a numerical ranking from 1 (greatest preferred) to 17 (least greatest preferred) for the Project(s) for which Proposer is seeking to be considered for award.

**Change 14:** Page 32, Exhibit E.1 – School Investment Program Technical and Cost Proposal included as an attachment to this Addendum is appended to and incorporated as part of the RFP.

**Change 15:** Pages 33 to 34, Exhibit F – Environmental Design Requirements, are included as an attachment to this Addendum is appended to and incorporated as part of the RFP.

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## LIST OF ATTACHMENTS

- ATTACHMENT 2 – CCA INELIGIBILITY LIST
- ATTACHMENT 3 – GSA INELIGIBILITY LIST
- EXHIBIT E.1 – SCHOOL INVESTMENT PROGRAM TECHNICAL AND COST PROPOSAL
- EXHIBIT F – ENVIRONMENTAL DESIGN REQUIREMENTS

## REQUEST FOR INFORMATION

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**Inquiry 1:** Does a respondent need to be pre-qualified via an RFQ for this RFP (2013 School Investment Program for Design-Build Services)?

**Answer 1:** *No, a Proposer need not be pre-qualified to submit a proposal for this RFP.*

**Inquiry 2:** Is there, or will there any additional information pertaining to the Work Scope for each school, other than what is shown in Exhibit C School Investment Matrix?

**Answer 2:** *The PBC will update Exhibit C – School Investment Program Matrix in a subsequent Addendum. With respect to the scope for each Project, the PBC anticipates the Chicago Board of Education will approve the final list of schools on May 22, 2013. Thereafter, the PBC anticipates issuing Notices to Proceed on May 23, 2013 which will include the scope of work for each school included for each Project.*

**Inquiry 3:** The form of the Design-Build Agreement does not indicate the amount of compensation.

**Answer 3:** *Compensation and other terms will be negotiated with the selected Design-Build Entities prior to execution of the Design-Build Agreement*

**Inquiry 4:** Would the PCB have any issue with an Architectural firm submitting for the RFP with more than one team? If not, can a firm submit with different teams and for different projects?

**Answer 4:** *A design firm may serve on more than one Design-Build Entity.*

**Inquiry 5:** What is the proposed scope of services expected for the environmental consultants?

**Answer 5:** *See Exhibit F – Environmental Design Requirements.*

**Inquiry 6:** What will the hours of work be to each school site during construction?

**Answer 6:** *The hours of work will be 7:00 a.m. to 10:00 p.m., Monday through Friday and 6:30 a.m. to 2:30 p.m. on Saturday. Any changes to construction hours will be communicated to the Design-Build Entity by the PBC.*

**Inquiry 7:** Will the Design-Build Entity purchasing long-lead items such as air conditioners, generators, and the like?

**Answer 7:** *The PBC will directly procure long-lead items as necessary. In addition to window A/C units, direct purchase items may include: science lab equipment-tables, resin tops, specialty ceiling grids/tiles, lockers, ac brackets/panels, FRP doors/frames/hardware, hollow metal doors/frames/hardware and generators.*

**Inquiry 8:** How can we tell, from the Exhibit C – Program Matrix, which schools have Food Service scope and which do not?

**Answer 8:** *The PBC will update Exhibit C – School Investment Program Matrix in a subsequent Addendum and will include which school sites require food service scope.*

**Inquiry 9:** Are Proposers obligated to rank all 17 packages listed in Exhibit E?

**Answer 9:** *No, Proposers do not need to rank all Projects listed.*

**Inquiry 10:** Please clarify who will be responsible for the testing of items.

**Answer 10:** *The Design-Build Entities shall provide all testing and inspection services.*

**Inquiry 11:** As different bid packages present unique challenges and varying risk, can the Exhibit E Cost Proposal be expanded to allow submission of different Design-Build Fee % for each of the seventeen packages?

**Answer 11:** *Proposers may indicate different Design-Build Fee(s) for Projects as an attachment to Exhibit E.*

**Inquiry 12:** Confirm if the Design-Build Entity is not responsible for electrical capacity/load verification for each school.

**Answer 12:** *The selected Design-Build Entity is responsible for calculating electrical load for each facility.*

**Inquiry 13:** Confirm that CPS/PBC will be responsible for costs and logistics to remove or dispose of any school furniture, equipment, supplies, etc. that are no longer needed, such as for re-purposing of space.

**Answer 13:** *The Design-Build Entity will not be responsible for the removal and disposal of items that are no longer needed.*



## ATTACHMENT 2 – CCA INELIGIBILITY LIST

**Carnow Conibear and Associates, LTD. (“CCA”) is eligible to serve as an environmental consultant to a Design-Build entity on Projects except for schools listed below.**

PROJECT #	FACILITY NAME	FACILITY ADDRESS
12	Altgeld	1340 W 71st St
11	Banneker	6656 S Normal Blvd
12	Barton	7650 S Wolcott Ave
11	Bass	1140 W 66th St
8	Beethoven	25 W 47th St
4	Beidler	3151 W Walnut St
11	Bond	7050 S May St
8	Bronzville DuSable	3519 S Giles Ave
4	Brown W	54 N Hermitage Ave
8	Burke	5356 S Martin Luther King Dr
10	Carnegie	1414 E 61st Pl
7	Cardenas	2345 S Millard Ave
7	Castellanos	2524 S Central Park Ave
9	Carter	5740 S Michigan Ave
4	Cather	2908 W Washington Blvd
4	Chalmers	2745 W Roosevelt Rd
4	Crane Tech	2245 W Jackson Blvd
5	De Priest	139 S Parkside Ave
5	Delano w CPC	3937 W Wilcox St
9	Dewey	5415 S Union St
10	Dulles	6311 S Calumet Ave
10	Dumas	6650 S Ellis Ave
5	Ellington	243 N Parkside Ave
4	Faraday	3250 W Monroe St
7	Farragut	2345 S Christiana Ave
11	Goodlow	2040 W 62nd St
5	Gregory	3715 W Polk St
7	Hammond	2819 W 21st Pl
9	Harte	1556 E 56th St
11	Harvard	7525 S Harvard Ave
5	Hefferan	4409 W Wilcox St
4	Herbert	2131 W Monroe St
9	Holmes	955 W Garfield Blvd

PROJECT #	FACILITY NAME	FACILITY ADDRESS
9	Hope HS	5515 S Lowe Ave
6	Hughes, C	4247 W 15th St
10	Hyde Park	6220 S Stony Island Ave
4	Jensen	3030 W Harrison St
6	Johnson	1420 S Albany Ave
4	Juarez	1450-1510 W Cermak Rd
6	Lawndale	3500 W Douglas Ave
7	Kennedy	6325 W 56th Pl
5	May	512 S Lavergne Ave
8	Mayo	249 E 37th St
8	Mollison	4415 S Dr Martin Luther King Jr Dr
7	Montefiore	1310 S Ashland Ave
11	Nicholson	6006 S Peoria St
10	O’Keeffe (incl fieldhouse)	6940 S Merrill Ave
11	O’Toole	6550 S Seeley Ave
8	Pershing West MS	3200 S Calumet Ave
9	Ray	5631 S Kimbark Ave
15	Revere (Noble Street)	1010 E 72nd St
8	Reavis	834 E 50th St
8	Robinson	4225 S Lake Park Ave
9	Sexton	6020 S Langley Ave
9	Sherwood	245 W 57th St
4	Smyth	1059 W 13th St
10	Fermi-South Shore Fine Arts	1415 E 70th St
6	Sumner	4320 W 5th Ave
7	Telpochalli	2832 W 24th St
5	Tilton	223 N Keeler Ave
8	Williams Middle	2710 S Dearborn St

## ATTACHMENT 3 – GSA INELIGIBILITY LIST

**GSG Consultants, Inc. (“GSG”) is eligible to serve as an environmental consultant to a Design-Build entity on Projects except for schools listed below.**

PROJECT #	FACILITY NAME	FACILITY ADDRESS
17	Aldridge	630 E 131st St
14	Ashe	8505 S Ingleside Ave
15	Barnard	10354 S Charles St
14	Bowen	2710 E 89th St
1	Brennemann	4251 N Clarendon Ave
1	Brentano	2723 N Fairfield Ave
17	Carver	13100 S Doty Ave
1	Chappell	2135 W Foster Ave
3	Chopin	2450 W Rice St
3	Clemente	1147 N Western Ave
16	Corliss HS	821 E 103rd St
15	Cullen	10650 S Eberhart Ave
16	Curtis	32 E 115th St
3	De Diego	1313 N Claremont Ave
17	Esmond	1865 W Montvale Ave
12	Fort Dearborn	9025 S Throop St
17	Gompers	12302 S State St
13	Gresham	8524 S Green St
16	Haley	11411 S Eggleston Ave
15	Hughes, L	240 W 104th St
3	Jenner	1119 N Cleveland Ave
15	Lavizzo	138 W 109th St
14	Lawrence	9928 S Crandon Ave
3	Lewis	1431 N Leamington Ave
2	Lincoln Park	2001 N Orchard St
2	Marshall MS	3900 N Lawndale Ave
1	McCutcheon and Branch	4865 N Sheridan Rd
1	McPherson	4728 N Wolcott Ave
3	Morton	431 N Troy St
15	Mount Vernon	10540 S Morgan St
2	Northwest MS	5252 W Palmer St
4	Otis	525 N Armour St
13	Ryder	8716 S Wallace St

PROJECT #	FACILITY NAME	FACILITY ADDRESS
3	Ryerson	646 N Lawndale Ave
1	Senn	5900 N Glenwood Ave
1	Schurtz	3601 N Milwaukee Ave
1	Stockton w/CPC	4420 N Beacon St
1	Taft	6530 W Bryn Mawr Ave

## EXHIBIT E.1 – SCHOOL INVESTMENT PROGRAM TECHNICAL AND COST PROPOSAL

### GMP AND DESIGN BUILD ENTITY’S FEE PROPOSAL

Proposers must complete this form by stating the Design-Build Entity’s fee as a percentage of the Construction Costs in Line 6, below.

1	Construction Costs	\$	TO BE NEGOTIATED
2	Design (Architect and Engineer) Fees	\$	TO BE NEGOTIATED
3	Design-Build Entity’s General Conditions and Requirements	\$	TO BE NEGOTIATED
4	Design-Build Entity’s Contingency	3.5% of Item 1 above = \$	TO BE DETERMINED
5	Commission’s Contingency	3.0% of Item 1 above = \$	TO BE DETERMINED
6	Design-Build Entity Fee <i>Must indicate as a percentage of cost of work</i>	<div style="background-color: yellow; display: inline-block; width: 40px; height: 15px; vertical-align: middle;"></div> % of Item 1 above = \$	TO BE DETERMINED
<b>GUARANTEED MAXIMUM PRICE</b> \$ [1] + [2] + [3] + { calculated values of [4] + [5] + [6] }			

## **EXHIBIT F – ENVIRONMENTAL DESIGN REQUIREMENTS**

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### **DESIGN BUILD (D/B) ENVIRONMENTAL CONSULTANT (D/B-EC) AND ABATEMENT CONTRACTOR (D/B AC)**

The PBC shall retain an Environmental Consultant (PBC EC) to complete inspections for asbestos containing materials (ACM), lead-based paint (LBP), polychlorinated-biphenyls (PCBs) containing equipment, universal wastes, chemical containers, and other hazardous and non-hazardous materials within the proposed renovation work areas. These surveys shall be provided to the Design Builder (D/B). The PBC EC shall also perform project management, air monitoring and oversight for the abatement, mitigation, removal and disposal of these materials abatement activities.

The D/B shall be responsible for the abatement, mitigation, removal and disposal of these materials in accordance with the all applicable local, state and federal regulations when impacted as part of the D/B's scope of work. The D/B shall also follow all design criteria established by the PBC and the Chicago Public Schools. These criteria will be provided as part of the contract documents.

### **COORDINATION WITH PBC ENVIRONMENTAL CONSULTANTS**

The D/B shall coordinate with the PBC EC to identify any additional areas requiring inspection and analysis in order for the D/B to complete their environmental designs.

### **ASBESTOS ABATEMENT, LEAD BASED PAINT ABATEMENT/MITIGATION, AND HAZARDOUS MATERIALS REMOVAL DESIGN PLANS**

The D/B shall prepare all design plans which are for asbestos abatement, lead-based paint abatement/mitigation and hazardous materials removal and disposal that may be present within the proposed renovation work area. The design plans and specifications shall be prepared by the D/B by a should be prepared under the supervision of a Licensed Professional Engineer or Licensed Architect in the State of Illinois and/or project designer licensed by the Illinois Department of Public Health, as applicable. All work shall be completed in accordance with applicable local, state and federal regulations, and in a manner that protects human health and environment.

### **D/B - REQUIRED RFQ SUBMITTALS**

The D/B shall retain an environmental consultant that shall have, at a minimum, the following qualified staff members. The D/B shall identify in a matrix the proposed individual(s) for each of the following positions and include their resume in their submittal demonstrating that each individual meets the requirements set forth below:

1. Required-IDPH Licensed Asbestos Designer and Asbestos Specification Author with the minimum of ten (10) years of experience designing asbestos abatement projects for school facilities. The IDPH Licensed Asbestos Designer shall be an employee of the D/B.

2. Preferred-IDPH Licensed Lead Inspector/Risk Assessor with minimum of (5) years of experience in lead inspecting and risk assessing.
3. Preferred-Lead Paint Abatement Specification Author with at least ten (10) years of experience in preparation of lead paint specifications for lead abatement work in school facilities.
4. Required-Lead Paint Abatement Designer with at least ten (10) years of experience in preparation of lead paint abatement drawings for lead abatement work in school facilities.
5. Required-Quality Control/Assurance individual(s). The Respondent shall provide specific name (s) and resume(s) of all QA/QC individuals who will review formatting and content of all reports, documents, specifications and drawings prior to distribution to the PBC.
6. Preferred-Hazardous Waste Project Manager with the minimum of ten (10) years of experience preparing drawings and specifications for hazardous waste handling and disposal.

### **DESIGN BUILD (D/B) ABATEMENT CONTRACTOR (D/B AC)**

The Design Builder Abatement Contractors (D/B AC) shall be responsible for asbestos abatement, lead paint abatement/mitigation and hazardous materials removal. The D/B AC shall offer such services in conformance with federal and state law, and local regulations, ordinances, policies and procedures. All D/B ACs shall have no less than five years' experience working in Chicago Public Schools and shall demonstrate this as part of their RFQ submittal. The D/B AC shall provide all required equipment, material, tools, transportation, temporary facilities, and water as applicable, experienced manpower, labor, and supervision to perform the requested services. All sub-contractors utilized by the design build team must present evidence that all workers are subject to background checks and drug testing upon request.

### **D/B AC REQUIRED RFQ SUBMITTALS**

The D/B AC shall provide the following as part of their submittal to the RFQ:

- A. Provide current licenses and credentials for asbestos abatement and lead abatement. Maintain a current List of licensed supervisors and workers on staff for at least three months and a copy of all Lead/Asbestos licenses for each employee listed;
- B. Provide a List, in chart form, of the quantities of owned equipment, including: HNU/PID, HEPA units, pumps, monometers, negative air machines, water filters, portable decontamination units, PAPR respirators, Type C airline machines and respirators, and breathing air compressors; and
- C. Provide examples of five Chicago Public School projects for each respective discipline (asbestos abatement, lead paint abatement and hazardous waste removal) in excess of \$15,000 performed within the past year and include project description, project cost, project month and year.