



Meeting Agenda

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

Date of Issue:	September 30, 2015	Meeting Subject:	Pre-Submission Conference
Meeting Date:	September 30, 2015	Project Name:	Malcolm X College Demolition
Meeting Time:	1:00 PM	Project Number:	04995
Meeting Location:	Malcolm X College	Project Address:	1900 W. Van Buren Chicago, Illinois
Meeting Facilitator:	Raven A. DeVaughn Director of Procurement		
File Code:	04995.03.04.10.01		

1. **Welcome and Introductions** – Felicia S. Davis, Executive Director
2. **Design Overview** – Arthur Del Muro, Managing Architect
 - a. Design/Build Delivery Method
 - b. Exhibit B – Scope Review and Performance Criteria Overview (page 222 of 372)
 - i. Exhibit B Appendix – Additional Informational Documents
3. **Construction Overview** – Ray Giderof, Director of Construction
 - a. Pre-Construction/Demolition Services
 - b. Construction Approach
 - c. Sequencing
4. **Procurement Timeline and Instructions** – Raven A. DeVaughn, Director of Procurement
 - a. Eligibility – No prequalification required
 - b. Sole Point of Contact: Raven A. DeVaughn, Contract Officer, raven.devaughn@cityofchicago.org (page 7 of 372)
 - c. Procurement/Project Timeline
 - i. Submissions Due October 19, 2015
 - ii. Board Appointment – November 10, 2015
 - iii. Anticipated NTP Date – November 23, 2015
 - iv. Site Mobilization can commence – January 20, 2016
 - v. Substantial Completion of East Lot – June 3, 2016
 - d. RFP submission requirements
 - i. Number of Copies
 - ii. Form of Copies
 1. Electronic Copies must be in a single, searchable pdf on a **labeled** USB Drive (no Compact Discs)
 - iii. Required Items
 - e. Organization of Response (page 7 of 372)
 - i. **16** Tabbed Response (with corresponding Table of Contents) labeled as follows:
 1. Cover Letter/Executive Summary
 2. Proposer's Past Experience and Performance with Building Abatement and Demolition
 3. Past Performance and Capacity of Proposer's Consultants
 4. Qualifications of Key Staff committed to Project
 5. Design Execution Plan
 6. Technical Proposal
 7. Cost Proposal
 8. MBE/WBE Participation Commitments and Plan (includes SAMPLE Schedule D)
 9. Work Site Employment Commitments and Plan
 10. Financial Capability
 11. Client References

12. Legal Actions (w/additional narrative if required)
 13. Disclosure Affidavit
 14. Disclosure of Retained Parties
 15. Safety Questionnaire (w/additional narrative if EMRF > 3.0)
 16. Evidence of Required Insurance Limits
 - f. Exhibit A – Form of Design Build Agreement (Books 1 and 2) (page 38 of 372)
 - g. Addendums
 - i. Check website regularly: www.pbcchicago.org
5. **Exhibit D Overview-** Paul Spieles, Chief Development Officer
- a. Exhibit D – Demolition Technical and Cost Proposal
 - i. Revised Exhibit D to be included in forthcoming Addendum
6. **Special Contract Provisions/Contract Update** – Lori Ann Lypson, Chief Operating Officer
- a. MBE/WBE Goals (page 11 of 372)
 - i. 30% MBE
 - ii. 5% WBE
 - b. MBE /WBE and Workforce Software
 - i. LCP Tracker
 - ii. B2G Now
 - c. Community Hiring (page 179 of 372)
 - i. 7.5% of the total construction hours worked on project must come from Community Area (see Community Area Map page 372 of 372)
 - ii. PBC and Successful Respondent will host at least 2 community intake sessions to locate viable employment candidates in the area
 - d. City Residency Requirement (page 179 of 372)
 - i. 50% of the total construction hours worked on project must be from City of Chicago residents
 - e. Book 1
 - i. Mandatory Project Staffing Requirements
 1. The Design/Builder shall assign a Project Manager and a Superintendent to the Project effective as of the date of Notice to Proceed and effective until Final Acceptance. The Project Manager and/or Superintendent must be available from the date of commencement of construction activities through Final Completion and Acceptance of the Work (including the completion of all Punch List Work.) Project Manager and Superintendent can be the same individual.
 - ii. Prevailing Wages
 1. City of Chicago Executive Order 2014-1 requiring a minimum wage of at least \$13.00 per hour (page 11 of 372)
 - iii. Project Labor Agreement
 1. Project subject to all requirements of the City of Chicago's Multi-Project Labor Agreement and any such agreement held by the City Colleges of Chicago
 - iv. Schedule D – Affidavit of General Contractor Regarding MBE/WBE Participation
 - f. Book 2
 - i. Section 11.01(2)(c): Preconstruction Meeting
 - ii. Section 23.01 MBE/WBE Special Conditions
 - iii. Section 23.01(4): Determining MBE/WBE Utilization
 1. (g) If the MBE or WBE is a manufacturer
 2. (h) If the MBE or WBE is a distributor or supplier
 3. (i) If the MBE or WBE is a broker
 - iv. Section 23.01(6)(d) Evaluation of Compliance Proposals

IMPORTANT NOTE: If the Compliance Proposal includes participation by material suppliers, the PBC will request copies of the purchase orders from such suppliers. The purchase orders must specify: (i) the particular materials, equipment and/or supplies that will be furnished; (ii) the supplier's price for each of the items; (iii) the total price of the items to be furnished by the supplier, (iv) the supplier's source for the items (e.g., manufacturer, wholesaler) and (v) the subcontractor that the supplies will be purchased by.

7. **Exhibit B and Evaluation Criteria Overview-** Paul Spieles, Chief Development Officer
 a. Evaluation Criteria Overview

Evaluation Criteria		Possible Points
1	Compliance of proposed services to the RFP requirements.	5
2	Successful experience with projects of similar or greater size.	3
3	Successful experience on projects of similar type.	3
4	Past performance with timeliness and completion of projects.	10
5	Qualifications, experience and capacity of consultants	10
6	Qualifications and Experience of Key Staff and commitment to assign Key Staff for the duration of the project	15
7	Quality of Design Execution Plan (quality of design parameters, innovation in constructability, quality of materials proposed, design concept)	4
8	Technical Proposal's compliance with the Project Objectives.	5
9	Quality of Technical Proposal (constructability of proposed project)	15
10	Quality of Cost Proposal	10
11	Level of commitment and quality of plans to deliver MBE and WBE participation and worksite employment for minorities, females, Chicago and Community.	12
12	Financial Capability	5
13	Quality and Successful references checks provided for representative projects	3
Total Design-Entity Evaluation Points		100

7. **Q & A**

EXHIBIT D

DEMOLITION OF MALCOLM X COLLEGE TECHNICAL AND COST PROPOSAL

GMP and Design Build Entity's Fee Proposal (REVISED)

Proposers must complete this form by stating the Design-Build Entity's Fee in the form of a percentage figure for Demolition Costs in Line 5., below:	
Description	Cost
1. Demolition and Site Work Costs <ul style="list-style-type: none"> • site remediation/preparation • backfill, sheeting, and shoring as required • excludes cost of asbestos abatement work • bonds and Insurance 	\$ To be negotiated
2. Pre-Construction/Demolition Services (Initial Guaranteed Maximum Price-GMP) <ul style="list-style-type: none"> • all necessary design/engineering • permitting required for demolition and site work • environmental design (including Site Phase II-if required) and surveying Stipulated sum of \$350,000 (the Initial GMP) will be subject to modification in the GMP	\$350,000.00
3. Asbestos Abatement Allowance <ul style="list-style-type: none"> • cost of abatement work Allowance amount to be included in GMP agreement will be subject to negotiation after limits of abatement scope established by ACM Survey and Abatement Design	\$ To be negotiated
4. Design-Build Entity's Contingency	3% of Item 1. above
5. Design-Build Entity Fee	_____ % of Item 1. above
6. The GUARANTEED MAXIMUM PRICE (GMP) for the Complete Abatement and Demolition of the Malcolm X College will be the total of the values of 1. + 2. + 3. + 4. + 5. NOT-TO-EXCEED \$10 million	\$ To be negotiated

SCHEDULE D - Affidavit of General Contractor Regarding MBE/WBE Participation (1 of 2)

Name of Project: _____

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

In connection with the above-captioned contract, I HEREBY DECLARE AND AFFIRM that I am the

_____ Title and duly authorized representative of

_____ Name of General Contractor whose address is

_____ in the City of _____, State of _____

and that I have personally reviewed the material and facts submitted with the attached Schedules of MBE/WBE participation in the above-referenced Contract, including Schedule C and Schedule B (if applicable), and the following is a statement of the extent to which MBE/WBE firms will participate in this Contract if awarded to this firm as the Contractor for the Project.

Name of MBE/WBE Contractor	Type of Work to be Done in Accordance with Schedule C	Dollar Credit Toward MBE/WBE Goals	
		MBE	WBE
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total Net MBE/WBE Credit		\$	\$
Minimum Requirement Percent of Total Base Bid		%	%

The General Contractor may count toward its MBE/WBE goal a portion of the total dollar value of a contract with a joint venture equal to the percentage of the ownership and control of the MBE/WBE partner.

***Suppliers count for 60% of the contract. In the example above, the Woman Supplier's total Contract Value for supplies is \$5,000.00; therefore, the amount of credit towards WBE Participation is \$3,000.00. (\$5,000.00 X 60% = \$3,000.00)**

Sample is based on a Total Base Bid of \$575,000.00. MBE at minimum requirement of 30% - \$575,000.00 X 30% = \$172,500.00. WBE at minimum requirement of 5% - \$575,000 X 5% = \$28,750.00.

SCHEDULE D - Affidavit of General Contractor Regarding MBE/WBE Participation (2 of 2)

The undersigned will enter into a formal agreement for the above work with the above-referenced MBE/WBE firms, conditioned upon performance as Contractor of a Contract with the Commission, and will do so within five (5) business days of receipt of a notice of Contract award from the Commission.

BY:

Name of Contractor (Print)

Signature

Date

Name (Print)

Phone

IF APPLICABLE:

BY:

Joint Venture Partner (Print)

Signature

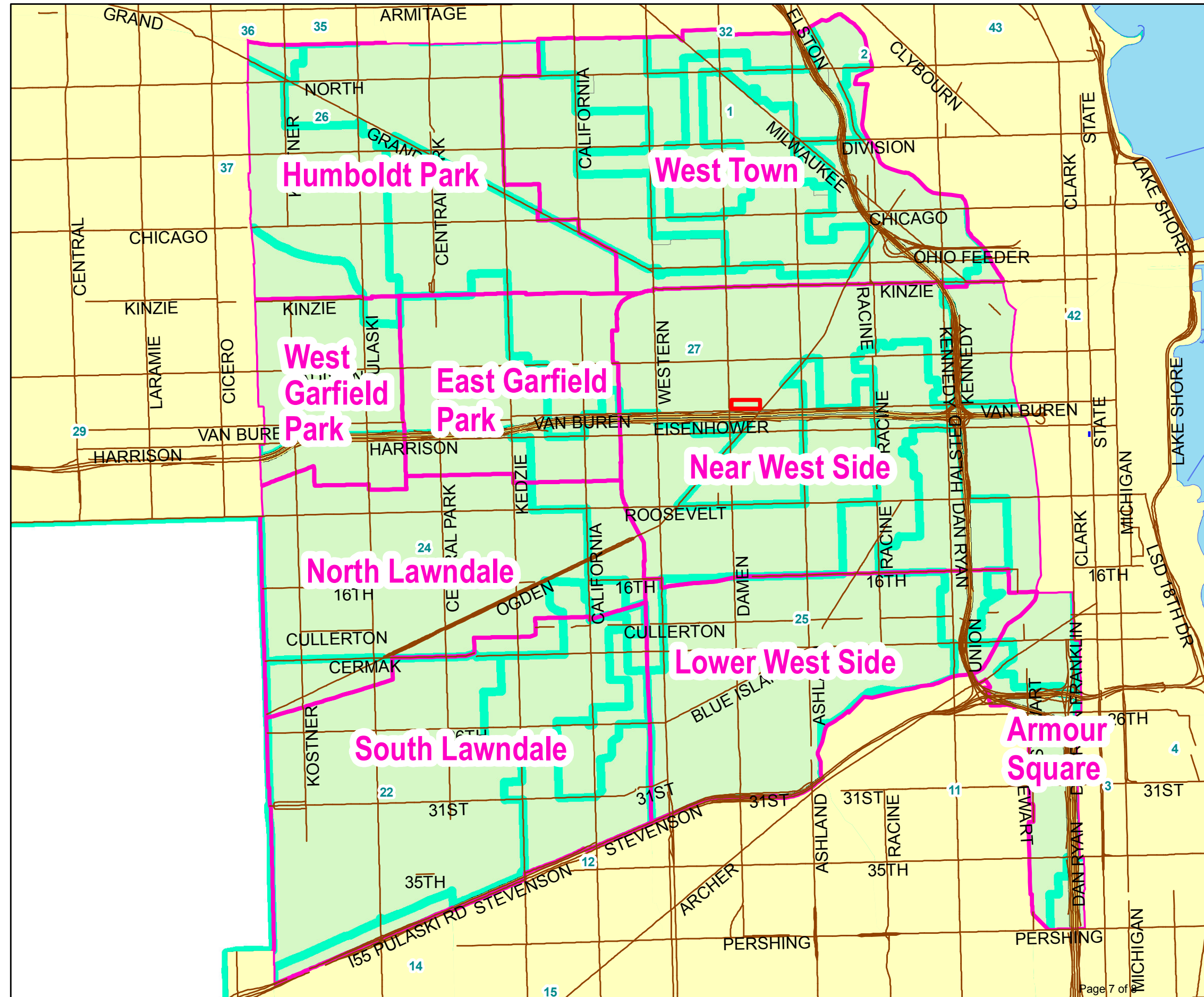
Date

Name (Print)

Phone/FAX

MBE ____ WBE ____ Non-MBE/WBE ____

Malcolm X College Demolition Community Hiring Areas



Malcolm X College



Ward Boundary



Community Area





RFP FOR DESIGN/BUILD DEMOLITION SERVICES MALCOLM X COLLEGE FAQ'S

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1. Is this a design-bid-build project?

No, this is not the traditional design-bid-build procurement approach. Rather, this is a Design-Build approach, which requires the respondents to account for the design/engineering of the abatement, demolition, and construction work, which include permitting, along with the execution of the Work as part of the RFP submission.

2. Is pre-qualification required to be able to submit a response to this Request for Proposal (RFP)?

No, there is no pre-qualification requirement to submit a response to this RFP. The PBC will not pre-qualify Design-Builders. The Design-Builder will be selected based on Exhibit B - Evaluation Criteria, which is included in the Meeting Agenda. An overview of the Evaluation Criteria will be discussed in the Pre-Submission Conference.

3. Do I have to submit as a joint venture?

No, the Design-Build entity does not have to be a joint venture to submit a response to this RFP. However, if the design-build entity submits as a joint venture, the joint venture must submit a completed Schedule B (page 32 of 372 in RFP). Additionally, the entity must submit a clear operating agreement that delineates each party's assignment of rights/responsibilities and payment structure.

4. Can General Contractors submit as a respondent to this RFP?

Yes.

5. What will be the responsibilities of the selected Design-Builder?

The Design-Builder will be responsible for the design/engineering of the abatement, demolition, construction work, and permitting, along with the execution of the Work. The Work shall be executed in accordance with the Design-Builder's approved Contract Documents, permitted plans, and specification.

6. What are considered Pre-Construction/Demolition services?

The Design-Builder will be required to provide Pre-Construction/Demolition services. The Pre-Construction/Demolition services will include design/engineering, permitting, environmental consulting, ACM/LBP/hazardous material survey, phasing, sequencing, logistics, and subcontractor, vendor, and supplier procurement strategies. The Design-Builder will also be responsible to perform a Phase II Environmental Site Assessment and design if required.

7. What is intended to be included in asbestos abatement line item for in the Cost Proposal?

The Design-Builder shall not include an amount in its RFP submission for the asbestos abatement work (Exhibit D - GMP and Design-Build Entity's Fee Proposal - Line Item #3). The amount for the asbestos abatement work will be negotiated upon determination of the final scope.

8. What happens if the highest overall ranked entity and the PBC fail to agree on a final Guaranteed Maximum Price (GMP)?

Should the highest overall ranked entity and the PBC fail to agree on a final GMP, the PBC will issue notification, in writing, to said entity of failed negotiations and that entity will no longer be deemed the highest overall ranked. The PBC will then engage in negotiations with the next highest overall ranked entity.