



ADDENDUM

ADDENDUM NO.: 01
PROJECT NAME: Design/Build Services for the Demolition of Malcolm X
PROJECT NO.: 04995
CONTRACT NO.: PS2058
DATE OF ISSUE: October 6, 2015

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.

ITEM NO. 1: ADDITIONAL SITE VISIT DATE AND TIMES

1. An additional Site Visit Date has been added for all firms interested in touring the Malcolm X College: Friday, October 9, 2015 between 9am and 3pm (three different time slots are available). The tours are limited in space. Firms interested in attending are required to RSVP here: <http://goo.gl/forms/ihbDJMmnbJ>. Each person attending must have a separate RSVP. You will be notified immediately if space is unavailable during the selected time frame. Site Visit attendees should report to the main entrance of Malcolm X College approximately 10 minutes prior to the reserved time slot.

ITEM NO. 2: REVISIONS TO THE REQUEST FOR PROPOSAL

1. REMOVE Page 370 of 372, Exhibit D – Demolition of Malcolm X College Technical and Cost Proposal and REPLACE WITH revised Exhibit D – Demolition of Malcolm X College Technical and Cost Proposal.
2. ADD Item 15 under Key Information About this RFP: Failure to Negotiate a 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.
3. REVISE Section I.A. 6. within the Section entitled Instructions to Proposers to include Weaver Consultants Group (and any sub-consultants) to the list of firms precluded from submitting or being a part of a submitting team for this RFP.
4. REVISE Section I.B. within the Section entitled Instructions to Proposers to read: Firms should organize their response to this RFP in alignment with the following 16 submittal requirements. Tab and separate your response (both paper and electronic) using the titles of the criteria listed below:
 - I. Cover Letter/Executive Summary
 - II. Proposer's Past Experience and Performance with Building Abatement and Demolition
 - III. Past Performance and Capacity of Proposer's Consultants
 - IV. Qualifications of Key Staff committed to Project
 - V. Design Execution Plan
 - VI. Technical Proposal
 - VII. Cost Proposal
 - VIII. MBE/WBE Participation Commitments and Plan (includes SAMPLE Schedule D)
 - IX. Work Site Employment Commitments and Plan
 - X. Financial Capability (which must include proof of bonding capacity from bonding company)
 - XI. Client References
 - XII. Legal Actions (must include additional narrative if required)
 - XIII. Disclosure Affidavit
 - XIV. Disclosure of Retained Parties
 - XV. Safety Questionnaire (must include additional narrative if EMRF > 3.0)
 - XVI. Evidence of Required Insurance Limits

5. REVISE Exhibit B, Section 1.A. The building is approximately 537,000 gross feet.

ITEM NO. 3: REVISIONS TO BOOK 1: Project Information, Instructions to Bidders, and Execution Documents

1. INSERT 5.1.1. under Subcontracts - Multi-Project Labor Agreement. 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.
2. INSERT 3.13.3 under Design-Builder's Responsibilities – Mandatory Project Staffing: 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.

ITEM NO. 4: REVISIONS TO BOOK 2: Standard Terms and Conditions for Construction Contracts

1. None.

ITEM NO. 5: REQUESTS FOR INFORMATION

1. See the attached Requests for Information Log.

ITEM NO. 6: PRE-SUBMISSION CONFERENCE INFORMATION

NOTE: All documents (Agenda, PowerPoint, FAQ's) distributed at the Pre-Submission Conference are available on this project's page on the PBC's website (www.pbcchicago.com). Please visit the website to download documents. The PBC has also typed the Pre-Submission Sign-In Sheet (as handwriting can vary) and provided an *informational* list of MBE and WBE firms who signed in at the Conference. All information can be accessed on the PBC's website.

List of Attachments:

1. This Addendum includes a RFI Log.
2. This Addendum includes the following attached REVISED document:
 - a. Exhibit D – DEMOLITION OF MALCOLM X COLLEGE TECHNICAL AND COST PROPOSAL: GMP and Design Build Entity's Fee Proposal (REVISED)

END OF ADDENDUM NO.1

**PUBLIC BUILDING COMMISSION OF CHICAGO
RFI LOG**

PROJECT NAME: Design-Build Demolition of Malcolm X College
 PROJECT NUMBER: 4995
 SUBMISSION DUE DATE: Monday, October 19, 2015

REQUESTS FOR INFORMATION

Description of Q/A

Question 1	Will there be any abatement of either underground or aboveground storage tanks on site for the demolition?
Answer 1	Possibly. This will be determined based on results of the Phase I Environmental Site Assessment. At this time the PBC does not anticipate discovery of underground storage tanks at Malcolm X College based on discussions with the Building Engineer. However, the Design-Builder shall retain an Environmental Consultant that has expertise dealing with underground storage tanks in case one or more are discovered on property.
Question 2	Is this a design-bid-build project?
Answer 2	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.
Question 3	Is pre-qualification required to be able to submit a response to this Request for Proposal (RFP)?
Answer 3	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.
Question 4	Will the Architect of Record (AOR) be responsible for having a civil or structural engineer on their team?
Answer 4	Yes. The design-build entity is expected to have a AOR, Civil, and/or Structural Engineer along with any other additional professionals on the team to provide the Design-Builder with a well-informed plan to perform the work.
Question 5	Are there going to be any salvageable material?
Answer 5	The PBC will conduct a walk-through with the successful Design-Builder to determine what furniture and/or equipment, if any, will remain after Malcolm X College turns over the building.
Question 6	What is the total gross footage of Malcolm X College?
Answer 6	The total gross footage of the Malcolm X College building is approximately 537,000.
Question 7	Does the Team have to tell you who's going to submit?
Answer 7	The candidates likely to score highest will be able to identify their entire team and professionals with specificity.
Question 8	What company provides Environmental oversight for the PBC?
Answer 8	The PBC will provide environmental oversight to ensure the successful Design-Builder's environmental team has sufficient resources in place. The PBC anticipates providing environmental technical review of documents as well as submittal review and approval.
Question 9	(Related to Question #8) So there are no entities that would be considered a Conflict of Interest?
Answer 9	All entities precluded from responding to this RFP have been identified in the RFP (page 7 of 372) and/or previously in this Addendum. Please refer to Addendum 1, Item No. 2: Revisions to this Request for Proposal).
Question 10	How can we get info for MBE/WBE partners who are qualified to do the work?
Answer 10	The Pre-Submission Conference was intended to provide a networking opportunity for contractors and MBE/WBE professionals. The PBC has listed MBE and WBE firms that signed in at the Pre-Submission conference. That document, entitled Informational List of MBE or WBE Firms can be found on the project page's website at www.pbcchicago.com . To find out more about the types of categories for which firms are certified, please visit the City of Chicago or Cook County's certification websites where you can find contact information, certification type, and areas where credit will be evaluated.
Question 11	Schedule D is not clear. We may not know who all the proposed companies will be. If we don't know, can we put a category?
Answer 11	While identifying all proposed Team Players would be most favorable, Respondents are not required to identify all Team Players. If a Team Player is not known for a specific trade or service, identifying the category, trade, or service alone is acceptable.
Question 12	Regarding estimates for MBE, will you be expecting a Cost Estimate or just completion of Schedule D?
Answer 12	The PBC expects completion of Schedule D with the category, trade, or service along with the an estimated percentage amount.

Description of Q/A

Question 13	Who is on the Evaluation Committee and will there be consensus or not?
Answer 13	The PBC forms an Evaluation Committee comprised of professional individuals experienced in the areas of management, construction, design, and engineering who will review all submissions and determine the consensus score per Evaluation Criteria and ultimately the overall consensus once all scores have been tallied.
Question 14	Will there be interviews of the Shortlisted firms?
Answer 14	The PBC does not anticipate interviewing Short-Listed firms. However, the PBC reserves the right to interview firms or request additional information.
Question 15	Are there existing Structural Drawings available?
Answer 15	There are some drawings available but not a complete set. The PBC will provide all available drawings to the successful design-build entity.
Question 16	Regarding Schedule and Site Mobilization in January, is it safe to assume there will be access after January 20th?
Answer 16	Yes, access will be granted after January 20, 2016.
Question 17	When you say January, does that mean we will not be able to do an environmental survey until then?
Answer 17	The Design-Builder's design team will be provided access to the building for existing condition assessment and for non-destructive, environmental survey prior to the anticipated turn-over of the building in January.
Question 18	Regarding access to buildings, when do classes end, when will students be in new building, and will we have access during this time?
Answer 18	Classes will break for Christmas/New Year holiday and students will not be returning to the existing building. Yes, the PBC anticipates the successful design/build entity will be able to access the building during this time.
Question 19	Part of the RFP requests a MBE/WBE participation commitment plan. Who will be doing the monitoring compliance for this project?
Answer 19	The PBC's internal Compliance staff will provide Compliance Monitoring for this project.
Question 20	I noticed the RFP does not mention anything about a bid bond or a letter from our bonding company for the Malcolm X Demolition proposal. At the same time, I do not see anything in there that says there is no bid bond required.
Answer 20	There is no Bid Bond required for responding to this RFP as this is not a bid. Instead, firms will be required to show proof of bonding capacity with their submission. Proof of bonding capacity should be submitted in the tab named "Financial Capability."
Question 21	Do I have to submit as a joint venture?
Answer 21	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.
Question 22	Can General Contractors submit as a respondent to this RFP?
Answer 22	Yes.
Question 24	What will be the responsibilities of the selected Design-Builder?
Answer 24	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 specifications.
Question 24	What are considered Pre-Construction/Demolition Services?
Answer 24	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. See Exhibit B of the RFP for further clarification.
Question 25	What is intended to be included in the asbestos abatement line item in the Cost Proposal?
Answer 25	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.
Question 26	What happens if the highest overall ranked entity and the PBC fail to agree on a final Guaranteed Maximum Price (GMP)?
Answer 26	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.

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 <i>Stipulated sum of \$350,000 (the Initial GMP) will be subject to modification in the GMP</i>	\$350,000.00
3. Asbestos Abatement Allowance <ul style="list-style-type: none"> • cost of abatement work <i>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</i>	\$ 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