

Ogden Elementary School: Construction Management at Risk



July 9, 2009



AGENDA

- Project Overview
- Approach
- Key Information Overview
- Diversity Program
- Questions & Answers



Project Overview: Project Design Team

- **Design Team**
 - Design Architect: **SMNG-A** Architects, Ltd.
 - Architect of Record: **NagleHartrayDankerKaganMcKayPenney**
 - Structural Engineer: Matrix Engineering Inc.
 - MEP/FP: dbHMS
 - Civil Engineer: Terra Engineering Ltd.
 - Landscape Architect: Terry Guen Design Associates
- **AOR Consultants:**
 - LEED, Food Service, Theatre, Acoustical, Lighting, Hardware, Roofing, Parking
- **Owner Consultants:**
 - Surveyor, Traffic, Geotechnical, Environmental, ITL, Commissioning, ERS, Vibration
- **Design Schedule:**
 - Schematic Design: 5.26.09
 - Design Development: 8.13.09
 - 60% Construction Documents: 9.24.09
 - 90% Construction Documents: 11.19.09
 - 100% Construction Documents: 1.06.10

Project Overview: Site

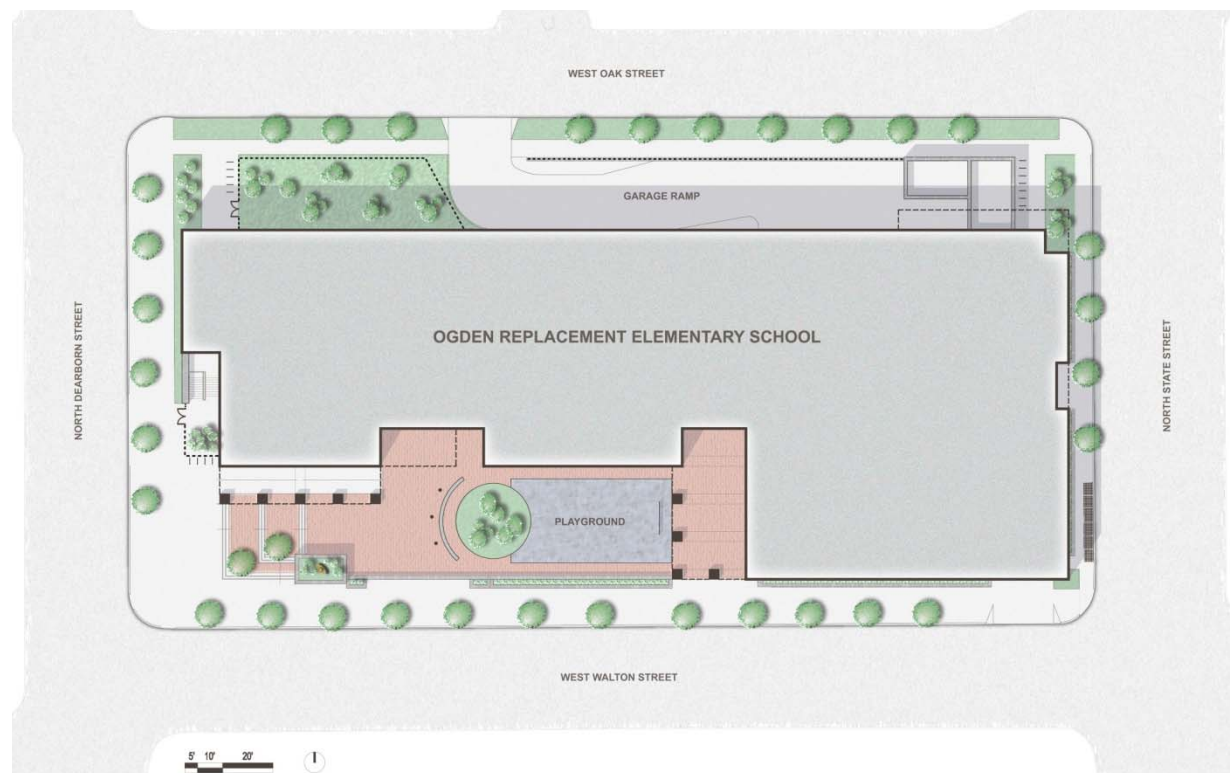
- Project Boundaries (61,365 SF)
- Existing Building Abatement / Demolition
 - Job Order Contract
 - August '09 – November '09



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Project Overview: New Elementary School

- New Building Construction (153,985 SF)
 - Full Parking Garage for 90 Spaces
 - Modified Prototype, 3-Story, Steel Frame & Masonry, Elementary School



Project Overview: New Elementary School (pre-K through 8th)

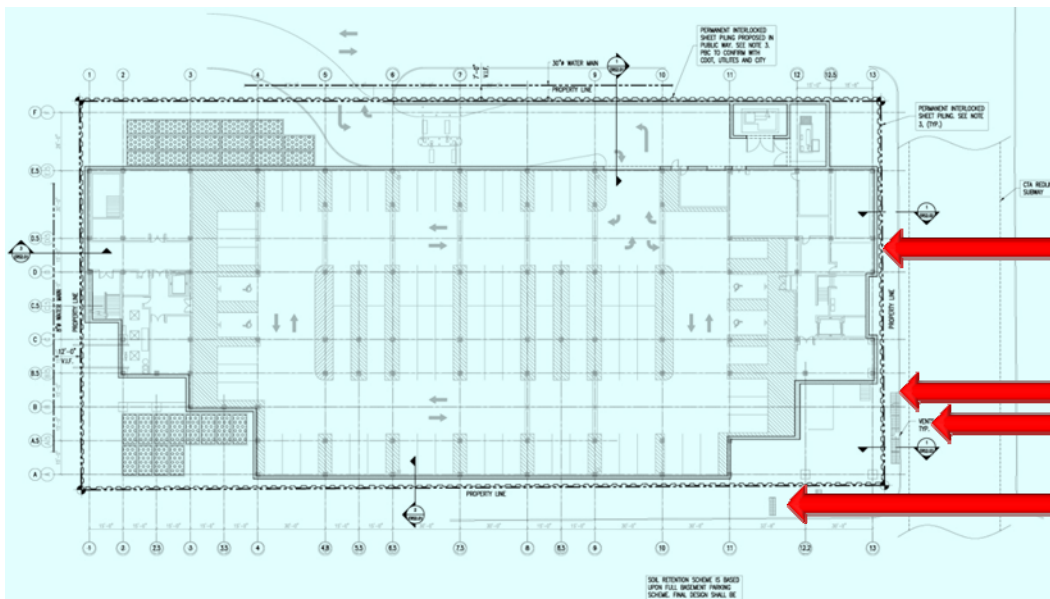
- Features
 - Gymnatorium, Library, Art, Music, Computer, Science, Kitchen/Dining, Classrooms,
 - Rooftop Playground / Terrace Playground
 - Photovoltaic Glass Panels, Water Retention System, Green Roof



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Project Overview: Site Work

- Excavation
- Earth Retention System
- Foundation System (Caissons)
- Utilities in PROW
- Work adjacent to active CTA tracks
- Tight Site Constraints



Earth Retention System (30' deep) around entire site

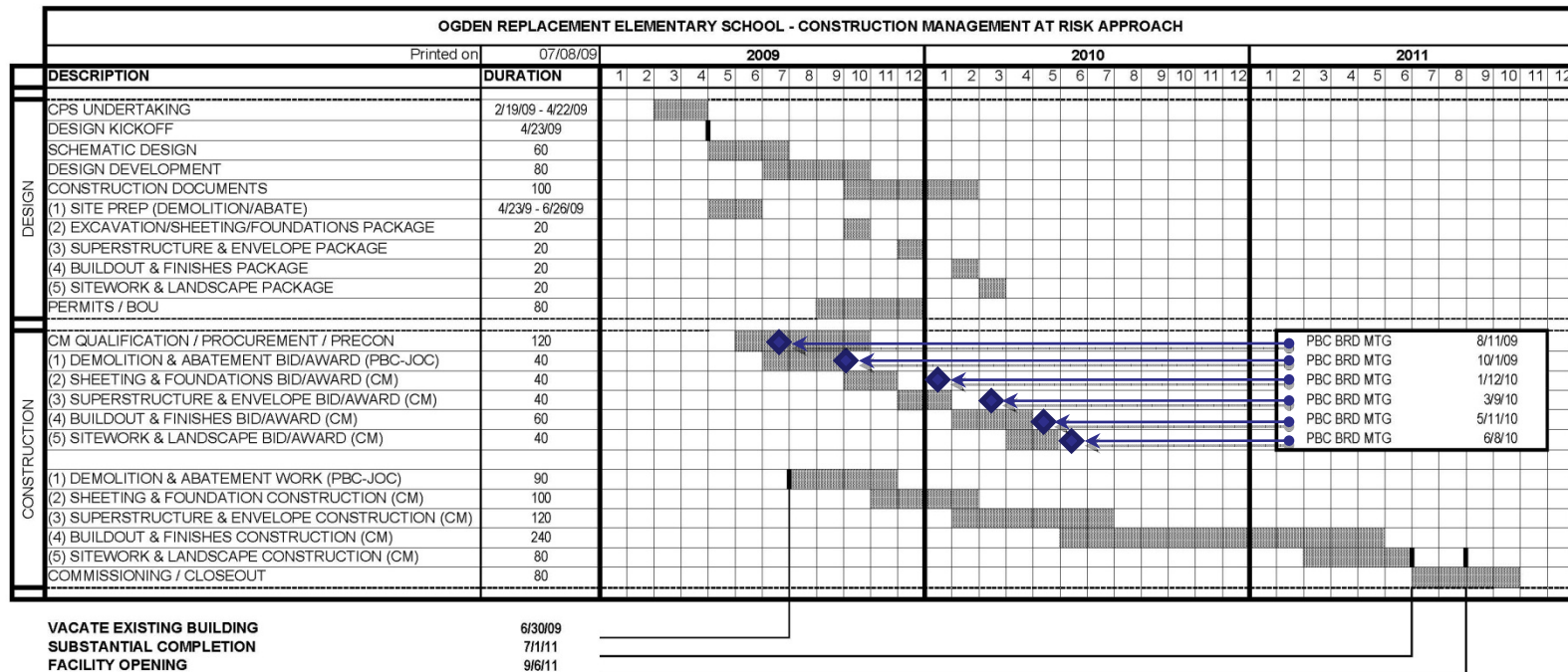
CTA Vent within 5' from property line, CTA Tube within 11' from property line

Existing ComEd Vault in PROW next to loading dock



Project Overview: Overall Project Schedule

- Includes a two (2) month CPS move-in period
- Includes completion of punchlist period prior to facility opening
- Provides for early procurement packages
- 3 month Site Preparation and 19 month General Construction period





Approach

- Selection Process
 - Qualifications Based Process – Strict Criteria
 - Submittals Due July 16, 2009
 - PBC will review and Short List quickly
 - Project Specific Information to Short Listed CM's on Monday, July 20, 2009
 - Schematic Design Drawings and Specifications and Site Prep Information
 - Short Listed CM's will be asked to make detailed presentation to Evaluation Committee on July 23-24 identifying:
 - Site Logistics
 - Schedule
 - Bid Packaging
 - Procurement and Bidding Process
 - Project Staffing
 - MBE/WBE participation approach
 - Evaluation Committee will recommend CM based on qualifications and interviews by the end of July.
 - Fees and General Conditions Cost will be requested.
 - Approval expected at August 11, 2009 Board Meeting with Pre-Construction Services to start almost immediately.



Approach

- CM Approach
 - Pre-Construction starts immediately
 - Constructability reviews, value engineering
 - Coordinating Demolition and Abatement – Begins August 13, 2009 (PBC Job Order Contract)
 - Initial bid packaging and bidding
- Coordination with AOR
 - Currently in Design Development Phase (DD Issue August 10, 2009)
- Bid Packaging
 - PBC has identified potential packaging schemes but is looking for input and direction from CM.
- Public Bidding/Board Approval Process
 - All trade contracts must be bid pursuant to public procurement regulations applicable to PBC.
 - Coordinate bid package awards with design and construction schedule to get approval at monthly board meetings held on the second Tuesday of every month.
- Development of Project GMP
 - GMP built through preconstruction fee, construction management fee, general conditions costs and trade contracts/bid packages awarded and scoped.
 - GMP from 90% CD's (Issued November 19, 2009) with agreed upon contingency for final document development.
 - Final Project GMP Proposal due January 2, 2010 with final Contract Addendum Approved at next Board Meeting.
- **SUBSTANTAL COMPLETION: July 1, 2011**



Rosalinda Castillo, Deputy Director of Procurement

- Key Information Review
 - Submittals Due July 16, 2009 4:00 p.m.
 - Submittals/Questions to Gary Bell: gary.bell@cityofchicago.org

- Diversity Program
 - MBE/WBE
 - EEO/Residency

Questions & Answers:



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