

PUBLIC BUILDING COMMISSION OF CHICAGO

ADDENDUM NO.03 TO CONTRACT NO. 1494

For

GWENDOLYN BROOKS COLLEGE PREPARATORY ACADEMY  
250 EAST 111<sup>TH</sup> STREET  
CHICAGO, ILLINOIS 60628  
NEW CONSTRUCTION

DATE: February 02, 2010

**NOTICE OF CHANGES IN CONTRACT DOCUMENTS**

The following changes are hereby made in the Contract Documents.

**Changes to Book 1 PROJECT INFORMATION, INSTRUCTIONS TO BIDDERS, AND EXECUTION DOCUMENTS:**

IV. PROPOSAL AND EXECUTION DOCUMENTS, B. Contractor's Bid: Replace BID FORM, in its entirety with BID FORM (REV-01), included as an attachment at the end of this Addendum.

**Changes to Book 3: TECHNICAL SPECIFICATIONS:**

**Section 15950 Building Automation System:** Replace 1.3; F and add 1.3; G and 1.3; H, to read as follows:

F. The existing Alerton IBEX system will continue to control the existing AHU's and other devices in the existing buildings. The boiler and chiller plants will be controlled by the new building automation system (BAS) provided as part of this project. All devices required for the control of new mechanical equipment will be provided under this project. Conduit that meets the current specifications and serving existing equipment to remain maybe reused.

G. A new building controller will be provided to interface with the existing IBEX system. This building controller will allow the building engineer to interface with the existing system from the new building automation interface. The interface will simply display what currently exists on the IBEX system. The contractor is not responsible for existing deficiencies with the existing system but will be responsible for backing up the existing system prior to the start of any control work. Provide electronic copy of backup programming code to AOR & CxA.

H. The Controls Contractor will be responsible for checking for and correcting any errors or loss of overall existing BAS functionality that may occur as a result of the removal of the existing boilers and chiller plant from the existing BAS. Provide all programming required to resolve those errors and any coordination between the new and old systems so that both systems operate properly per existing BAS functionality and new BAS system controls as defined in the contract documents. To minimize any impact to the existing BAS, existing outside air temperature input to the existing BAS will be retained so that any control loops that use that input will continue to function.

**Changes to DRAWINGS:**

1. L0.6 – Structural soil should only be installed in the northwest plaza, please see updated detail SD11 on L0.6. Structural soil to be installed under the geo-textile fabric below a permeable paver CA-7 sub base per civil drawings and details. For all other permeable paving areas - follow notes and directions as indicated on civil drawings.

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2. A7.1 – K12: At elevator shaft, provide wall mounted elevator pit ladder. Top of ladder shall start at 4'-0" above Level 1 (EL. 100'-0") with 10" min.-14" max. rung spacing typ. (Refer to specification section 05500 2.2 K)  
Refer to 10/P6.1 for elevator pit pump detail which includes steel grating.
3. A7.6 – K3&K5: At elevator shaft, provide wall mounted elevator pit ladder. Top of ladder shall start at 4'-0" above Level 1 (EL. 100'-0") with 10" min.-14" max. rung spacing typ. (Refer to specification section 05500 2.2 K)  
Refer to 10/P6.1 for elevator pit pump detail which includes steel grating.

### QUESTIONS & ANSWERS:

- Q1: If a firm comes to a mandatory meeting that started at 12:30pm at 2:00pm are they still allowed to bid?"  
A1: **"The bid documents for the Gwendolyn Brooks College Preparatory Academy Project do not specify that prequalified bidders are required to attend and be present for the entire technical review meeting. Therefore, prequalified bidders who arrived late for the meeting will be permitted to bid on the Project. This issue has been addressed for purposes of future PBC projects by stating in the bid documents that prequalified bidders must be in attendance at the mandatory technical review meeting not later than 15 minutes after the scheduled start time."**
- Q2: Drawing C2.0 states the pavers and base are per detail 10 on C5.1, which calls for 1.5" CA-16 bedding layer over 8.5" CA-7. Drawing L0.5 states that these pavers are to be over 3 foot depth structural soil. Please clarify which detail is correct. If 3 foot depth structural soil is correct in this area, please clarify if geo-textile is still required.  
A2: **Install the structural soil under the geo-textile fabric below our permeable paver CA-7 sub base @ the NW plaza.**
- Q3: On sheet S0.1 different deck types are shown. "D3" & "D4" are shown to be the same. Is this correct?  
A3: **This is correct.**
- Q4: Tree GIBI. Plant list has 10 trees at 2.5" caliper. Plan sheet L1.4 shows 3 with plant tags that say 3", L1.1 has 6 that say 2.5" and L1.2 has 1 at 2.5". Tree PIST Plant list has 7 trees at 2.5" caliper. Plan sheet L1.3 shows 5 with plant tags that say 2", and 2 that show 2.5" The overall qty for the trees is correct it is the sizes that are in question. We are inclined to include the actual plant sizes that are shown on the plan as that is what we would be held responsible for installing unless you can send an RFI clarifying the issue. There are a lot of other Plant quantity discrepancies as well.  
A4: **Please use the tree caliper sizes as indicated on the plans, not the plant schedule. Contractor is responsible for verification of plant areas and quantities. Contractor to provide a schedule with all plant quantities for owner's representative review and approval prior to ordering the plants.**
- Q5: The specifications call for two different colors of ground face CMU, referred to as CMU-2 and CMU-3. The plan elevations only call for Ground Face and Ground Face-1. The prices are different for each color and there does not appear to be any way to determine what color goes where. Please provide clarification as to the location(s) for each specific color.  
A5: **Refer to Addendum #02.**
- Q6: Regarding underground storage tank specification section 02116 was provided with Addendum No. 1. Reference to Appendix A provides a list of Suspect Underground Storage Tank Information but this Appendix was not included in the addendum. Please provide the Appendix.  
A6: **Reference to Appendix A in Section 2116 was removed in Addendum 2 response.**

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- Q7: Specification 02116 that was issued in Addendum 1 references on page 9 and page 10 two specification sections 02316 & 02317 as applicable to this project but these were not issued with original bid documents or in the Addendum 1. Please provide these specification sections.
- A7: **Sections 02316 and 02317 are included in Book 3A**
- Q8: Please confirm all costs associated with discovery and removal of any underground storage tanks found on site during construction will be paid for in their entirety from the site work allowances.
- A8: **Removal of any discovered UST will be paid from allowance. Discovery is part of base contract work activities.**
- Q9: Please confirm that we will be allowed to dispose of "virgin clay soil" to a PBC-approved CCDD facility per the notes on drawing R001.
- A9: **Yes, virgin clay a minimum of 3 feet below existing grade, below all topsoil and fill, and outside Zone A and Zone B can be removed to PBC approved CCDD facility.**
- Q10: Section 3.10-C of specification section 02300 states that excess soil materials not exceeding TACO TCL parameters shall be removed to spoil area, spread and compacted. We do not have any information of any on-site spoil area. Please clarify.
- A10: **Areas reserved for the stockpiling, or spreading of spoils shall be included in the "Site Utilization Plan" to be prepared by the Contractor, in accordance with Specification Section 01030.**
- Q11: Please clarify if CPS will classify on-site soils requiring disposal at a Subtitle D landfill as "Contaminated, Non-Hazardous Special Waste, Impacted Soil, Soil exceeding Tier 1 Residential SRO's, and/or PNA Impacted Fill." It is our understanding that this classification will determine which Subtitle D landfill the soils are allowed to be disposed at.
- A11: **Soils that require removal for off-site disposal to Subtitle D landfill (All soils in Zone A and B, All soils within top 3 feet of existing grade, All topsoil, fill, etc that is not virgin clay) will NOT be characterized as Contaminated or PNA impacted. They will be characterized as "fill material" and must be disposed of to Subtitle D landfill.**
- Q12: Specification 02300 page 7 3.3A.1 & 2 states to comply with the requirements of 02316 specifically as to the disposal of materials. This specification section 02316 has not been provided. Please provide.
- A12: **Sections 02316 and 02317 are included in Book 3A.**
- Q13: Due to limited Phase II information and General Notes on dwg R001, it is unclear to bidding excavation contractors how to classify the excavated materials to determine dump locations and trucking costs. Without clear identification of the existing soil conditions, costs for this removal can vary dramatically. Please provide clear direction as to which type of dump facility (CCDD or Subtitle D) should be used for all excavated material below 3' from existing grade for bidding purposes so as to provide a fair bidding environment.
- A13: **Refer to Answers #9 and #11, above.**
- Q14: Specification 04200 – Part 2 Products – Paragraph 6.c calls standard factory applied. Premier Block Co. is listed as one of manufactures, but does not provide a factory finish to their products.
- A14: **Refer to Addendum #02.**
- Q15: The chain link fence detail illustrated on the Gwen Brooks Academy bid document print page - detail FD5/L1.7 calls out for chain link 8 Ga. / 9 Ga. core fence fabric (color coated assembly) with a 2 3/8" schedule 40 terminal post which conflicts with the fence spec 02831-2 2.2 C, D that calls out for a 0.192 (6 Ga.) galvanized wire fence fabric with schedule 40 Type I or Type II SS 40 (cheaper but stronger) line post what is the Architects intent? (Note that the galvanized fence assembly as referenced in the spec is heavier and

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more expensive but usually is used in security environment). Based on the Public School standards for fence assemblies the print detail FD5 as illustrated may represent: a 4' high *vinyl colored coated (black) fence with a 6 Ga. finish and a 9 Ga. galvanized core with schedule 40 terminal posts* is this the intended fence assembly?

- A15: Detail FD5 on L1.7 should say: color coated (black), galvanized mesh and wire size see specifications: 2 inch mesh, 0.192 diameter (6 gauge). Specification 2.2 C,D,E should read:  
Line posts or Intermediate posts: use 2-1/2 inch nominal diameter.  
End, Corner and Pull posts: use 3 inch nominal diameter.  
Top and Horizontal rails: 1-5/8 inches nominal diameter with 6 inch long expansion type couplings.  
Post brace assembly: 1-5/8 inch nominal diameter, horizontal brace, and 3/8-inch diagonal adjustable length truss rod.
- Q16: Specification Section 07415 "Composite Metal Panel System", Section 2.3-C indicates "Cut insulation to tight fit into formed panel and secure with adhesive..." Insulated composite metal panels are not shown or indicated anywhere on the drawings or details. Are any of the panels to be insulated? Please clarify
- A16: No composite metal panels should be insulated. Remove section 2.3; C from section 07415 Composite Metal Panel System
- Q17: The room finish on sheet A13 calls for room C157 to be painted CMU – the floor plan calls for GFCMU– what do we use?
- A17: Painted CMU in Room C157 per Room Finish Schedule.
- Q18: Room C204 for is called out for cmu on the room finish schedule – but the floor plan corridor wall on P line shows a 6B – 2 faced gfcmu – should it be a 2b part type?
- A18: Painted CMU in Room C157 per Room Finish Schedule.
- Q19: Is the intent of the specification to have the existing Alerton IBEX building automation system operate independently from the BAS that is being installed on the newly installed mechanical equipment? Once upgraded, it would appear that this IBEX system would then operate in another "window" along with the new building automation system.
- A19: Refer to revisions made to Specification Section 15950 – 1.3 Description of Work.
- Q20: When is the upgrade of the Alerton IBEX system going to happen and what company is performing this upgrade.
- A20: Refer to revisions made to Specification Section 15950 – 1.3 Description of Work.
- Q21: Who is responsible for providing the refrigerant detection system? It is referenced in the BAS specification and also in section 15635.
- A21: Mechanical contractor shall provide all equipment required by specification section 15635. Life safety equipment (SCBA gear) and all warning signs shall be installed by mechanical contractor. All sensors and audible and visual alarms shall be installed by controls contractor. The refrigeration detection system is described as standalone with notification to the BAS; therefore the controls contractor shall guarantee that the BAS will monitor all alarms described in the specification section 15951-2.29.
- Q22: Addendum #02, page 6 addresses possible asbestos, lead paint, and other hazardous materials in the existing building but is not clear on the extent. Without clear identification of the extent of hazardous materials, costs for this removal can vary dramatically. Please provide clear direction as to extent of hazardous materials for bidding purposes so as to provide a fair bidding environment. Alternatively, please

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confirm all costs associated with discovery, removal, and disposal of any hazardous materials required to be mitigated during construction will be paid for in their entirety from a project allowance.

**A22:** No asbestos or lead based paint has been identified as part of building surveys conducted in accessible renovation areas. However, an allowance has been established to address the handling, removal and disposal of asbestos- and lead-containing materials in areas not accessible during the building surveys, with the exception of any roofing materials. This allowance is included on the BID FORM (REV-01) from Book 1, revised as part of this Addendum.

Roofing materials that require removal or disturbance as part of the work shall be handled in accordance with Section 02132. This shall be part of Base Contract Work.

Contractor shall handle asbestos- and lead-containing material(s) in accordance with Sections 02131, 02132, 02133 and, or 02136, as applicable.

List of Attachments:

Forms:

BID FORM (REV-01)

Drawings:

L0.6-SD11

**END OF ADDENDUM NO.3**

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**BID FORM (REV-01)**

<b>AMOUNT</b>	
Work	
Site Work Allowance	<b>\$500,000.00</b>
Commission's Contingency Fund	<b>\$900,000.00</b>
CCTV-Security	<b>\$300,000.00</b>
Asbestos- and Lead-Containing Materials	<b>\$50,000.00</b>
<b>TOTAL BASE BID</b>	<b>\$</b>

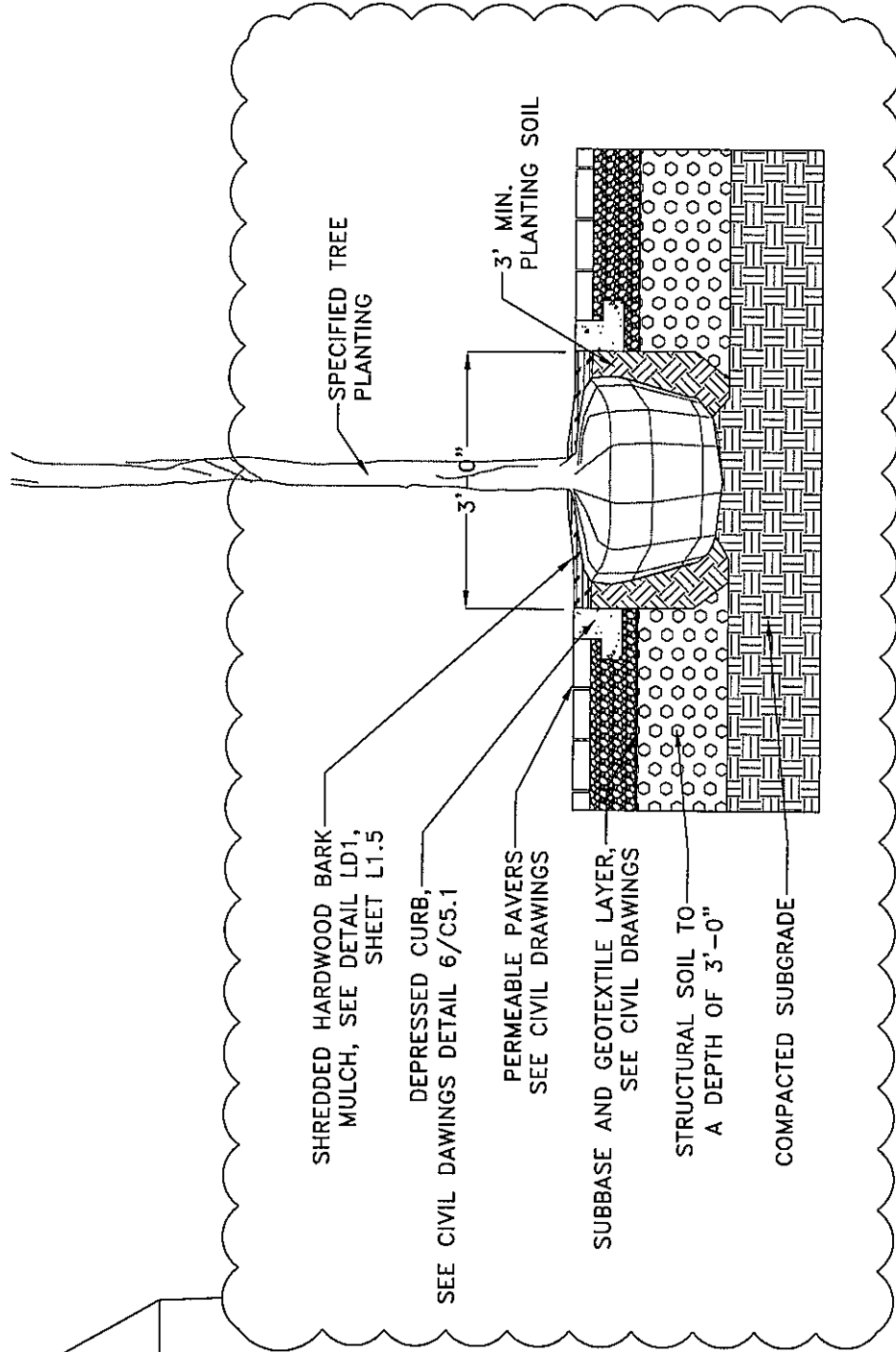
**AWARD CRITERIA FIGURE**

(See Section V. Proposal Support Document, line 15 of Award Criteria Figure):

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<p><b>SURETY:</b> Please specify full legal name and address of Surety:</p> <p>_____</p> <p>_____</p> <p>_____</p>
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Sheet L0.6 / SD11 - SOIL DETAIL: PERMEABLE PAVING, TREES IN STRUCTURAL SOIL  
 Addendum 3

Date: 02.01.10	BLDD/Brook Architects Joint Venture, LLC
Scale: N.T.S.	833 West Jackson Blvd., Suite 100
Project Number: 05240	Chicago, IL 60607
	P[312]829-1987 F[312]666-8967

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