



Public Building Commission of Chicago
Professional Services

Requisition for PBC Approval

Project Name: Brighton Park II Date: Feb 9, 2009
 Project Location: 48th and Rockwell Project Number: 05100
 Owner Agency: Chicago Public Schools PS Number: PS-1419A1
 Project Services: Environmental Consultant Services Project Manager: David Kelly
 Property Ownership: Chicago Public Schools

Proc. Qualified Specialty Services:

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> New Contract | <input type="checkbox"/> Request for Services (1) | <input type="checkbox"/> Bid Proposal Request for: |
| <input type="checkbox"/> Existing Contract | <input type="checkbox"/> Suborder under Term Agreement | <input type="checkbox"/> Phase I Environmental (Under \$50,000) |
| <input checked="" type="checkbox"/> Continuation of Previous Service/Work
(provide description of previous work completed) | <input type="checkbox"/> Subconsultant Approval | <input checked="" type="checkbox"/> Phase II Environmental (Under \$250,000) |
| | <input type="checkbox"/> Request for Services; Utilities/ City Departments | <input type="checkbox"/> Environmental Design (Under \$50,000) |
| | <input type="checkbox"/> Request for Services over \$25,000 Requires Board Approval | <input type="checkbox"/> Surveying (Under \$50,000) |
| | | <input type="checkbox"/> Commissioning (Under \$125,000) |
| | | <input type="checkbox"/> Materials Testing (Under \$150,000) |

(1) Note: This Request for Service is governed by the terms and conditions set forth in the "Standard Terms and Conditions for Professional Services for Projects of \$25,000.00 or less", dated February 26, 2001, as amended and incorporated as if fully set forth here by this reference and by any Exhibits or Attachments to this Request for Service. Such Standard Terms and Conditions for Professional Services for Projects of \$25,000.00 or less are available from the PBC's website at: www.pbcchicago.com/subhtml/standard.asp.

Vendor Name: <u>Civil and Environmental Consultants, Inc.</u>	Phone Number: <u>(630) 960-6026</u>
Vendor Address: <u>3041 Woodcreek Drive, Suite 210, Downers Grove 60515</u>	Contact Name: <u>John Yates</u>

Subconsultant Name (if applicable): _____ Please Mail Payment

Subconsultant Services (if applicable): _____

Scope of Services: Performance of Environmental Consulting services from Design through Construction activities at the Brighton Park II Site in accordance with attached proposal dated January 19, 2009.

Terms & Conditions of Contract # PS1419 apply to this order

Budget Code: CPS-24/07.064.021.513140.03.01 TOTAL: \$176,100.00

Project Manager: *Dick M* Date: 2-10-09 Executive Director: *[Signature]* Date: 2/17/09
 Director of Development: *JKP/ABE* Date: 2-11-09 Director of Procurement: *[Signature]* Date: 2/12/09

For Internal Use Only: Received by: *Miguel Serrano* Date Received: 2-27-09 Apr. Rd.



March 11, 2009

Richard J. Daley Center
50 West Washington
Room 200 Chicago, Illinois
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John Yates
Civil and Environmental Consultants, Inc.
3041 Woodcreek Drive, Suite 210
Downers Grove, IL 60515

Re: Amendment No. One Made Part of Professional Service Agreement
PS 1419, Phase II Environmental Site Assessment for Brighton Park
II Area Elementary School.

Dear Mr. Yates:

You are hereby notified that the Public Building Commission of Chicago has
approved Amendment No. 1 made part of PS 1419.

Enclosed, is the above-mentioned executed Amendment for your files.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Burton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Deborah Burton
Director of Procurement

DB/dz



TO: Lee Ann Tomas-Foster
Deputy Director of Environment

FROM: Richard J. Schleyer *RJS*
Environmental Program Manager, PMO

DATE: February 6, 2009

RE: Request for Concurrence:
Brighton Park II Elementary School
Consultant Environmental Management: Design through Construction
Civil and Environmental Consultants, Inc.

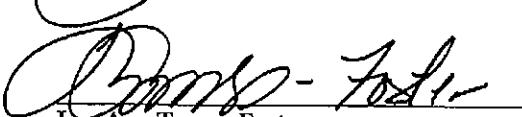
Attached please find a proposal submitted by Civil and Environmental Consultants, Inc. (CEC) to perform Environmental Consulting services from Design through Construction activities at the Brighton Park II Site.

CEC currently is performing a Phase II Environmental Site Assessment, electromagnetic survey and test pits and underground storage tank removal (however, this task is no longer needed as the current owner will remove the underground storage tank property sale). CEC's performance during these activities has been, to date exceptional and professional. CEC has well qualified members to complete the work and a strong knowledge of the site that will benefit the PBC and the Chicago Public Schools. Additionally, CEC is qualified to complete the activities.

Based on the review, I am requesting your concurrence for selecting CEC to perform the following environmental management activities at the Brighton Park II two consultants to complete the following:

Concur

Do Not Concur



Lee Ann Tomas-Foster
Deputy Director of Environment

cc: BP-II 05100.03.04.01



January 19, 2009

Mr. Richard Schleyer
Environmental Program Manager
Public Building Commission of Chicago
Richard J. Daley Center, Room 200
50 W. Washington Street
Chicago, IL 60602

Subject: Proposal for Environmental Management Services
Brighton Park II Area
PCB Project No. 05100
CEC Project No. 082-072

Dear Mr. Schleyer:

Civil & Environmental Consultants, Inc. (CEC) is pleased to present our proposal to perform additional environmental consulting, engineering, and management services on the Brighton Park II Area project for the Public Building Commission (Commission). The Brighton Park II area (Site) is generally located at 48th and Rockwell Streets in Chicago, Illinois.

PROJECT INFORMATION

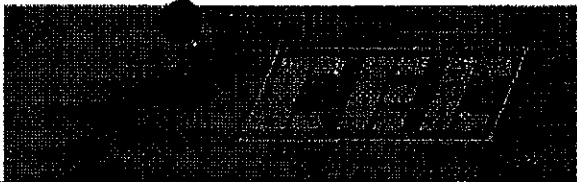
This proposal is based on information provided in the January 14, 2009 Request for Price (RFP), shown as Attachment A, and a qualifications meeting attended by CEC on January 8, 2009. CEC understands that the scope of services outlined in the RFP will be performed in accordance with the October 20, 2008 Contract Number PS1419, Commission Project No. 05100. The Site will be re-developed for construction of the New Brighton Park II Elementary School. The new proposed school will be three stories and approximately 105,000 square feet (sq. ft.).

The Site is bordered on the north by West 48th Street, on the east by Chicago Tube and Iron Company, to the south by a former railroad track and grassy field, and to the west by a commercial property. The boundaries of the Site to be enrolled in the Illinois Environmental protection Agency's (IEPA) Site Remediation Program (SRP), at this time, are limited to the building area, parking lot, and grassy field.

LIMITATIONS

The following provides our understanding of the services to be provided to the Commission based on the RFP and our meeting. CEC understands that the task descriptions, estimates, and costs presented herein are not exhaustive, nor are they intended to be fully inclusive of all activities that may need to be performed. However, these tasks and activities provide a sound

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basis for moving forward with this project. Any additional tasks or activities not addressed in this proposal, but necessary to complete this project, will be communicated with the Commission and performed in a cost effective manner, upon approval.

GENERAL SCOPE OF SERVICES

Task 1 – Document Review

CEC will review existing environmental documents for the Site and identify any data gaps and/or recognized environmental conditions (RECs) with respect to the IEPA SRP. The following environmental report documents will be provided by the Commission and included in the review:

- *Phase I Environmental Site Assessment, Chicago Tube and Iron, Buildings LC, 1, 2, 3 and 4, 2531 W. 48th Street, Chicago, Illinois 60632, dated February 7, 2005, prepared by K-Plus Environmental Services, Inc.;*
- *School Site Data, Former Chicago Tube and Iron Facility, Buildings 2 – 4, W. 48th St., Chicago, IL, dated September 19, 2007, prepared by Pioneer Engineering and Environmental Services, Inc.;*
- *Phase I Environmental Site Assessment, Brighton Park II Area Elementary School, 4800 S. Rockwell Street, 2633 W. 48th Street, 4832 S. Rockwell, 2647 W. 48th Street, 2635 W. 48th Street, Former Conrail Right of Way, Chicago, Illinois, 60632, dated September 15, 2008 (Revised), prepared by K-Plus Environmental Services, Inc.; and*
- *Comprehensive Site Investigation Report, Chicago Tube and Iron, 48th Street, California Avenue, Chicago, Illinois, dated March 20, 2006, prepared by K-Plus Environmental Services, Inc.*

Task 2 – Additional Subsurface Investigation

CEC will evaluate data produced during our Phase II Environmental Site Assessment (ESA) relative to data gaps and RECs identified in Task 1, work with the Commission to determine the site investigation reporting classification, and prepare a Scope of Work to address any data deficiencies. CEC will Utilize Phase II ESA information collected in January 2009, and other aforementioned site investigations, and identify any remaining data gaps. CEC will work with the Commission to determine if the Site will be entered into the IEPA's SRP, requiring either a Focused or Comprehensive Site Investigation Report. CEC will prepare and implement an expanded Scope of Services for any additional soil/groundwater testing that may be required based on site enrollment criteria.

Task 3 – Focused/Comprehensive Site Investigation Report

CEC will prepare either a Focused or Comprehensive Site Investigation Report (FSIR/CSIR), in accordance with IEPA SRP requirements. A draft FSIR/CSIR will be initially submitted to the Commission for review. The draft FSIR/CSIR will be revised with comments and/or edits received from the Commission after which the final FSIR/CSIR will be submitted to the Commission for approval. Upon approval by the Commission, the final FSIR/CSIR will be submitted to the IEPA with the appropriate program form (i.e. DRM-2). We assume, for the purpose of this proposal, that a total of six final FSIR/CSIR copies will be provided, including

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three copies for submittal to the Commission and Chicago Public Schools (CPS) and three copies for the IEPA. The FSIR/CSIR will not be submitted to the IEPA until approved by the Commission and the Site has been officially enrolled into the SRP as described in Task 5.

Task 4 – Remediation Objectives Report/Remedial Action Plan

CEC will prepare a Remediation Objectives Report/Remedial Action Plan (ROR/RAP), in accordance with IEPA SRP requirements based on the results of the FSIR/CSIR. A draft ROR/RAP will be submitted to the Commission for review. The draft ROR/RAP will be revised with any comments and/or edits received from the Commission. The final ROR/RAP will be submitted to the Commission for approval after which the final ROR/RAP will be submitted to the IEPA. For the purpose of this proposal, a total of six final ROR/RAP copies will be provided including three copies for submittal to the Commission and CPS and three copies for the IEPA. As previously indicated for the FSIR/CSIR, the ROR/RAP will not be submitted to the IEPA until approved by the Commission and the Site has been officially enrolled in the SRP.

Task 5 – SRP Enrollment and Design Project Management

CEC will fully manage and coordinate all IEPA SRP enrollment requirements. A SRP Application and Service Agreement (DRM-1) form will be prepared and submitted with the appropriate fees to the IEPA for project enrollment in accordance with Title 35 Subtitle G Chapter 1 Part 740, Subpart B. The enrollment application will identify the Commission as the Remedial Applicant (RA) unless directed otherwise by the Commission. Signatures of the RA are required on the application forms.

All SRP documentations and reports, including FSIR, ROR/RAP and Remedial Action Completion Report (RACR), will be approved by the Commission and CPS prior to submittal to the IEPA. CEC will plan to provide two draft copies of each SRP report to the Commission and CPS for review. CEC will submit all Commission and CPS approved SRP reports to the IEPA under signed DRM-2 forms via certified mail or express mail, as requested by the Commission. CEC will provide two hard copies to the Commission and the Commission's representatives of all IEPA SRP forms, documents, and correspondence. CEC will also receive approval from the Commission prior to any project communications with the IEPA. CEC understands the CPS requirement that the ROR/RAP be approved by the IEPA prior to initiation of school construction.

CEC will develop community relations documents including Fact Sheets, Notifications, and document repository contents as required by 740, Subpart H. The placement of the materials in the repository will be coordinated with the Commission and outside agencies as required. CEC will coordinate directly with Commission and keep IEPA apprised of all remediation activities.

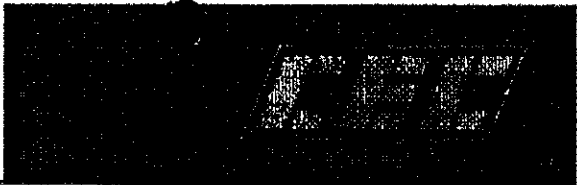
Communication and correspondence responses to IEPA, Commission, Job Order Contract Construction Managers, and CPS will be performed as requested and in a timely manner.

CEC will participate in monthly, or as requested, status meetings with the Commission, Architect of Record, others on project team, and CPS. For the purpose of this proposal, 25 design

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meetings and 12 job order contract construction meetings are included, in addition to the status meetings. We assume a two-hour duration to complete each meeting.

In addition to the ROR/RAP, CEC will provide remediation drawing plans for two construction packages. These plans include Site preparation and construction phases that delineate the extent of surface and subsurface soil conditions, exceeding remedial objectives, and show the types of materials defined for soil management, handling, and disposal. Remediation plans will be prepared to provide a clear line of responsibility and work procedures for both the Site preparation and construction phases of work. These plans will be prepared to anticipate potential challenges, such as discovery of USTs or other subsurface contaminants or obstructions, in order to minimize delays during construction.

CEC will review, approve, and pay all IEPA SRP enrollment costs, fees, NFR letter, and NFR letter recording fees, and associated invoices. Copies of the invoices and review comments will be provided to the Commission and the Commission's representative. IEPA invoices will be paid by CEC from a \$20,000.00 stipend provided by the Commission at the onset of this proposed work. The stipend is included in the proposed costs. CEC will maintain copies of all IEPA invoices and related correspondence. CEC will comply with IEPA SRP Program Record Keeping, Billing, and Payment requirements in accordance with Title 35 Subtitle G Chapter 1 Part 740, Subpart C. Proof of IEPA invoice payment will be provided to the Commission and the Commission's representative.

CEC will provide the Commission two copies of all documents/correspondence sent to, and received from, all regulatory agencies including the IEPA, the Chicago Department of the Environment, the Office of the Illinois State Fire Marshal, and any other state, local, or federal agencies.

CEC will create a package of documents produced and/or retrieved from the oversight of the Site preparation activities. These include but are not limited to: waste characterization and waste profiles, discharge permits, imported fill environmental analysis, summary of weekly volumes of material exported and imported from/to the site, and a summary of waste removal tickets or landfill signed manifests.

Task 6 – Bid Specification and Bid Documents

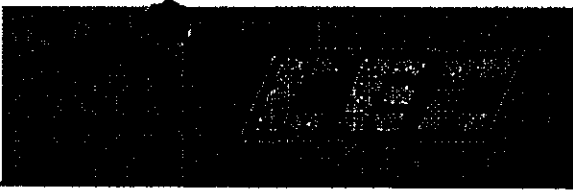
CEC will coordinate the development of all necessary and required bid documentation (i.e. specifications and Scope documents) with the Architect of Record and their project team; including but not limited to the geotechnical, structural and civil engineering professionals. Bid documentation will be prepared to coordinate with the design documentation for the construction project prepared by others in accordance with the Commission.

CEC will develop specifications and plans for the management of soil stockpiling reuse, dust control, and UST removal (including associated piping, tank contents and adjacent soils) and disposal of liquids, soils, groundwater, surface waters (as applicable), sludge, and other wastes. Specifications will be developed by modifying existing CPS specification templates with project specific details.

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Specifications will provide a clear line of responsibility and work procedures for the Site preparation and construction work. Specifications will be prepared to anticipate potential challenges such as discovery of USTs and additional remediation or removal of contaminated materials that may occur during construction. This will be done in order to minimize delays during construction, and reduce remediation cost without compromising the health and safety of the remedial contractors, on-site workers or the surrounding community.

CEC will obtain Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) Wastewater Discharge Permit(s) from the Contractor as applicable and assist them with the permitting process as necessary to prevent project delays.

CEC will participate in monthly (or as requested) bid document related meetings. For the purpose of this proposal, 12 two-hour bid document meetings are included.

Task 7 – IEPA SRP/Construction Oversight

CEC will provide oversight services, attend weekly site construction meetings, and document remedial activities to ensure conformance with the IEPA approved RAP. For the purpose of this proposal, four months of daily construction oversight are included.

CEC will obtain copies of all waste disposal permits or waste acceptance documentation, including the waste characterization and profile from Contractor prior to commencement of remedial activities. Waste profiles will be sent to the Commission's representative for signature and approval. CEC will obtain copies of all backfill chemical analyses from Contractor prior to commencement of backfill activities to verify that the backfill materials meet IEPA Tiered Approach to Corrective Action (TACO) Residential Tier 1 objectives.

CEC will prepare daily field logs and maintain photo documentation of remedial activities undertaken. A site log will be created to track trucks directed to landfills, including, but not limited to the following: date, time, truck number, license plate number, and landfill destination. The log will be maintained to match the signed tickets/manifests received from the landfill. Missing manifests will be identified for the Commission. CEC will obtain copies and maintain on-site records of waste manifests and/or trip tickets of all soils, liquids, sludge, and surface water removed or wastewater discharged or removed from the property.

CEC will prepare weekly site plans identifying areas remediated, areas backfilled, and field log summaries for submittal to Commission Project Manager, CPS, and the IEPA SRP Project Manager. The updated plans will note the volumes of wastes removed from the site. CEC will collect confirmation soil samples for analytical testing for contaminants of concern sufficient to verify and document that the Illinois TACO Residential Tier 1 objectives have been attained. For the purposes of this proposal, 24 hour sample turnaround time is assumed for all laboratory analytical analyses.

CEC will provide to the Commission and the Commission's representative immediate notification (within four hours) of unexpected site conditions such as the discovery of

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underground tanks, petroleum containing soils (as identified by laboratory analytical reports), soils containing unusual odors or stains, free product, or accidental spills.

CEC will prepare a Remedial Action Completion Report (RACR) in accordance with IEPA SRP requirements. The RACR will document completion of remedial activities and include AutoCAD plan drawings. Two draft RACRs will be submitted to the Commission and CPS for review. The draft RACR will be revised with comments and/or edits received from the Commission and CPS. The final RACR will be submitted to the Commission and CPS for approval. Upon approval by the Commission and CPS, the final RACR will be submitted to the IEPA. For the purpose of this proposal, a total of six final RACR copies will be provided including three copies for submittal to the Commission/CPS and three copies for the IEPA.

CEC will prepare project closeout summary documents for the Commission use. These will include environmental consultant costs (including analytical costs), IEPA SRP costs (entry fees, review fees, NFR letter fee), volumes of soils removed from the property and volumes of backfill received. The closeout summary will include copies of all signed DRM-1 and DRM-2 forms, permits, approvals, and other pertinent documents related to environmental or wastewater discharging.

CEC will provide the Commission with two hard copies and one CD ROM containing files of all documents/correspondence sent to, and received from, all regulatory agencies including the IEPA, to the Chicago Department of the Environment, the Office of the Illinois State Fire Marshal, and any other state, local, or federal agencies.

CEC understands that remedial activities must be complete and the NFR Letter must be obtained from the IEPA prior to the occupancy of the school according to SRP requirements.

QUALITY PROGRAM

CEC is committed to providing quality professional services to all of our clients. Mr. Gordon Stevens, P.G. will primarily serve in the role as our Environmental Quality Assurance Manager and Principal Liaison to the SRP for this project. Mr. John Yates, P.E. will serve as Principal Manager and as signatory on all IEPA SRP documents as the Review & Evaluation Licensed Professional Engineer or Geologist (RELPEG). Mr. Rudolf Stein will act as the Project Manager. The remainder of the project team is listed on the Project Organization Chart shown in the December 19, 2008 Statement of Qualifications.

Our dedication to quality is implemented consistently on all projects, through the CEC Quality Assurance Program (QAP). Upon joining CEC, all employees are provided with a copy of the QAP and are required to follow the policies and procedures contained therein on all projects. Our dedication to quality begins at the top and includes all of CEC's offices, departments, and employees.

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PROJECT COSTS

CEC proposes to provide the requested services on a time and materials basis in accordance with the estimate of lump sum task projections provided on the attached Task Cost Projections table (Table 1). The tasks shown on Table 1 include labor and reimbursable expenses. Many of these task cost projections are shown as the total projected cost estimated to complete the task (approximately 100 percent), and others are shown as a portion of the total projected cost estimated to complete the task (approximately 15 – 30 percent). Reimbursable expenses are shown on the attached Reimbursable Expense Cost Summary (Table 2). These reimbursable expenses are included in the Task Cost Projections table (Table 1).

The cost projections were estimated based on our understanding of the project Scope and include tasks or activities specifically listed and/or interpreted as necessary to complete this project. The total cost to complete this project may be greater or lesser than the projected costs. For estimating purposes, CEC has used our 2009 Schedule of Unit Rates. Reimbursable expenses will be invoiced at cost plus 12 percent.

PROJECT SCHEDULE

CEC is committed to completing projects in a timely manner and understands the importance of the Commission's project construction and completion schedule. We will make every possible effort to conform to this schedule throughout the progress of the project.

CLOSING

CEC sincerely appreciates the opportunity to provide this proposal to the Public Building Commission of Chicago. If you have questions or comments, please feel free to contact us. We look forward to working with you on this project.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

John Yates, P.E.
Vice President

Rudolf H. Stein
Project Manager

Table 1 – Task Cost Projections (Including Labor and Reimbursable Expenses)

Table 2 – Reimbursable Expense Cost Projections (Through Project Completion)

Attachment A – Brighton Park II RFP

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TABLE 1

Task Cost Projections

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Task Cost Projections
(Including Labor and Reimbursable Expenses)
Brighton Park II Area

Table 1

Task Item	Total
Task 1 - Document Review.....	\$ 3,100
Approximately 100% of projected task cost.	
Task 2 - Additional Subsurface Investigation.....	\$ 27,000
Approximately 100% of projected task cost.	
Task 3 - Focused/Comprehensive Site Investigation Report.....	\$ 22,000
Approximately 100% of projected task cost.	
Task 4 - Remediation Objective Report/Remedial Action Plan.....	\$ 24,000
Approximately 100% of projected task cost.	
Task 5 - SRP Enrollment and Design Project Management.....	\$ 52,000
Approximately 30% of projected task cost.	
Task 6 - Bid Specifications & Bid Documents.....	\$ 15,000
Approximately 20% of projected task cost.	
Task 7 - IEPA SRP/Construction Oversight.....	\$ 33,000
Approximately 15% of projected task cost.	
Projection Subtotal	\$ 176,100



TABLE 2

Reimbursable Expense Cost Projections

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Reimbursable Expense Cost Projections

(Through Project Completion)

Brighton Park II Area

Table 2

Task Item	Total
Field Vehicle Rental.....	\$ 10,000
Postage/Shipping.....	\$ 1,600
Analytical Laboratory (MBE Subcontractor).....	\$ 76,000
Drilling Contractor.....	\$ 2,300
Parking/Tolls.....	\$ 1,700
Miscellaneous Field Equipment and Supplies....	\$ 3,400
IEPA Invoice Stipend.....	\$ 20,000
Total Reimbursable Expense.....	\$ 115,000

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Task Cost Projections - Expanded

(Through Project Completion)

Brighton Park II Area

Table 3

Task 1 - Document Review			\$3,100
Labor	Projected Hours	Projected Cost	
Principal	1	\$175	
Senior Project Manager	1	\$170	
Project Manager II	12	\$1,641	
Project Manager I	1	\$116	
Project Consultant	8	\$742	
Labor Subtotal:		\$2,844	
Administrative Fees		\$176	
Task 2 - Additional Subsurface Investigation			\$27,000
Labor	Projected Hours	Projected Cost	
Vice President	1	\$175	
Principal	1	\$175	
Project Manager II	28	\$3,832	
Project Manager I	4	\$465	
Project Consultant	30	\$2,781	
Designer (CADD)	16	\$1,695	
Administrative Manager	2	\$112	
Labor Subtotal:		\$9,235	
Reimbursable Expenses			
Analytical Laboratory (assumes approximately 60% of PHASE II ESA laboratory analytical cost)		\$14,000	
Drilling Contractor (assumes approximately 60% of PHASE II ESA drilling cost)		\$2,240	
Field Vehicle Rental (assumes 2 daily usages at \$85/day)		\$190	
Miscellaneous Field Equipment and supplies (including PID and GPS)		\$224	
Postage/Shipping (shipping cost for rental equipment)		\$560	
Reimbursable Expenses Subtotal:		\$17,214	
Administrative Fees		\$319	
Task 3 - Focused/Comprehensive Site Investigation Report			\$22,000
Labor	Projected Hours	Projected Cost	
Vice President	4	\$700	
Principal	8	\$1,400	
Senior Project Manager	12	\$2,035	
Project Manager III	4	\$624	
Project Manager II	64	\$6,596	
Project Manager I	16	\$4,027	
Project Consultant	32	\$2,894	
Designer (CADD)	12	\$1,271	
Administrative Manager	8	\$448	
Labor Subtotal:		\$19,995	
Reimbursable Expenses			
Postage/Shipping (shipping cost for deliverables)		\$112	
Reimbursable Expenses Subtotal:		\$112	
Administrative Fees		\$1,008	
Task 4 - Remediation Objective Report/Remedial Action Plan			\$24,000
Labor	Projected Hours	Projected Cost	
Vice President	4	\$700	
Principal	12	\$2,100	
Senior Project Manager	12	\$2,035	
Project Manager II	36	\$7,665	
Project Manager I	12	\$1,394	
Project Consultant	60	\$6,231	
Designer (CADD)	8	\$1,695	
Administrative Manager	16	\$448	
Labor Subtotal:		\$22,268	
Reimbursable Expenses			
Postage/Shipping (shipping cost for deliverables)		\$112	
Reimbursable Expenses Subtotal:		\$112	
Administrative Fees		\$1,059	

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Task Cost Projections - Expanded

(Through Project Completion)

Brighton Park II Area

Table 3

Task 5 - SRP Enrollment and Design Project Management*			\$51,000
Labor	Projected Hours	Projected Cost	
Vice President	7	\$1,155	
Principal	22	\$3,833	
Senior Project Manager	25	\$4,222	
Project Manager II	186	\$25,394	
Project Manager I	17	\$1,952	
Project Consultant	31	\$2,677	
Designer (CADD)	20	\$2,161	
Administrative Manager	14	\$772	
Labor Subtotal:		\$42,166	
Reimbursable Expenses			
IEPA Invoice Slipend (fixed fee of \$20,000 as indicated in the RFP)		\$7,000	
Field Vehicle Rental (Assumes 37 daily usages at \$85/day)		\$1,057	
Parking/Tolls (assumes \$34/meeting and total of 37 meetings)		\$373	
Postage/Shipping (shipping cost for deliverables)		\$64	
Reimbursable Expenses Subtotal:		\$8,121	
Administrative Fees		\$1,533	
Task 6 - Bid Specifications & Bid Documents*			\$15,000
Labor	Projected Hours	Projected Cost	
Vice President	2	\$350	
Principal	5	\$840	
Senior Project Manager	34	\$5,833	
Project Manager II	13	\$1,754	
Project Consultant	41	\$3,782	
Designer (CADD)	8	\$848	
Administrative Manager	10	\$537	
Labor Subtotal:		\$13,944	
Reimbursable Expenses			
Field Vehicle Rental (Assumes 12 daily usages at \$85/day)		\$228	
Parking/Tolls (Assumes \$34 per meeting for 12 meetings)		\$81	
Postage/Shipping (shipping cost for deliverables)		\$34	
Reimbursable Expenses Subtotal:		\$343	
Administrative Fees		\$721	
Task 7 - IEPA SRP/Construction Oversight*			\$33,000
Labor	Projected Hours	Projected Cost	
Vice President	3	\$473	
Principal	4	\$733	
Senior Project Manager	23	\$3,968	
Project Manager II	10	\$1,319	
Project Consultant	138	\$12,791	
Designer (CADD)	14	\$1,430	
Administrative Manager	12	\$672	
Labor Subtotal:		\$21,388	
Reimbursable Expenses			
Analytical Laboratory (assumes 5 samples/month for 4 months, and \$3,000/sample)		\$9,240	
Field Vehicle Rental (Assumes 4 months usages at \$1,400/month)		\$941	
Miscellaneous Field Equipment and supplies (including PFD and GPS)		\$504	
Postage/Shipping (shipping cost for rental equipment)		\$67	
Reimbursable Expenses Subtotal:		\$10,752	
Administrative Fees		\$802	
Projection Subtotal			\$176,100

Note:

The projected cost listed for each Task is rounded up to the nearest hundred to thousand.
 Administrative fees typically include reproduction services and AutoCAD printing fees.

Tasks 1 - 4 are shown as the total projected cost to complete.

* Tasks 5 - 7 are shown as a portion of the total projected cost to complete as shown below.

Tasks 5 (20%)

Tasks 6 (20%)

Tasks 7 (15%)

PUBLIC BUILDING COMMISSION OF CHICAGO
 Reimbursable Expense Cost Projections-Expanded
 (Through Project Completion)
 Brighton Park II Area
 Table 4

Task Item	Total
Field Vehicle Rental	\$ 10,000
Task 2: Assumed 2 daily usages at \$85/day	\$170
Task 5a: Assumed 37 daily usages at \$85/day	\$3,145
Task 6c: Assumed 12 daily usages at \$85/day	\$1,020
Task 7a: Assumed 4-month rental at \$1,400/month	\$5,600
Postage/Shipping	\$ 1,600
Includes shipping of final reports to the PBC and IEPA; bid documents; NFR letter; and Public Notices; rental field equipment shipping	
Analytical Laboratory (MBE Subcontractor)	\$ 76,000
Task 2: Assumed approximately 60% of cost from previous Phase II ESA	\$14,000
Task 7a: Assumed 5 samples, each once every 30 days, at approx \$3,000 per sample	\$61,600
Drilling Contractor	\$ 2,300
Task 2: Assumed approximately 60% of cost from previous Phase II investigation	
Parking/Tolls	\$ 1,700
Assumed \$34 per meeting for total of 50 meetings	
Miscellaneous Field Equipment and Expenses	\$ 3,400
Including PID; Sampling equipment; GPS; and other field work unknowns	
IEPA Invoice Stipend	\$ 20,000
Fixed fee as indicated in the RFP	
Total Reimbursable Expense	\$ 115,000



ATTACHMENT A

Brighton Park II RFP

Senior Leadership

Integrated Services

Personal Business Relationships

**Brighton Park II
48th and Rockwell
Consultant Environmental Management
Design through Construction**

Description of Services

The environmental consultant (EC) shall perform professional environmental consulting and engineering services for the Brighton Park II site, generally located at 48th and Rockwell, Chicago, IL.

The following descriptions are not exhaustive as to activities, sources or topics:

Site Layout

The New Brighton Park II School is bordered on the north by West 48th Street, on the east by Chicago Tube and Iron Company, to the south by a former railroad track, and to the west by a commercial property.

The new proposed school will be three stories and approximately 105,000 sq. ft., surrounded to the north by W. 48th Street, to the south by a grassy field, to east by Rockwell Avenue, and to the west a paved parking lot. The proposed school layout diagram shall be provided to the Consultant.

The boundaries of the site to be enrolled in the Illinois Environmental protection Agency's (IEPA) Site Remediation Program (SRP), at this time, are limited to the building area, the parking lot, and the grassy field.

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- d. "Comprehensive Site Investigation Report, Chicago Tube and Iron, 48th Street, California Avenue, Chicago, Illinois", dated March 20, 2006, prepared by K-Plus Environmental Services, Inc.

A copy of these documents shall be provided to the EC.

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1. Review existing environmental documents. Identify any recognized environmental conditions and/or data gaps.

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2. Utilize Phase II information collected by Civil and Environmental Consultants, Inc. (CEC) and existing Phase II Environmental Site Assessments and identify any remaining data gaps. Prepare a Scope of Work, based on site enrollment criteria, for any additional soil/groundwater testing that may be required.

Task III. Focused/Comprehensive Site Investigation Report

1. Prepare a draft "Focused" or "Comprehensive" Site Investigation Report (FSIR/CSIR), in accordance with IEPA SRP requirements.
2. Submit the draft FSIR/CSIR to the PBC for review.
4. Incorporate (or address) all comments provided by the PBC.
5. Submit the Final FSIR/CSIR to the PBC for approval.

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1. The Consultant shall fully manage and coordinate all enrollment requirements related to the SRP with the IEPA.
2. The Consultant shall prepare all SRP Program applications, forms and reports in accordance with Title 35 Subtitle G Chapter 1 Part 740, Subpart B for Commission and the Commission's Representative signatures.

3. The consultant must obtain approvals for all reports/submittals from the PBC and Chicago Public Schools prior to submittal to the IEPA.
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6. Develop Fact Sheets, Notifications, and repository contents as required by 740, Subpart H. Coordinate the placement of the materials in the repository with the PBC and outside agencies as required.
7. The consultant shall coordinate directly with PBC and keep IEPA apprised of all remediation activities.
8. Submit signed SRP DRM forms and reports to IEPA via certified mail or through express mail as requested.
9. Develop timely responses to IEPA, the Commission, the Job Order Contract Construction Managers, and Chicago Public Schools (CPS) as requested.
10. Participate in monthly (or as requested) status meetings with the PBC, Architect of Record, project team and Client. Assume two hours per meeting and twenty-five (25) design meetings and twelve (12) Job Order Contract construction meetings for the purposes of this proposal.;
11. Ensure that the ROR/RAP is approved by the IEPA prior to initiation of school construction.
12. Provide drawings for two construction packages including Site Preparation and Construction phases that delineate the extent of surface and subsurface soil conditions exceeding remedial objectives and show the types of materials defined for soil management, handling, and disposal.
13. Ensure that the remediation plans and specifications provide a clear line of responsibility and work procedures for both the Site Preparation and Construction phases of work. Ensure that these plans anticipate potential challenges such as discovery of USTs, in order to minimize delays during construction.
14. Provide two hard copies of IEPA SRP forms, SRP reports and correspondence to the PBC and PBC's representatives as requested.
15. Review and approve IEPA invoices. Provide copy of invoices and review comments to Commission and the Commission's Representative. Pay all IEPA invoices and include a \$ 20,000.00 stipend in the proposal for the payment of these fees.
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19. Provide copies of proof of payment to PBC and the PBC's Representative.
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21. Create a package of documents retrieved from the oversight of the Site Preparation activities including but not limited to: waste characterization and waste profiles,

imported fill environmental analysis, summary of weekly volumes of material exported and imported from/to the site, summary of waste removal tickets or landfill signed manifests.

Task VI. Bid Specifications and Bid Documents

1. Coordinate the development of all bid documentation with the Architect of Record and their project team including but not limited to the geotechnical, structural and civil engineering professionals.
2. Fully coordinate all bid documentation with the design documentation for the construction project.
3. Identify and analyze all sub-surface conditions and prepare complete remediation plans and modify existing CPS template specifications.
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PUBLIC BUILDING COMMISSION OF CHICAGO

Division : Brighton Park II Area Elementary School
 Project : 48th & Rockwell
 Address : 14/Burke
 Ward / Ald : 14/Burke

TOTAL PBC PROJECT BUDGET

PMO Project No :05100
 PBC Project No : CPS-24
 Date: 1/18/09
 Rev# :
 Date:
 PM : Suzie Ekalls

Approved
 2010 Opening 2011 Opening

Cost Codes	GL Code	Group Headings	Budget 3/14/08	Budget Revision	Proposed Budget 1/8/09	Comments
		Square Footage	104,890			
I		Planning				
01.01	522415	Preliminary Property Appraisals	\$30,000		\$30,000	Std ES Formulation
01.02	522210	Demolition Assessment/Planning	\$5,000		\$5,000	Std ES Formulation
01.03	513119	Environmental Assessment/Planning	\$15,000		\$15,000	Std ES Formulation
01.04	513173	Facility/Site Test First Layouts	\$20,000		\$20,000	Std ES Formulation
01.05	513183	Conceptual Estimating	\$5,000		\$5,000	Std ES Formulation
01.06	513186	Other Planning Costs	\$0	\$10,000	\$10,000	Traffic studies
01.07	513163	Site Survey	\$30,000		\$30,000	Std ES Formulation
		Sub-Total	\$105,000	\$10,000	\$115,000	
II		Land Acquisition & Site Control				
02.01	513200	Legal Fees - Acquisition	\$50,000		\$50,000	
02.02	513203	Legal Fee Reimbursables	\$5,000		\$5,000	
02.06	522100	Land Acquisition	\$3,250,000	\$650,000	\$3,900,000	1/5/08 est by Neal & Leroy
02.07	522300	Relocation Costs	\$0		\$0	
02.09	524800	Abatement, Demo, Fencing, & Signage	\$636,395	-\$207,357	\$429,038	Gordian group estimate 1/8/09
02.11	523700	Utility Relocation Fees	\$675,000		\$675,000	
02.12	523720	Public Right of Way Amendment	\$0	\$100,000	\$100,000	
02.13	522150	Other Land Acquisition Costs	\$20,000		\$20,000	
		Sub-Total	\$4,636,395	\$342,643	\$5,179,038	
III		Environmental and Site Preparation				
03.01	513140	Environmental Testing and Consulting	\$250,000		\$250,000	Std ES Formulation
03.03	513168	Geotechnical Testing	\$20,000	\$5,000	\$25,000	Std ES Formulation
03.06	523900	Environmental Remediation & Site Preparation	\$6,611,471	(\$3,717,971)	\$2,893,500	GGG estimate 1/5/09
03.07	523950	Other Environmental & Site Prep. Costs	\$250,000	(\$5,000)	\$245,000	CDDT work below the line
		Sub-Total	\$7,131,471	(\$3,717,971)	\$3,413,500	
IV		Design				
04.01	521105	Design Architect Fees	\$50,000		\$50,000	
04.02	521100	AOR Basic Fees	\$2,150,000		\$2,150,000	
04.03	521500	AOR Reimbursables	\$200,000		\$200,000	
04.04	521600	AOR Additional Services	\$0		\$0	
04.10	513600	Commissioning Agent	\$0		\$0	By GPS
04.11	513700	Developer Services & Retaining Fees	\$65,000		\$65,000	Std ES Formulation
04.12	513250	Legal Fee - Zoning Board Approval, Plan Development	\$30,000	\$35,000	\$65,000	Std ES Formulation
04.13	513900	Other Design Related Costs	\$100,000		\$100,000	
		Sub-Total	\$2,605,000	\$35,000	\$2,640,000	
V		Project Implementation				
05.01	513142	Project Management Fees	\$1,030,777	\$131,000	\$1,161,777	
05.02	520100	Project Management Reimbursables	\$103,078	\$13,100	\$116,178	10% of PM fee
05.04	518700	Pre-Bid Advertising	\$5,000		\$5,000	Std ES Formulation
05.05	515200	Document Reproduction	\$15,000		\$15,000	Std ES Formulation
05.06	518600	Community Outreach	\$0		\$0	
05.07	513104	Affirmative Action Consulting	\$166,289		\$166,289	.58% of Construction
05.09	511300	PBC Administration	\$860,010		\$860,010	3% of all Construction
05.10	513900	Other Project Implementation Costs	\$0		\$0	
		Sub-Total	\$2,180,134	\$144,100	\$2,324,234	