ADDENDUM

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

ADDENDUM NO.: **01**

PROJECT NAME: **Construction Management at Risk Services for Various Chicago Public Schools (Package 1)**

CONTRACT NO.: **PS3021**

DATE OF ISSUE: **November 9, 2018**

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. Issued Addenda represent responses/clarifications to various inquiries. Contractors shall be responsible for including all associated labor/material costs in its bid. Drawings/specifications corresponding to inquiry responses will be issued with the Issue for Construction Documents, upon issuance of building permit.

ITEM NO. 1: **CHANGE TO KEY DATES**

None.

ITEM NO. 2: **REQUEST FOR PROPOSAL (RFP) DOCUMENT**

Change 1 **REMOVE** RFP Table of Contents and **REPLACE WITH** attached Addendum 01 – Table of Contents. Changed name of Project Pages, added page numbers and Cost Form.

Change 2 Section V – Submission Checklist – **REMOVE** Page 14 of 123 and **REPLACE WITH** Addendum 01 – Page 14 of 123. Item #15 changed 'C.' to 'B.' and Item #16 deleted 'Complete FORM I – GMP Proposal' and replaced with 'Complete Cost Form (per Project)'

Change 3 **REMOVE** RFP Project Pages 16-21 of 123 and **REPLACE WITH** Addendum 01 – Project Pages 16-21 of 123. Added Project Details.

ITEM NO. 3: **REQUESTS FOR INFORMATION**

None.

This Addendum includes the following Documents and/or Specifications:

(Available on PBC's Current Opportunities page for this RFP here.)

1. Addendum 01 – Table of Contents
2. Addendum 01 – Page 14 of 123
3. Addendum 01 – Project Pages 16-21 of 123 containing the following content per Project*:
    a) Interim 60% SD Submittal
    b) System Narrative
    c) Specification's Table of Contents
    d) Phasing Plan
    e) Traffic Study (Draft)
    f) Boundary Survey
    g) Geotech Report (Draft)
    h) ESA Phase I (Draft)

    *If item is not included in a particular Project Page, PBC may issue in forthcoming addendum.

END OF ADDENDUM NO. 01

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13) Project Scheduling (TAB 9)

Provide a sample of your firm's project schedule as requested in Section II.B.9 of this RFP.

14) References (TAB 10)

Complete FORM G – References as requested in Section III.B.7 of this RFP.

15) Joint Venture Participation (TAB 11) – Applicable to Contractors who intend on submitting as Joint Venturers.

Complete FORM K – Joint Venture Affidavit and submit a copy of the entity's joint venture agreement. If Joint Venture is a MBE or WBE, please include City of Chicago or Cook County certification letter.

NOTE: As described in Section II. Key Information, B. Anticipated Contractual Obligations, 2) Joint Venture Partnerships, each Joint Venture Partner will also be required to submit all applicable forms requested in this solicitation.

16) Proposal Acceptance and Cost Form (TAB 12)

Complete FORM H – Proposal Acknowledgement and Acceptance Form

Complete Cost Form (per Project)

PROJECT DETAILS

PROJECT NAME:	Decatur Classical Elementary School Annex and Renovations
PROJECT ADDRESS:	7030 N. Sacramento Ave., Chicago IL 60645
PROJECT NUMBER:	05215
PROJECT WARD:	50
ALDERMAN:	Debra Silverstein
DESIGN ARCHITECT:	SMNG-A Architects
ARCHITECT OF RECORD:	TBD

PROJECT DESCRIPTION:

The project scope is anticipated to include a new, approximately 50,000 sq. ft., two-story annex to an existing two-story school building. The proposed annex would include (10) standard classrooms, (2) special needs classrooms, (1) science classroom with storage, (1) computer classroom, (1) dance room with storage, (1) art classroom with storage and Kiln, (2) admin offices, (2) faculty work rooms, gymnasium with an office, stage and storage, new student dining/multi-purpose room, hybrid kitchen and kitchen servery, kitchen office with (2) staff toilet/locker rooms, building storage, student toilets, utility rooms, an elevator for accessibility with building support spaces. The new annex project would be designed to achieve LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project would also include site improvements for a new parking lot, loading area, refuse area w/enclosure, stormwater management infrastructure, landscaping, and a new outdoor (3-5 and 5-12 ages) playground. A 25ft drive would encircle the project site to provide access as a dedicated fire lane for the back of the existing school and new annex. This drive would provide also access to the parking lot and play areas of the site. Work within the existing school building would include conversion of the existing library into a kindergarten classroom, converting current multi-purpose room to a music room, and converting the existing kitchen to music storage.

SUBSTANTIAL COMPLETION:

August 2020

PROJECT DOCUMENTS:

Interim 60% SD Submittal/Phasing Plan
System Narrative/Specification's Table of Contents
Traffic Study (Draft)
Boundary Survey
Geotech Report (Draft)
ESA Phase I (Draft)

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR VARIOUS CHICAGO PUBLIC SCHOOLS (Package 1)

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

Project 1 – Decatur Classical Elementary School Annex and Renovations

DESCRIPTION			COST
1. General Conditions			$TBD
2. Payment and Performance Bond & Insurance			$TBD
Payment and Performance Bond		$TBD	
Insurance		$TBD	
3. Construction (A+B)			$TBD
A. Pre-Construction Services[1]		$TBD	
B. Cost of the Work[1] (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)		$TBD	
Cost of Construction	$TBD		
Site Work Allowance [2]	$TBD		
Moisture Mitigation Allowance[2]	$TBD		
CCTV Allowance[2]	$TBD	$TBD	
Utility Allowance[2]	$TBD		
CM's Contingency[2]	$TBD		
Commission's Contingency[2]	$TBD		
4. Construction Manager's Fee (percentage of the total value of line 3)		_____%	$TBD
The Guaranteed Maximum Project Cost Proposal for Decatur Classical Elementary School Annex & Renovations will be the added values of Lines 1 + 2 + 3 + 4			$TBD

SUBMITTED BY:

Firm Name: _____

Contact Name: _____ Contact Email: _____

Signature: _____ Date: _____

[1] Indicates values to be included in the MBE/WBE calculation

[2] Unused portions of all contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

PROJECT DETAILS

PROJECT NAME:	Dirksen Elementary School Annex and Renovations
PROJECT ADDRESS:	8601 W. Foster Ave., Chicago IL 60656
PROJECT NUMBER:	05225
PROJECT WARD:	41
ALDERMAN:	Anthony Napolitano
DESIGN ARCHITECT:	SMNG-A Architects
ARCHITECT OF RECORD:	TBD

PROJECT DESCRIPTION:

The project scope is anticipated to include, but is not limited to: a new, approximately 61,000 sq. ft., three-story annex to an existing three-story school building. The proposed annex would include (18) standard classrooms, (4) special needs classrooms, (4) Pre-K & Kindergarten classrooms w/toilets and storage, (2) science classrooms with storage, (2) computer classrooms, (2) admin offices, a new library/media center, new student dining/multi-purpose room, hybrid kitchen and kitchen servery, kitchen office with (2) staff toilet/locker rooms, building storage, student toilets, utility rooms, an elevator for accessibility with building support spaces. The new annex project would be designed to achieve LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project would also include site improvements for a new parking lot, as well as, loading area, confirmed refuse area w/enclosure, confirmed 5-12-age Playground, landscaping, and stormwater management infrastructure. The demolition of the existing (2) four-modular buildings in preparation for the new site construction scope. Work within the existing school building would include conversion of the existing kitchen to a teacher's lounge, servery into an office, along with conversion of two (2) kindergarten rooms into a drama and music classroom. Additionally, exterior envelope repairs would occur along with replacement of the roof of the existing school building.

SUBSTANTIAL COMPLETION:

January 2021

PROJECT DOCUMENTS:

Interim 60% SD Submittal/Phasing Plan
System Narrative
Specification's Table of Contents
Traffic Study (Draft)
Boundary Survey
Geotech Report (Draft)
ESA Phase I (Draft)

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES
FOR VARIOUS CHICAGO PUBLIC SCHOOLS (Package 1)

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

Project 2 – Dirksen Elementary School Annex and Renovations

DESCRIPTION			COST
1. General Conditions			$TBD
2. Payment and Performance Bond & Insurance			$TBD
Payment and Performance Bond		$TBD	
Insurance		$TBD	
3. Construction (A+B)			$TBD
A. Pre-Construction Services[1]		$TBD	
B. Cost of the Work[1] (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)		$TBD	
Cost of Construction	$TBD		
Site Work Allowance [2]	$TBD		
Moisture Mitigation Allowance[2]	$TBD		
CCTV Allowance[2]	$TBD	$TBD	
Utility Allowance[2]	$TBD		
CM's Contingency[2]	$TBD		
Commission's Contingency[2]	$TBD		
4. Construction Manager's Fee (percentage of the total value of line 3)		_____%	$TBD
The Guaranteed Maximum Project Cost Proposal for Dirksen Elementary School Annex & Renovations will be the added values of Lines 1 + 2 + 3 + 4			$TBD

SUBMITTED BY:

Firm Name: _____

Contact Name: _____ Contact Email: _____

Signature: _____ Date: _____

[1] Indicates values to be included in the MBE/WBE calculation

[2] Unused portions of all contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

PROJECT DETAILS

PROJECT NAME:	McDade Classical Elementary School Annex and Renovations
PROJECT ADDRESS:	8801 S. Indiana Ave., Chicago IL 60619
PROJECT NUMBER:	05255
PROJECT WARD:	9
ALDERMAN:	Anthony Beale
DESIGN ARCHITECT:	LEGAT Architects
ARCHITECT OF RECORD:	TBD

PROJECT DESCRIPTION:

The project scope is anticipated to include, but is not limited to: a new, approximately 9,000 sq. ft., gymnasium/multi-purpose room facility with classrooms to an existing one-story school building. The proposed annex would include a new gymnasium/multi-purpose room with an office, and storage, (1) standard classroom, (1) science classroom with storage, (1) art classroom with storage and Kiln, (1) unisex toilet room, general building storage, utility rooms, with building support spaces. The new annex project would be designed to achieve LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project scope would also include site improvements for stormwater management infrastructure, loading area, refuse area w/enclosure, and landscaping. Also, site scope would include work at the existing parking lot (existing 40 spaces, projected decrease to 30 spaces incl. ADA), for landscaping ordinance compliance scope and a new outdoor 5-12 playground on the north side of the site and a new outdoor 5-12 playground to the east side of the site. Additional site development would include reconfiguration of the walking path and its landscaping. Work within the existing school building would include renovating (1) classroom, (1) kindergarten classroom, gym/multipurpose into a cafeteria/multipurpose room, gym/book storage w/partial library space into a new hybrid kitchen, along with the boys and girls toilets. Additionally, targeted exterior envelope and roof repairs would occur of the existing school building and at its foundation system.

SUBSTANTIAL COMPLETION:

August 2020

PROJECT DOCUMENTS:

Interim 60% SD Submittal/ Phasing Plan
System Narrative
Specification's Table of Contents
Traffic Study (Draft)
Boundary Survey
Geotech Report (Draft)
ESA Phase I (Draft)

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR VARIOUS CHICAGO PUBLIC SCHOOLS (Package 1)

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

Project 3 – McDade Classical Elementary School Annex and Renovations

DESCRIPTION			COST
1. General Conditions			$TBD
2. Payment and Performance Bond & Insurance			$TBD
Payment and Performance Bond		$TBD	
Insurance		$TBD	
3. Construction (A+B)			$TBD
A. Pre-Construction Services[1]		$TBD	
B. Cost of the Work[1] (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)		$TBD	
Cost of Construction	$TBD		
Site Work Allowance [2]	$TBD		
Moisture Mitigation Allowance[2]	$TBD		
CCTV Allowance[2]	$TBD	$TBD	
Utility Allowance[2]	$TBD		
CM's Contingency[2]	$TBD		
Commission's Contingency[2]	$TBD		
4. Construction Manager's Fee (percentage of the total value of line 3)		_____%	$TBD
The Guaranteed Maximum Project Cost Proposal for McDade Classical Elementary School Annex & Renovations will be the added values of Lines 1 + 2 + 3 + 4			$TBD

SUBMITTED BY:

Firm Name: _____

Contact Name: _____ Contact Email: _____

Signature: _____ Date: _____

[1] Indicates values to be included in the MBE/WBE calculation

[2] Unused portions of all contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

PROJECT DETAILS

PROJECT NAME:	Palmer Elementary School Annex and Renovations
PROJECT ADDRESS:	5051 N. Kenneth Ave., Chicago IL 60630
PROJECT NUMBER:	05275
PROJECT WARD:	39
ALDERMAN:	Margaret Laurino
DESIGN ARCHITECT:	FGM Architects
ARCHITECT OF RECORD:	TBD

PROJECT DESCRIPTION:

The project scope is anticipated to include, but is not limited to: a new, approximately 33,000 sq. ft., two-story annex to an existing two-story school building. The proposed annex would include (7) standard classrooms, (1) special needs classrooms for 3 age groups, (1) computer classroom, (2) art classroom with storage and Kiln, (2) admin offices, a new library/media center, new student dining/multi-purpose room, hybrid kitchen and kitchen servery, kitchen office with (1) staff toilet/locker rooms, building storage, student toilets, utility rooms, an elevator for accessibility with building support spaces. The new annex project would be designed to achieve LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project scope would also include site improvements for a new parking lot, loading area, refuse area w/enclosure, stormwater management infrastructure, landscaping, new green space, and a new outdoor (3-5 and 5-12 ages) playground. The demolition of foundation and removal of utilities for the existing flat-roofed eight (8) modular classroom building, in preparation for the new site scope. Work within the existing school building would include conversion of the existing kitchen and lunchroom into two (2) typical classrooms, converting existing art classroom into a typical classroom, and renovating the existing computer lab to provide added power/data. Additionally, exterior envelope repairs would occur along with replacement of the roof of the existing school building.

SUBSTANTIAL COMPLETION:

August 2020

PROJECT DOCUMENTS:

Interim 60% SD Submittal
System Narrative/Specification's Table of Contents
Phasing Plan
Traffic Study (Draft)
Boundary Survey
Geotech Report (Draft)
ESA Phase I (Draft)

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR VARIOUS CHICAGO PUBLIC SCHOOLS (Package 1)

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

Project 4 – Palmer Elementary School Annex and Renovations

DESCRIPTION			COST
1. General Conditions			$TBD
2. Payment and Performance Bond & Insurance			$TBD
Payment and Performance Bond		$TBD	
Insurance		$TBD	
3. Construction (A+B)			$TBD
A. Pre-Construction Services[1]		$TBD	
B. Cost of the Work[1] (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)		$TBD	
Cost of Construction	$TBD		
Site Work Allowance [2]	$TBD		
Moisture Mitigation Allowance[2]	$TBD		
CCTV Allowance[2]	$TBD	$TBD	
Utility Allowance[2]	$TBD		
CM's Contingency[2]	$TBD		
Commission's Contingency[2]	$TBD		
4. Construction Manager's Fee (percentage of the total value of line 3)		_____%	$TBD
The Guaranteed Maximum Project Cost Proposal for Palmer Elementary School Annex & Renovations will be the added values of Lines 1 + 2 + 3 + 4			$TBD

SUBMITTED BY:

Firm Name: _____

Contact Name: _____ Contact Email: _____

Signature: _____ Date: _____

[1] Indicates values to be included in the MBE/WBE calculation

[2] Unused portions of all contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

PROJECT DETAILS

PROJECT NAME:	Poe Elementary Classical School Annex and Renovations
PROJECT ADDRESS:	10538 S. Langley Ave., Chicago IL 60628
PROJECT NUMBER:	05285
PROJECT WARD:	9
ALDERMAN:	Anthony Beale
DESIGN ARCHITECT:	FGM Architects
ARCHITECT OF RECORD:	TBD

PROJECT DESCRIPTION:

The project scope is anticipated to include, but is not limited to: a new, approximately 20,000 sq. ft., three-story annex to an existing three-story school building. The proposed annex would include (1) standard classroom, a new gymnasium/multi-purpose room including a stage, adjacent unisex toilet room, with an office and storage, a new student dining/multi-purpose room, hybrid kitchen and kitchen servery, kitchen office with (1) staff toilet/locker rooms, dining storage, building storage, boys and girls student toilets, utility rooms, an elevator for accessibility with building support spaces. The new annex project would be designed to achieve LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project scope would also include site improvements for confirming existing parking lot regulatory requirements, location confirmation of loading area, confirm refuse area w/enclosure, stormwater management infrastructure, landscaping, reconfigure turf field with expansion, and site development location of the existing playlot. Work within the existing school building would include full renovations of the music classroom, locker/break room into the break room with building engineer office, kitchen into a Faculty lounge, Storage into the piano lab/storage, library/computer rooms into the media room, art/science classroom into (1) typical classroom, gymnasium into (2) classrooms, (1) classroom into art/science classroom. Additionally, targeted exterior envelope and roof repairs would occur of the existing school building.

SUBSTANTIAL COMPLETION:

August 2020

PROJECT DOCUMENTS:

Interim 60% SD Submittal
System Narrative
Specification's Table of Contents
Phasing Plan
Traffic Study (Draft)
Boundary Survey
Geotech Report (Draft)
ESA Phase I (Draft)

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR VARIOUS CHICAGO PUBLIC SCHOOLS (Package 1)

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

Project 5 – Poe Elementary Classical School Annex and Renovations

DESCRIPTION			COST
1. General Conditions			$TBD
2. Payment and Performance Bond & Insurance			$TBD
Payment and Performance Bond		$TBD	
Insurance		$TBD	
3. Construction (A+B)			$TBD
A. Pre-Construction Services[1]		$TBD	
B. Cost of the Work[1] (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)		$TBD	
Cost of Construction	$TBD		
Site Work Allowance [2]	$TBD		
Moisture Mitigation Allowance[2]	$TBD		
CCTV Allowance[2]	$TBD	$TBD	
Utility Allowance[2]	$TBD		
CM's Contingency[2]	$TBD		
Commission's Contingency[2]	$TBD		
4. Construction Manager's Fee (percentage of the total value of line 3)		_____%	$TBD
The Guaranteed Maximum Project Cost Proposal for Poe Elementary Classical School Annex & Renovations will be the added values of Lines 1 + 2 + 3 + 4			$TBD

SUBMITTED BY:

Firm Name: _____

Contact Name: _____ Contact Email: _____

Signature: _____ Date: _____

[1] Indicates values to be included in the MBE/WBE calculation

[2] Unused portions of all contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

PROJECT DETAILS

PROJECT NAME:	Rogers Elementary School Annex and Renovations
PROJECT ADDRESS:	7345 N. Washtenaw Ave., Chicago IL 60645
PROJECT NUMBER:	05295
PROJECT WARD:	50
ALDERMAN:	Debra Silverstein
DESIGN ARCHITECT:	LEGAT Architects
ARCHITECT OF RECORD:	TBD

PROJECT DESCRIPTION:

The project scope is anticipated to include, but is not limited to: a new, approximately 33,000 sq. ft., two-story annex to an existing two-story school building. The proposed annex would include (8) standard classrooms, (2) science classroom with storage, (1) music classroom with storage, (1) art (drama) classroom with storage, (1) admin office, (1) faculty work room, new student dining/multi-purpose room, hybrid kitchen and kitchen servery, kitchen office with (2) staff toilet/locker rooms, building storage, student toilets, utility rooms, an elevator for accessibility with building support spaces. The new annex project would be designed to achieve LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project scope would also include site improvements for confirming existing parking lot regulatory requirements, loading area, confirm refuse area w/enclosure, stormwater management infrastructure, landscaping, reconfiguring walking path and green space, and a new outdoor (3-5 and 5-12 ages) playground. The existing Playlot would be demolished in preparation for the new site scope. Work within the existing school building would include conversion of the existing kitchen into an office/pull-out space and gym storage space.

SUBSTANTIAL COMPLETION:

August 2020

PROJECT DOCUMENTS:

Interim 60% SD Submittal/ Phasing Plan
System Narrative
Specification's Table of Contents
Traffic Study (Draft)
Boundary Survey
Geotech Report (Draft)
ESA Phase I (Draft)

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR VARIOUS CHICAGO PUBLIC SCHOOLS (Package 1)

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

Project 6 – Rogers Elementary School Annex and Renovations

DESCRIPTION			COST
1. General Conditions			$TBD
2. Payment and Performance Bond & Insurance			$TBD
Payment and Performance Bond		$TBD	
Insurance		$TBD	
3. Construction (A+B)			$TBD
A. Pre-Construction Services[1]		$TBD	
B. Cost of the Work[1] (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)		$TBD	
Cost of Construction	$TBD		
Site Work Allowance [2]	$TBD		
Moisture Mitigation Allowance[2]	$TBD		
CCTV Allowance[2]	$TBD	$TBD	
Utility Allowance[2]	$TBD		
CM's Contingency[2]	$TBD		
Commission's Contingency[2]	$TBD		
4. Construction Manager's Fee (percentage of the total value of line 3)	_____%		$TBD
The Guaranteed Maximum Project Cost Proposal for Rogers Elementary School Annex & Renovations will be the added values of Lines 1 + 2 + 3 + 4			$TBD

SUBMITTED BY:

Firm Name: _____

Contact Name: _____ Contact Email: _____

Signature: _____ Date: _____

[1] Indicates values to be included in the MBE/WBE calculation

[2] Unused portions of all contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)