

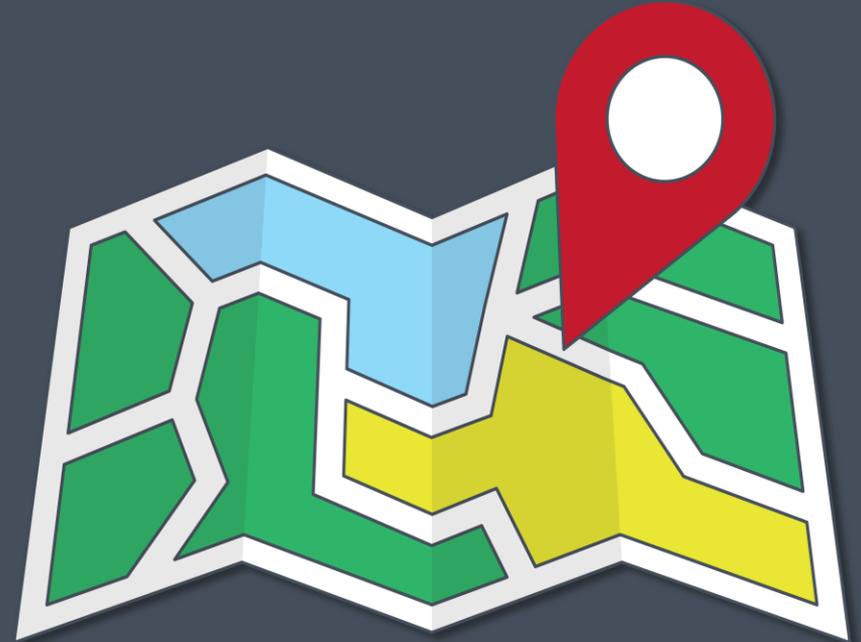


EC115

Pre-Submission Conference

Today's Roadmap

1. Welcome
2. Design and Construction Overview
3. Procurement Timeline & Instructions
4. RFP Highlights
5. Q&A
6. Networking Session



Ray Giderof
Chief Development
Officer

**Design and
Construction
Overview**

Design Guiding Principles

- Effort to enrich & rebuild the community
- Brand new, 21st Century Fire Station
- Communication monopole to serve Chicago's Southside
- High quality materials to withstand robust use and be easily maintained
- Energy efficient & sustainable design

EC 115

PROJECT SCOPE

new 1-story, approx. 27,000 sf

Serves 20 firefighters/EMT's and 8 Officers

OEMC communications monopole

CFD District Office

Site Development

LEED Silver

Proposed Project Schedule

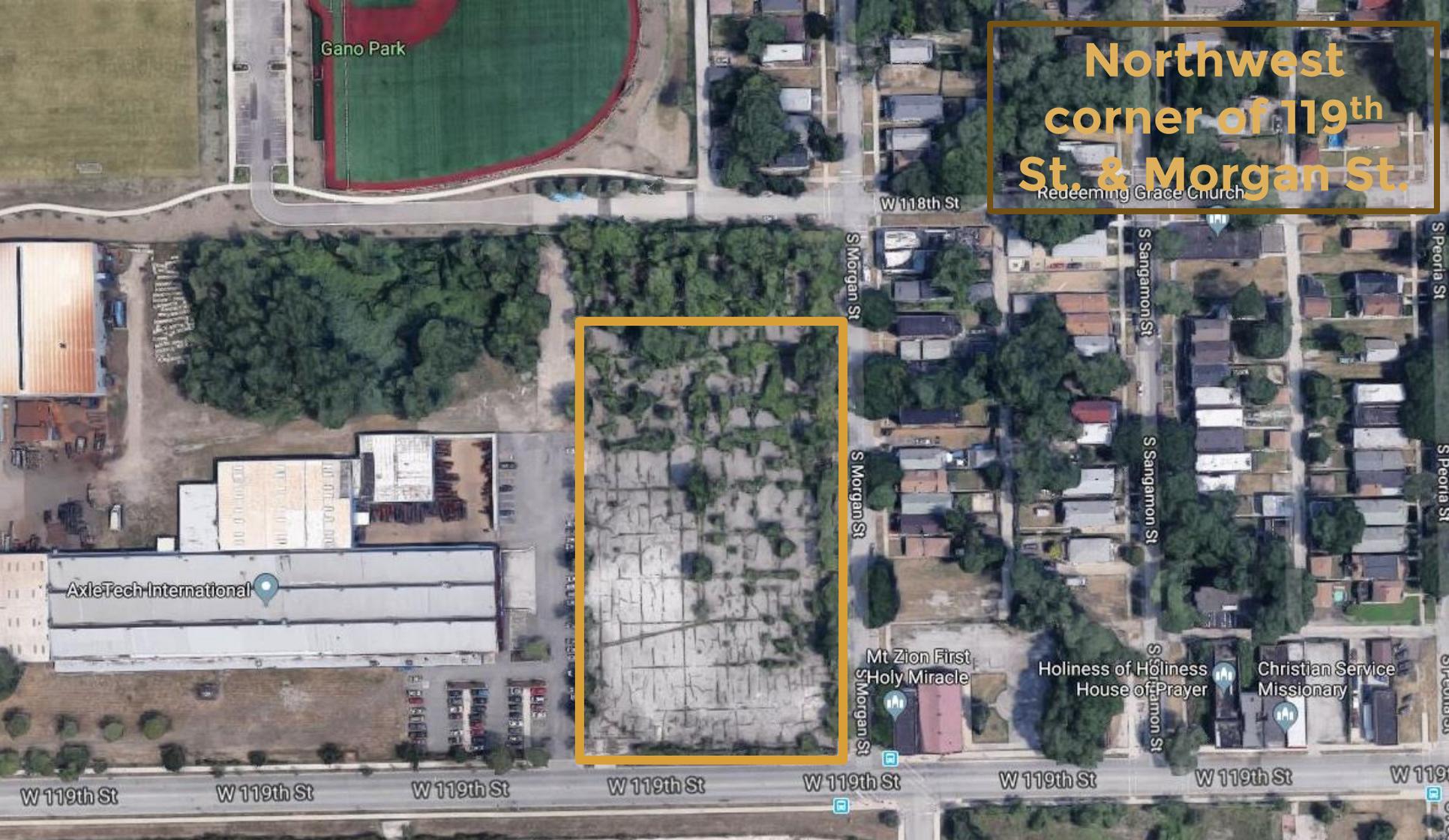
PBC to recommend Design-Build Entity for Award	Q1 2019
Substantial Completion	Q3 2020

Design and Construction Budget

\$20,000,000 - \$22,000,000

The budget includes, but is not limited to:

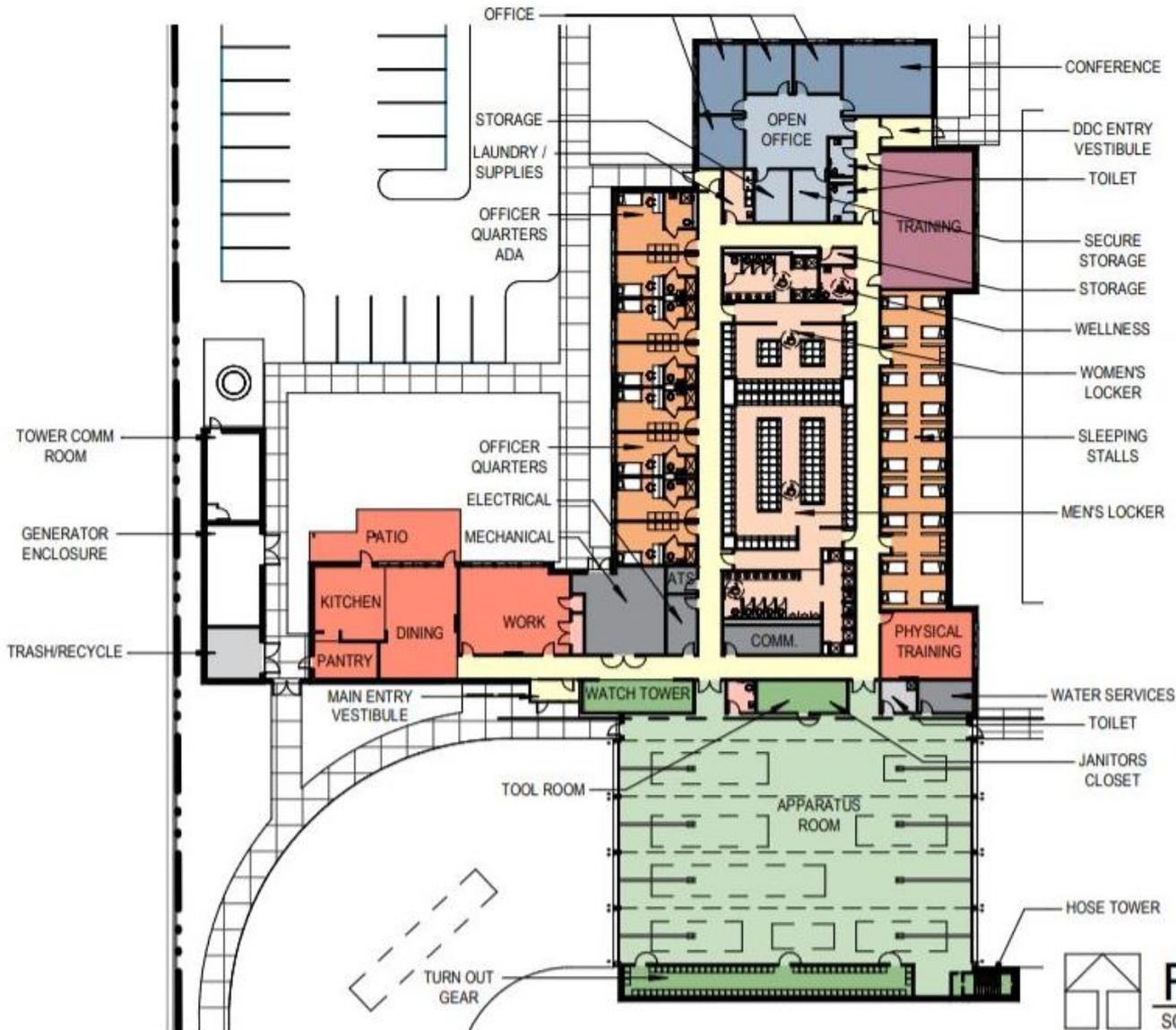
- professional design and engineering services including all regulatory approvals
- construction management services
- construction costs for the project
- environmental site remediation
- site preparation
- new building construction
- site development
- new monopole
- utilities



**Northwest
corner of 119th
St. & Morgan St.**
Redeeming Grace Church



EC115
Site Limits



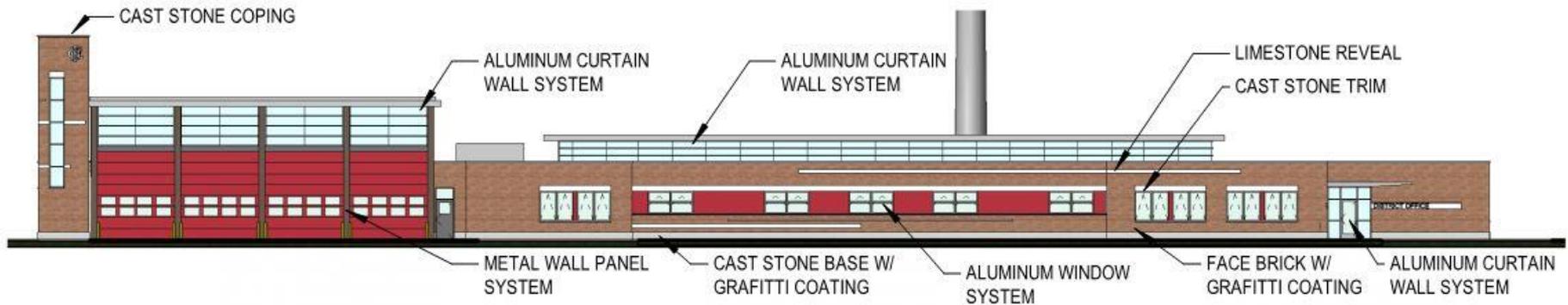
FLOOR PLAN
SCALE: 1" = 40'-0"

EC115
Floor Plan



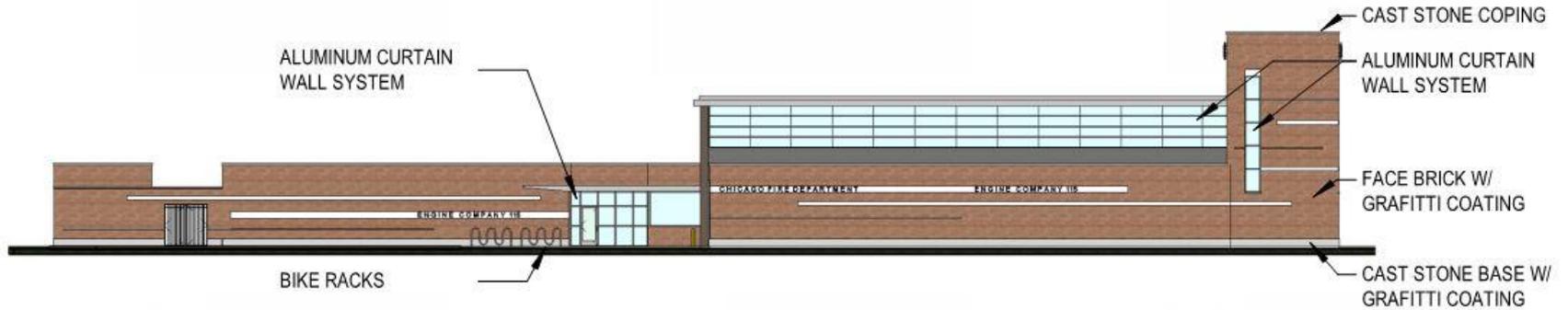
NORTH ELEVATION

SCALE: 1/32" = 1'-0"



EAST ELEVATION

SCALE: 1/32" = 1'-0"



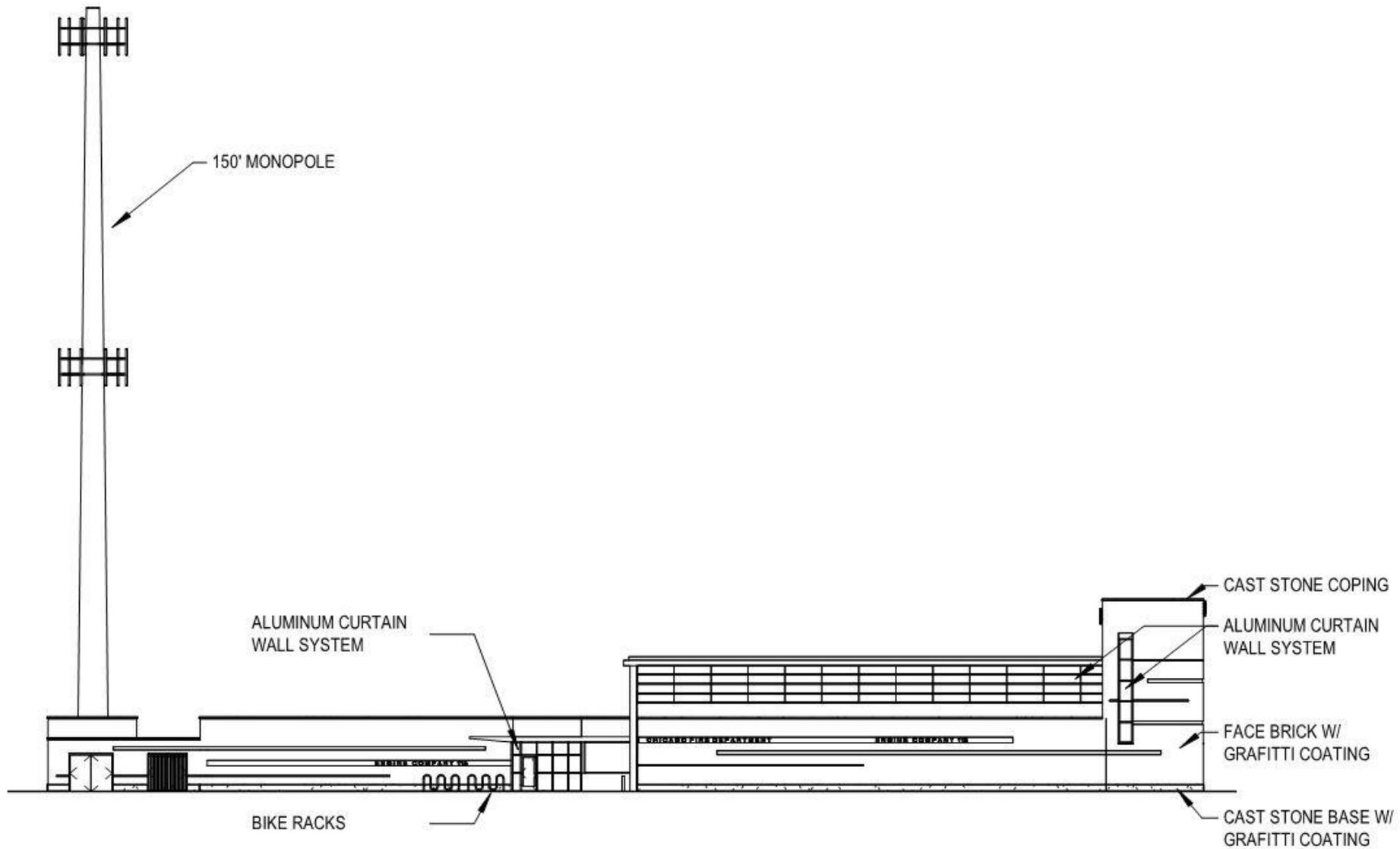
SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

Specialty Consultants

- **Environmental Engineering**
 - Phase I ESA Final Report
 - CSIR/ROR/RAP Draft Report
 - GPR/EM Survey Report
 - Test Pit Investigation Report
- **Geotechnical Engineering**
 - Geotechnical Final Report
- **Survey**
 - ALTA Survey
- **Traffic**
 - Draft Report

Construction Overview

- Execution Strategy
 - Design
 - Permitting
 - Sequence
 - Coordination
 - Construction
- Site Logistics
- IEPA's SRP Soil Delineation and Reporting Requirements/Approvals - D/B Obligations
- IEPA's NFR Requirements - D/B Obligations

**Patricia
Montenegro**
Deputy Director of
Procurement

Procurement
Timeline &
Instructions

Procurement Details

Requests for Information:

- Send to patricia.montenegro@cityofchicago.org
- Remember the Project Name and Contract Number on subject line of email

Documents related to this solicitation:

- <http://www.pbcchicago.com/opportunities/93870/>

[RFP Document for Design/Build Services for Engine Company 115](#) – Issued 12/7/18

[RFP Exhibit A](#) – Sample Form of Design Build Agreement

[RFP Exhibit B](#) – Insurance Requirements

[RFP Exhibit C](#) – Sample Project Community Area Map

[RFP Exhibit D](#) – Sample Chicago Public School Project Labor Agreement

[RFP Exhibit E](#) – Draft Program Summary

[RFP Exhibit F](#) – Traffic Study (Draft)

[RFP Exhibit G](#) – Geotechnical Report (Draft)

[RFP Exhibit H](#) – Environmental Report

[RFP Exhibit I](#) – Boundary/Alta Survey

[RFP Exhibit J](#) – Zoning Analysis

[RFP Exhibit K](#) – PD/Entitlement Submission Requirements and Conceptual Drawings

[Addendum No. 1](#) – Issued 1/8/19 (Table of Contents and Exhibits G – O)

Procurement Timeline & Instructions

RFQ SUBMISSION REQUIREMENTS

Number of copies:

- ☑ Submit **1** signed, single-sided, bound **ORIGINAL** (marked as such)
- ☑ Submit **2** double-sided, bound paper copies
- ☑ Submit **7** electronic copies on USB flash drives
Electronic copies must be in a single, searchable PDF on a labeled USB drive
(no compact discs)
- Submit **1** single-sided, bound copy of **FINANCIAL STATEMENTS** (marked as such)

RFP SUBMISSION REQUIREMENTS

1 Bound Original

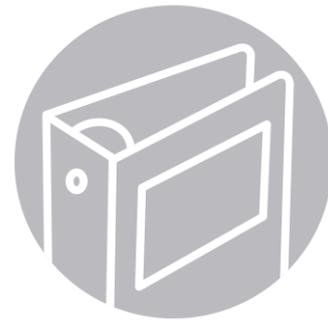
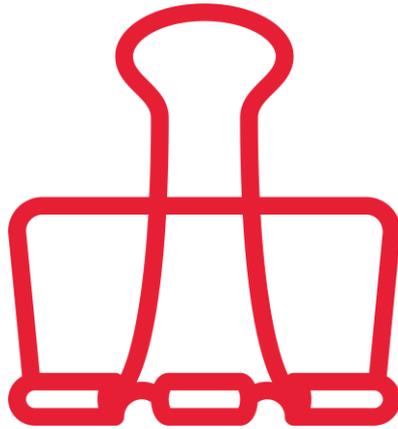
- ORIGINAL stamp visible
- No spiral binding
- Organized with tabs



RFP SUBMISSION REQUIREMENTS

2 Double Sided, Unbound Copies

- Binder clip or paper clip
- Organized with tabs or divider pages



RFP SUBMISSION REQUIREMENTS

7 USB Drives

- **7** USB drives, each with a single searchable PDF of your entire submission
- PDF File Name:
**SU_YourFirms'Name_DBServicesfor
EC115PS3020_RFPresponse_YYYYMMDD.pdf**
- Sealed in separate envelope



RFP SUBMISSION REQUIREMENTS

Financial Statements

- 3 years of financial statements
- Marked as **CONFIDENTIAL**
- Sealed in separate envelope





RFP SUBMISSION REQUIREMENTS

1 Envelope or Other Package



Clearly labeled:



ABC Firm
123 Signage Lane
Chicago, IL 60601



Public Building Commission
50 West Washington Street
Room 200
Chicago, IL 60602

Attn: Patricia Montenegro

PBC RFP for DB for EC115 - PS3020



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Cover Letter

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Joint Venture Agreement

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Proposal Acceptance (Form I)

FINANCIAL CAPACITY – TO BE SUBMITTED IN SEPARATELY SEALED ENVELOPE

Submission Checklist

Procurement Timeline & Instructions

TWO-PHASE DESIGN-BUILD PROCESS

Sole Point of Contact:

- Patricia Montenegro, Contract Officer
patricia.montenegro@cityofchicago.org

Procurement Timeline	
Issue RFP	December 7, 2018
Pre-submission conference	January 10, 2019
Phase I submissions due	January 16, 2019 at 11:00 AM
<i>Phase II submissions due</i>	<i>February 28, 2019*</i>
<i>Phase II evaluation & interviews</i>	<i>March 1, 2019 - March 7, 2019*</i>
<i>PBC Board Meeting</i>	<i>March 2019*</i>

* tentative

Lori Ann Lypson
Chief of Staff

**MBE/WBE
Introductions**

RFP Highlights

**Evaluation
Criteria**



MBE/WBE Introductions

RFP

Highlights

Form A – MBE/WBE, EEO, CRO, AND CH PARTICIPATION

SUBMITTING FIRM NAME:

Instructions:

Please identify and report compliance history for least three (3) projects completed over the last three (3) years for which work is/was performed by your firm (government experience preferred but not required). The experience of any member of the Respondent's team will be deemed responsive to this requirement (lead partners experience preferred.) Additionally, please complete the "Demonstrate Commitment" section below.

DEMONSTRATE COMMITMENT

The PBC will be hosting outreach sessions, networking events, and community hiring intakes where the Respondent is expected to fully participate.

MBE/WBE

Respondent must demonstrate commitment by affirming and acknowledging the PBC's MBE/WBE goals. If Respondent is not able to commit to the MBE/WBE goal stated in the RFP, please submit a narrative requesting relief and explaining why Respondent believes that the goals cannot be achieved.

EEO, CRO, and CH

Respondent must demonstrate commitment by affirming and acknowledging the PBC's commitment to employ minority and women journeyworkers, apprentices, and laborers along with local/community residents on goals for each Project. If Respondent is not able to commit to EEO, CRO, and CH stated in the RFP, please submit a narrative requesting relief and explaining why Respondent believes that the goals cannot be achieved.

DEMONSTRATE COMMITMENT

PROJECT ONE

Client Name:	
Client Contact:	
Client Contact Telephone:	
Project Name:	
Project Total:	
Year Completed:	

MBE/WBE PARTICIPATION

Respondent must provide evidence of past experience achieving commitments to utilize minority and women owned business enterprises. Please fill in the boxes below.

MBE Goal	WBE Goal	Actual MBE	Actual WBE
%	%	%	%

EEO, CRO, and CH PARTICIPATION

Respondent must provide evidence of past experience achieving commitments to utilize minority and women journeyworkers, apprentices, and laborers. Additionally, Respondent must provide history of meeting city of Chicago (CRO) requirements and community hiring (CH) requirements. Please fill in the boxes below.

Minority Workforce

Minority Journeyworker Goal	Minority Journeyworker Actual	Minority Apprentice Goal	Minority Apprentice Actual	Minority Laborer Goal	Minority Laborer Actual
%	%	%	%	%	%

Female Workforce

Female Journeyworker Goal	Female Journeyworker Actual	Female Apprentice Goal	Female Apprentice Actual	Female Laborer Goal	Female Laborer Actual
%	%	%	%	%	%

City of Chicago and Community Hiring Workforce

City of Chicago Goal	City of Chicago Actual	Community Hiring Goal	Community Hiring Actual
%	%	%	%

Forms

- Form B - JV
- Form C - Disclosure Affidavit
- Form D - Disclosure of Retained Parties
- Form E - Affidavit of Non-Collusion



Form F - Safety Questionnaire

I. SAFETY

Respondents should be able to demonstrate the quality of their overall safety program as evidenced by their history of citations, OSHA incident rate and Experience Modification Rate (EMR).



SAFETY INFORMATION			
Does your organization have a safety program?			<input type="checkbox"/> Yes <input type="checkbox"/> No
Month and year first implemented:			
Method of review of program.			
Please indicate whether regular work site safety meetings are held and how frequently.			
PLEASE PROVIDE A COPY OF THE TABLE OF CONTENTS FROM YOUR FIRM'S SAFETY/LOSS CONTROL MANUAL			
Have any citations been issued to your organization during the period of the last three years for workplace safety law violation? <i>If yes, please provide detailed information for each occurrence regarding:</i>			<input type="checkbox"/> Yes <input type="checkbox"/> No
1. The nature of the violation for which your organization was cited.			
2. Summary of your position of the matter			
3. Official resolution of violation			
Please provide your organization's OSHA reportable incident rate: <i>(If this is greater than 3.0, please attach your OSHA Form 300A Summaries for the last three years and a written explanation to the qualification questionnaire. Please attach Narrative Statement, if necessary.)</i>			
Please provide a copy of your organization's NCCI current experience modification rate factors ("EMRF") rating worksheet. <i>(If this is greater than 3.0, please attach your OSHA Form 300A Summaries for the last three years and a written explanation to the qualification questionnaire. Please attach Narrative Statement, if necessary.)</i>			
PLEASE PROVIDE NCCI RATING FOR THE PAST FOUR YEARS			
Year	NCCI Rating	Year	NCCI Rating

Form G – Legal Actions

Question	Yes	No
Has the firm or venture been issued a notice of default on any contract awarded to it in the last 3 years?	<input type="checkbox"/>	<input type="checkbox"/>
Does the firm or venture have any legally filed judgments, claims (liquidated damages, or other), arbitration proceedings or suits pending or outstanding against the firm or venture or its officers?	<input type="checkbox"/>	<input type="checkbox"/>
If the answer to the preceding question is "Yes", provide the requisite explanation on a separate sheet and enter the dollar amount of claims or judgments and the contract value of the contract on which the claim was filed _____.		
Within the past 3 years: REMAINDER OF PAGE INTENTIONALLY LEFT BLANK proceedings with respect to:	<input type="checkbox"/>	<input type="checkbox"/>
Within the last 3 years, has any officer or principal of the firm or venture ever been an officer or principal of another organization that failed to complete any contract as a result of termination, litigation, arbitration or similar matter?	<input type="checkbox"/>	<input type="checkbox"/>
Has any key person with the firm or venture or its predecessor ever been convicted of or charged with any state or federal crime (excluding traffic violations), including but not limited to, embezzlement, theft, forgery, bribery, falsification or destruction of records, receipt of stolen property, criminal anti-trust violations, bid-rigging or bid-rotating?	<input type="checkbox"/>	<input type="checkbox"/>
Has the firm or venture ever been temporarily or permanently debarred from contract award by any federal, state, or local agency?	<input type="checkbox"/>	<input type="checkbox"/>
Within the last 3 years, has the firm or venture been investigated or assessed penalties for any statutory or administrative violations (including but not limited to MBE, WBE, EEOC violations)?	<input type="checkbox"/>	<input type="checkbox"/>
Has the firm or venture ever failed to complete any work awarded to it?	<input type="checkbox"/>	<input type="checkbox"/>

Form H – References

Instructions:

Firms must provide at least three (3) references for the projects presented as a part of the firm's demonstrated experience and capacity. Please indicate the name of the company for which each reference is tendered in the *Reference Firm Name* box. Firms may submit more than the minimum number of required references or submit Reference Letters in lieu of completing this form. However, if submitting Reference Letters, the minimum information requested below must be provided in the letter. Please mark 'See Attached Reference Letter' in the space provided. Current Employees of the Public Building Commission of Chicago are prohibited from being included as valid references.

SUBMITTING FIRM NAME:	
------------------------------	--

REFERENCES			
PROJECT NAME:			
Reference Firm Name:		Phone:	
Reference Name:		Email Address:	
Reference Role on Project:		Mailing Address:	
Submitting Firm's Role on Project:		See Attached Reference Letter:	

Form I – Acknowledgement

A. ACKNOWLEDGEMENT

The Contractor hereby acknowledges receipt of Request for Proposal for Design Services for Engine Company 115 Contract No. PS3020, including, but not limited to Addenda Nos. below (if any)

Addendum No.	Date of Addendum	Addendum No.	Date of Addendum

B. PROPOSAL ACCEPTANCE

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in two (2) original counterparts the day and year first above written.

PUBLIC BUILDING COMMISSION OF CHICAGO

Lori Ann Lypton, Secretary

Mayor Rahm Emanuel, Chairman

CONTRACTING PARTY

Contractor Name

Address

Contract Provisions

PHASE II

MBE/WBE

- **Organizational Chart**
- **Certification:**
 - ✓ City of Chicago
 - ✓ Cook County
- **Goals: Professional Services / Construction**
 - ✓ 30% MBE
 - ✓ 6% WBE

Determining Utilization

- **Manufacturer - 100%**
- **Distributor or supplier - 60%**
- **Broker - 0%**
- **Established Business - Scale:**
 - ✓ 75%
 - ✓ 50%
 - ✓ 25%

Compliance: Certification

PBC ensures that only certified and experienced firms perform the required services.

MBE or WBE firms must be certified with the City of Chicago and/or Cook County to receive credit as an MBE/WBE firm by the PBC.



Joint Ventures

- Schedule B
- Joint Venture Agreement
- Certification Letter if MBE/WBE



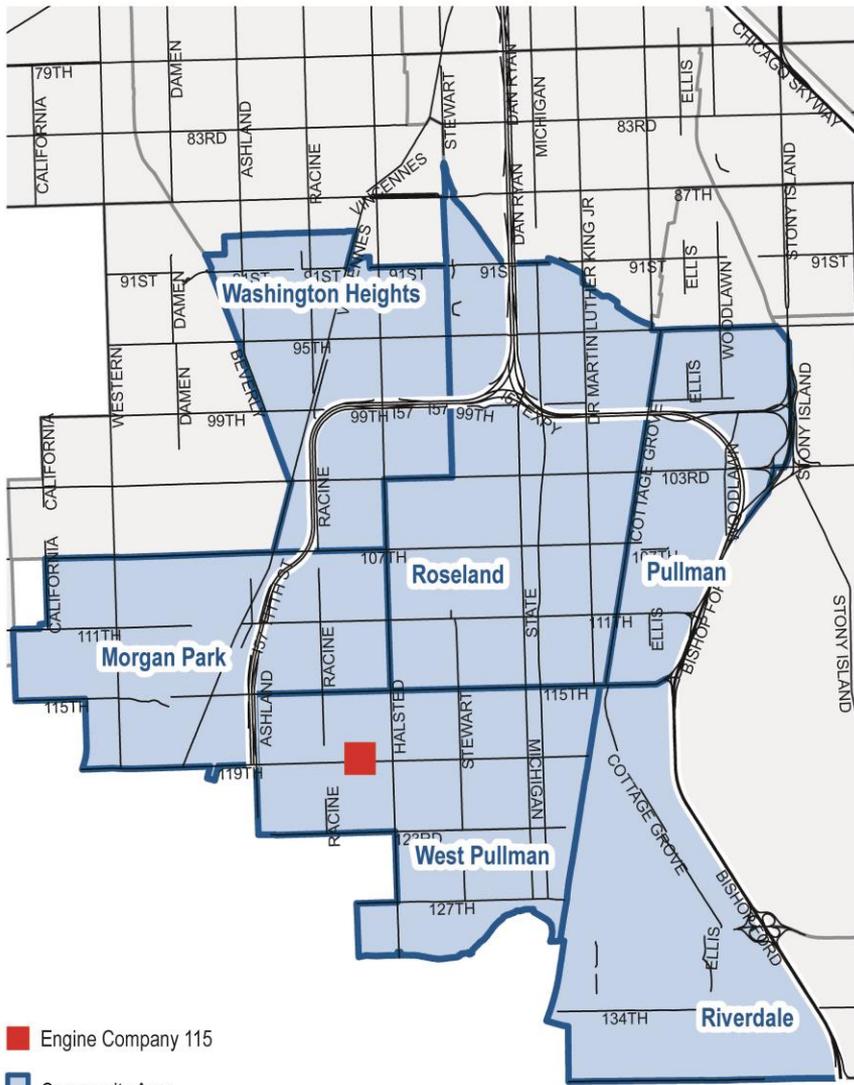
City Residency & Compliance: Community Hiring

PBC encourages the creation of career opportunities for residents of a project's surrounding community areas, both in the construction trades as well as skilled and unskilled workers.



Contract Provisions

- ☑ **City Residency Requirement:** at least **50%** of the total construction hours worked on project must be worked by City of Chicago residents (*RFP: page 6 of 39*)
- ☑ **Community Hiring goal:** at least **7.5%** of the total construction hours worked on project must come from Community Area residents (*see Community Area Map: Exhibit C*)
- ☑ PBC and Successful Respondent will host **at least 2** community intake sessions to locate viable candidates



EC 115

COMMUNITY HIRING AREAS

Contract Provisions

EEO REQUIREMENTS

Worker	% and Hours
Minority Journeyworker	60% or more of total Journeyworker hours
Minority Laborer	60% or more of total Laborer hours
Minority Apprentice	40% or more of total Apprentice hours
Female Journeyworker	2% or more of total Journeyworker hours
Female Laborer	2% or more of total Laborer hours
Female Apprentice	2% or more of total Apprentice hours

Contract Provisions

Software

- LCP Tracker
- B2G Now

Prevailing Wages

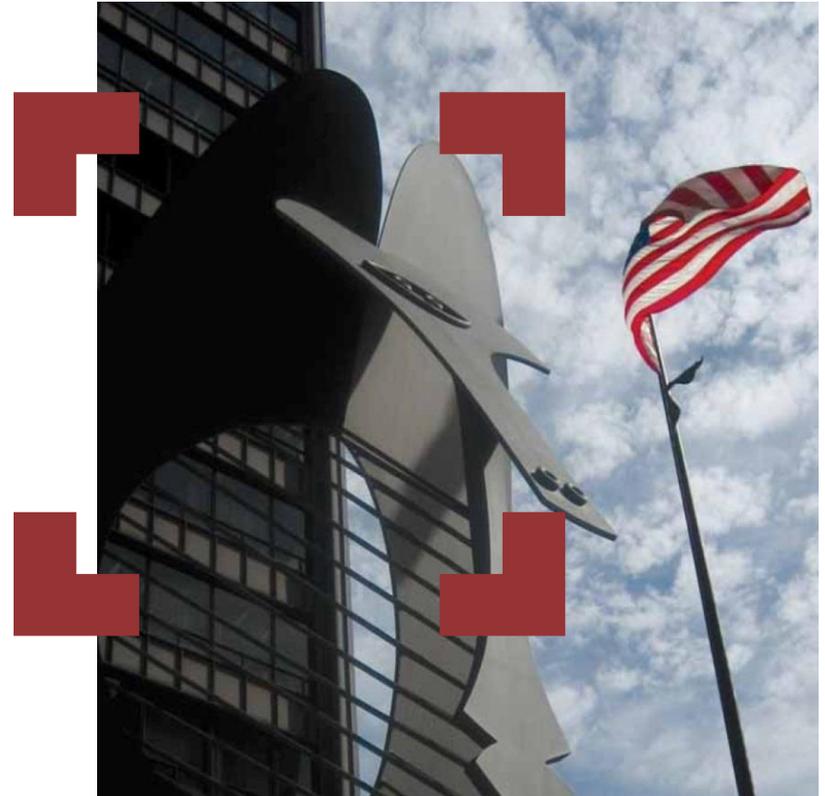
- City of Chicago Executive Order 2014

Project Labor Agreement

- To the extent that the Contract involves a project that is subject to a Project Labor Agreement (PLA), Contractor acknowledges familiarity with the requirements of the PLA and its applicability to any Work under this Contract, and shall comply in all respects with the PLA.

Other Highlights

- Prohibitions (Page 1)
- ITL (PBC responsible)
- Design Build Agreement (Exhibit A)
- Check website regularly for addenda
- Pre-submission agenda, sign-in sheet, and presentation will be posted to the EC115 project page



Evaluation Criteria

PHASE I



PHASE 1 Qualifications – Evaluation Criteria		Possible Points
1	**Successful experience with projects of similar size.	10
2	**Successful experience with projects of similar type.	10
3	**Quality of Proposer's Consultants.	8
4	Past performance in Design-Build Project delivery.	8
5	**Past performance with timeliness and completion of projects.	12
6	Quality of Proposer's Project Approach and Methodology	10
7	**Demonstrated past performance and/or capacity to meet MBE, WBE, EEO, City Residency, and Community Hiring participation goals	15
8	**Quality of experience of Proposer's Key Staff Members	15
9	**Proposer's commitment to assign Key Staff Members for the duration of the project	2
10	**Proposer's Financial Capability	5
11	**Quality and Content of references provided on representative projects.	3
12	Completeness and comprehensiveness of Proposer's response to Phase I of the RFP	2
Total Qualification Points		100

**Evaluation Criteria Required by Act Public Building Commission Act (50 ILCS 20/3 – 50 ILCS 20/20)

Evaluation Criteria

PHASE II

- Compliance with objectives of the project
- Compliance of proposed services to the request for proposal requirements
- Quality of products or materials proposed
- Quality of design parameters
- Innovation in meeting the scope and performance criteria
- Constructability of the proposed project



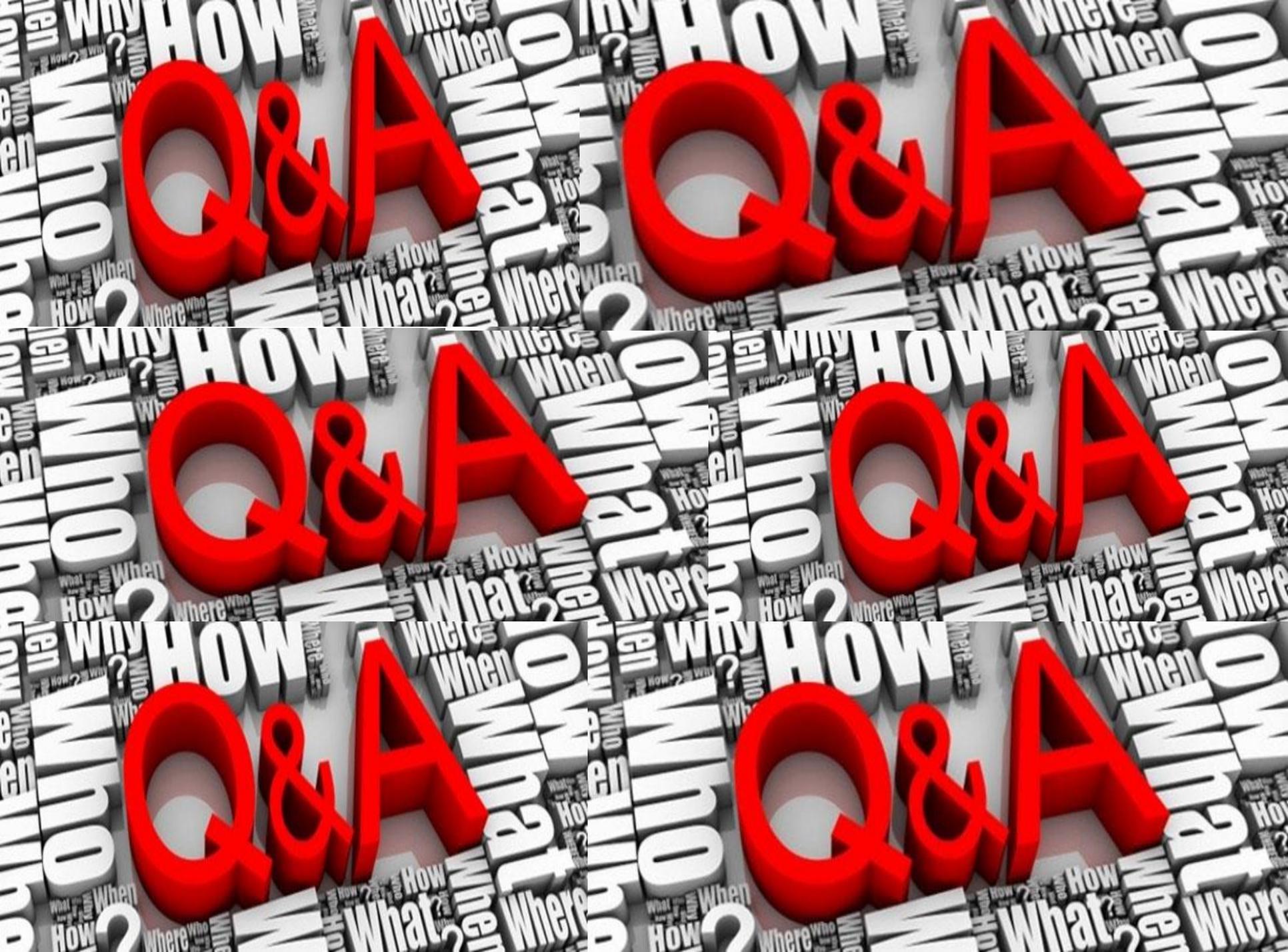
Assist Agencies

Public Building Commission of Chicago

ASSIST AGENCIES

Assist agencies are comprised of chambers of commerce and not-for-profit agencies that represent the interests of small, minority, and/or women-owned businesses.

CHATHAM BUSINESS ASSOCIATION- SMALL BUSINESS DEVELOPMENT, INC. 800 E 78th St Chicago, IL 60619 Melinda Kelly melindakelly@cbaworks.org (773) 994-3006 cbaworks.org	CHICAGO URBAN LEAGUE 4510 S Michigan Ave Chicago, IL 60653 Jason Johnson jjohnson@thechicagourbanleague.org (773) 451-3547 thechicagourbanleague.org	BLACK CONTRACTORS UNITED 2000 Marshfield Ave Calumet Park, IL 60627 Carole Williams bcunite@aatt.net (708) 589-5730 blackcontractorsunited.com	CONSTRUCT CONNECT 28 N Clark St Chicago, IL 60602 Shervin Deperalta sdeperalta@blackclerk.com (312) 267-1025
CONSTRUCTION BUSINESS DEVELOPMENT CENTER 202 S Halsted St Chicago Heights, IL 60441 Paul Murtagh pmurtagh@prairiestate.edu (708) 709-3692 prairiestate.edu	FEDERATION OF WOMEN CONTRACTORS 216 W Jackson St, #625 Chicago, IL 60606 Beth Dorva fwcchicago@aol.com (312) 360-1722 fwcchicago.com	HISPANIC AMERICAN CONSTRUCTION INDUSTRY ASSOCIATION 650 W Lake St, #415 Chicago, IL 60661 Jorge Perez jperez@hacaworks.org (312) 575-0389 hacaworks.org	CONSTRUCT CONNECT 28 N Clark St Chicago, IL 60602 Shervin Deperalta sdeperalta@blackclerk.com (312) 267-1025
ILLINOIS BLACK CHAMBER OF COMMERCE 411 Hamilton Blvd, #1104 Peoria, IL 61602 Kenyatta Fisher laryivory@illinoisblackchamber.org (309) 740-4420 illinoisblackchamber.org	ILLINOIS HISPANIC CHAMBER OF COMMERCE 222 Merchandise Mart Plaza, #722 Chicago, IL 60654 Omar Duque info@ihccbusiness.net (312) 425-9500 ihccbusiness.net	LATIN AMERICAN CHAMBER OF COMMERCE 3572 N Fullerton Ave Chicago, IL 60647 D. Lorenzo Padron d.lorenzopadron@laccusa.com (773) 252-5271 laccusa.com	U.S. MINORITY CONTRACTORS ASSOCIATION 1250 Grove Ave #700 Barrington, IL 60010 Larry Bullock larrybullock@usminoritycontractors.org (847) 852-5010 usminoritycontractors.org
RAINBOW/PUSH COALITION 930 E 50th St Chicago, IL 60615 John Mitchell jmitchell@rainbowpush.org (773) 256-2166 rainbowpush.org	WOMENS BUSINESS DEVELOPMENT CENTER 8 S Michigan Ave, #400 Chicago, IL 60603 Frieda Curry fcurry@wbdc.org (312) 853-3477 wbdc.org	FOLLOW THE PBC:    OR VISIT US ONLINE AT PBC.CHICAGO.COM	



Sole Point of Contact

Patricia
Montenegro

patricia.montenegro@cityofchicago.org

NETWORKING SESSION

