



ADDENDUM

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

ADDENDUM NO.: 03
PROJECT NAME: Design-Build Services for Joint Public Safety Training Campus Phase 01A – Outlot Restaurant Area
CONTRACT NO.: PS3056
DATE OF ISSUE: August 6, 2021

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 resultant 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 proposal. Drawings/specifications corresponding to inquiry responses will be issued with the Issue for Construction Documents, upon issuance of building permit.

ITEM NO. 1: CHANGES TO KEY DATES/EVENTS

None.

ITEM NO. 2: CHANGES AND/OR CLARIFICATIONS TO REQUEST FOR PROPOSAL (RFP) DOCUMENT

Change 1 DELETE Page 12 of the RFP and **REPLACE WITH** new Page 12.

a. REMOVE existing Paragraph 5 and **REPLACE WITH:**

The site remediation activities will include enrollment in the Illinois Environmental Protection Agency's ("IEPA") Site Remediation Program ("SRP"); on-site storm water detention; a private driveway extension of Kostner Avenue off of Chicago Avenue; necessary public way improvements per CDOT standards including hardscaping, landscaping, loading zone, clearance for a potential future bus stop shelter; Public plaza - hardscaping and landscaping; Dining plaza - hardscaping and landscaping including raised planters; a parking lot with drive-thru (Culver's only) including 97 spaces and 5 ADA spaces, loading zones and 15 bicycle parking spaces, monumental signage; wayfinding; underground utility connections directly to the PROW; site lighting for security purposes, fire access lane, to serve the buildings; [site utilities for gas, water, telephone, cable, services connected directly to the PROW; and compliance with the Chicago Landscape ordinance. Primary and Secondary electrical equipment and infrastructure work as shown on Site Plan \(rev 1, dated 8/4/2021\) and COMED preliminary service entrance location will be performed by COMED. DB shall be responsible for coordinating its Work accordingly. DB shall be responsible for all secondary work including, but not limited to conduit, cable, and terminations to facilitate its work for the Project. On site soil handling and remediation, including removal and disposal, from current elevations of approximately 25.55ft to a rough grade elevation of approximately to 28.33ft \(one percent slope\) will be performed by others \(site cut and fill plan developed by AIS shall be issued to the DB for coordination and informational purposes\). DB shall be responsible for all other required proper soil handling and remediation including removal and disposal to facilitate its Work in accordance with the IEPA's SRP. The Community Center \(Boys and Girls Club\) will be developed by others \(delivery schedule pending confirmation by AIS\).](#)

Change 2 DELETE Exhibit J_Feasibility Study drawing labeled DW_LD_LZ_04000-01A_JPSTC_SitePlan_20210616 and **REPLACE WITH** DW_LD_LZ_04000-01A_JPSTC_SitePlanR1_20210804.

Change 3 ADD Drawing SEL_ComEd_JPSTC_20210723 under Exhibit L_For Reference Only.

ITEM NO. 3: REQUESTS FOR INFORMATION

RFI-1.

Question: Where can I find the Pre-Submission Conference Attendance Sheet?

Response: [The Pre-Submission Attendance sheet is available on our website under the Current Opportunities page for this project. See link below.](#)

<https://www.pbcchicago.com/opportunities/rfp-for-design-build-services-for-joint-public-safety-training-campus-phase-01a/>

The document is listed under Phase I – Pre-Submission Materials as shown below:

Phase I – Pre-Submission Materials:

- (Non-Mandatory) Joint Public Safety Training Campus Phase 01A Outlot Restaurant Area – Pre-Submission Conference Presentation (7/28/2021)
- Joint Public Safety Training Campus Phase 01A Outlot Restaurant Area – Pre-Submission Conference Attendance Sheet (7/28/2021)

RFI-2.

Question: Page 7, item 8 Proposal and Acceptance states “Proposals must be submitted with original signatures (Digital signature or in blue ink signatures are acceptable).” Is this applicable on all required forms in the bound ORIGINAL? Are scanned originals acceptable? Please confirm.

Response: Original submission must include blue ink. If Digital Signature was used for electronic submission, the (original) printed sheet containing the Digital Signature is acceptable for submission.

RFI-3.

Question: Page 19, item 2.a.i and page 20 b.i states “RFP document, including RFP Cover Page, shall be included as part of the submission.” Do you want the entire RFP document returned? Or are we just required to return all applicable forms?

Response: Please include the RFP Contact Information (page 2) and all applicable forms. Exclude Exhibits.

RFI-4.

Question: Page 20, item b.v Delivery Method states “Submissions must be mailed to...”. Can the submission be hand delivered?

Response: Submissions may be hand-delivered. Delivery, regardless of method (mail, hand-delivery or email), must occur before the Submission Due Date and Time.

RFI-5.

Question: Form B – Joint Venture Affidavit – The form states “This form is not required if all venturers are MBE/Non-MBE or WBE/Non-WBE firms.” We are interpreting that to mean that if we have a JV that is an MBE firm or firms with a non-diverse firm, we do NOT need to complete this form and only submit our JV agreement along with the applicable cert letters. However, the Checklist shows this form as required. Please confirm.

Response: Please refer to Page 8, Section B. 2, which states, ‘For purposes of this RFP, all Respondents shall provide with their submission, FORM C – Disclosure Affidavit, FORM B – Joint Venture Affidavit, and a copy of the entity’s joint venture agreement as described above. Each Joint Venture partner will also be required to submit all applicable forms requested in this RFP’.

RFI-6.

Question: At the Pre-bid conference it was stated that a draft, unexecuted JV agreement could be submitted with the RFP response. Please confirm.

Response: A draft, unexecuted JV agreement may be submitted. However, a final, executed JV agreement will need to be submitted prior to Board Approval for this project.

RFI-7.

Question: Form D – Disclosure of Retained Parties – this form states “... the apparent low Bidder is required to submit a fully executed Disclosure of Retained Parties within 5 days of receipt of notice that it is the apparent low bidder.” However, the Form D is included on page 17 under Other Criteria – Affidavits, and on the Checklist on page 23 (Tab 12). Please confirm if this form is to be submitted with our qualifications or upon notice of award.

Response: Please refer to Page 17, Section C. 1. B, which states, ‘For purposes of this RFP, all Respondents shall complete (and submit) FORM C – Disclosure Affidavit, FORM D – Disclosure of Affidavit and FORM E – Affidavit of Non-Collusion’.

RFI-8.

Question: Page 8 item B.1 states the M/WBE goals as 30% MBE, 6% WBE. (Chicago Plan Commission) states the goals as 28% MBE and 8% WBE. Please confirm the goals in the RFP are correct.

Response: MBE and WBE Goals for this Project are 30% MBE and 6% WBE, respectively.

This Addendum includes the following Documents, Drawings, and/or Specifications:

1. Revised Section III - Project Description – RFP Page 12
2. Revised JPSTC Site Plan – dated August 4, 2021
3. Added Drawing SEL_ComEd_JPSTC_20210723

END OF ADDENDUM NO. 03

SECTION III – PROJECT DESCRIPTION

PROJECT NAME: Joint Public Safety Training Campus Phase 01A - Outlot Restaurant Area
PROJECT ADDRESS: 4443 West Chicago Avenue
PROJECT NUMBER: 04000-01A
PROJECT WARD: 37
ALDERMAN: Emma Mitts
DESIGN ARCHITECT: Latent Design Corporation

PROJECT DESCRIPTION:

The Project scope for Phase 01A consists of a development a vacant property located at 4443 West Chicago Avenue in the Austin/West Humboldt Park Neighborhood for the City of Chicago Department of Assets, Information & Services (“AIS”). The Project is part of a larger 32.63 Acre Master Development of the Joint Public Safety Training Campus (“JPSTC”) project. JPSTC includes multiple Phases, including Phase 01A (outlot development), Phase 1 (training academy building), and Phase 2 (outdoor scenario training). Phases 1 and 2 are being developed and delivered under separate procurements. The Project scope for Phase 01A includes core and shell construction and limited interior buildout of two (2) single-story buildings for restaurant tenants (“Peaches” and “Culvers”), site remediation, Public Right of Way (PROW) improvements, and associated site development (landscaping, courtyard amenities, site lighting, landscaping, etc.). Phase 01A also includes coordination for final tenant buildout (final buildout by others) as well as continued coordination with the Phase 1 and Phase 2 work.

The Peach’s restaurant building is anticipated to be a single-story structure of approximately 7,000sf to 8,000sf and is designated as a high turnover (“sit-down”) restaurant with no drive-thru service. The design is anticipated to include a full kitchen, including additional training kitchen with refrigeration, frozen and dry storage; a dining area including brunch bar (“buffet”); separate party/training room; functional spaces such as toilet rooms, janitor’s closet, vestibules, office, staff room, mechanical room, trash enclosure; utilities provided and distributed throughout as required; metal or wood panel and storefront exterior façade.

The Culver’s restaurant building is anticipated to be a single-story structure of approximately 4,000sf to 5,000sf and is designated as a fast casual restaurant with a drive-thru service. The design is anticipated to include a full kitchen with refrigeration, frozen and dry storage; a dining area, walk-up service counter and drive-thru service window; functional spaces such as toilet rooms, janitor’s closet, vestibules, office, staff room, mechanical room, trash enclosure; utilities provided and distributed throughout as required metal or wood panel and storefront exterior façade.

The site remediation activities will include enrollment in the Illinois Environmental Protection Agency’s (“IEPA”) Site Remediation Program (“SRP”); on-site storm water detention; a private driveway extension of Kostner Avenue off of Chicago Avenue; necessary public way improvements per CDOT standards including hardscaping, landscaping, loading zone, clearance for a potential future bus stop shelter; Public plaza - hardscaping and landscaping; Dining plaza - hardscaping and landscaping including raised planters; a parking lot with drive-thru (Culver’s only) including 97 spaces and 5 ADA spaces, loading zones and 15 bicycle parking spaces, monumental signage; wayfinding; underground utility connections directly to the PROW; site lighting for security purposes, fire access lane, to serve the buildings; [site utilities for gas, water, telephone, cable, services connected directly to the PROW; and compliance with the Chicago Landscape ordinance. Primary and Secondary electrical equipment and infrastructure work as shown on Site Plan \(rev 1, dated 8/4/2021\) and COMED preliminary service entrance location will be performed by COMED. DB shall be responsible for coordinating its Work accordingly. DB shall be responsible for all secondary work including, but not limited to conduit, cable, and terminations to facilitate its work for the Project. On site soil handling and remediation, including removal and disposal, from current elevations of approximately 25.55ft to a rough grade elevation of approximately to 28.33ft \(one percent slope\) will be performed by others \(site cut and fill plan developed by AIS shall be issued to the DB for coordination and informational purposes\). DB shall be responsible for all other required proper soil handling and remediation including removal and disposal to facilitate its Work in accordance with the IEPA’s SRP. The Community Center \(Boys and Girls Club\) will be developed by others \(delivery schedule pending confirmation by AIS\).](#)

SECTION III – PROJECT DESCRIPTION

The construction is expected to be high quality materials for the interior and the exterior able to withstand robust use and be easily maintained. Mechanical, electrical, and plumbing systems are projected as energy efficient, easy to maintain, and have a long service life. The Project anticipates incorporating sustainable elements capable of achieving LEED Silver status as well as additional features to meet the Chicago Department of Planning and Development (DPD) sustainability requirements for Planned Developments. The construction is expected to be high quality materials for the interior and the exterior able to withstand robust use and be easily maintained. Mechanical, electrical, and plumbing systems are projected as energy efficient, easy to maintain, and have a long service life. The Project anticipates incorporating sustainable elements capable of achieving LEED Silver status as well as additional features to meet the Chicago Department of Planning and Development (DPD) sustainability requirements for Planned Developments.

PROPOSED PROJECT SCHEDULE:

The proposed design and construction schedule as well as any other proposed dates for this procurement discussed in this RFP are subject to change, modification or revision based on PBC or user agency requirements and input from the successful proposer. However, for the purposes of this RFP, the anticipated Substantial Completion and other Milestone dates shall be considered fixed.

Present Design Build Entity Award Recommendation to Board for Approval:
Substantial Completion:

3rd Quarter 2021
4th Quarter 2022

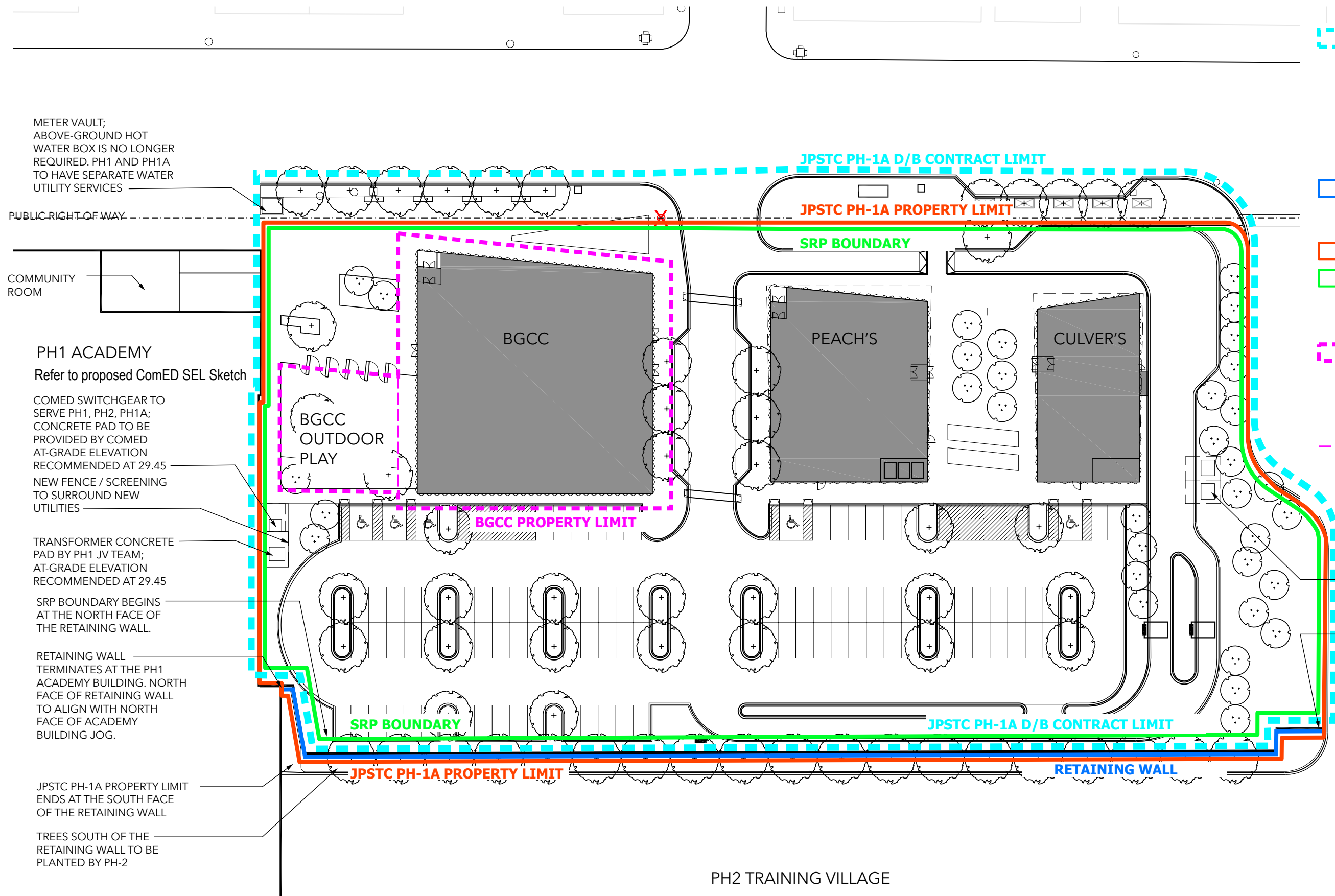
The Design-Builder is responsible for developing and implementing all required design, engineering, permitting, and construction tasks to achieve the required Substantial Completion dates.

DESIGN AND CONSTRUCTION BUDGET:

\$8,000,000.00 - \$11,000,000.00

The budget includes, but is not limited to: professional design and engineering services associated with building and site design including architecture, engineering, environmental, utilities, LEED, commissioning, and associated Planned Development entitlements, with permitting as required.

The budget also includes, but is not limited to: construction management services and construction costs for the project, including but not limited to environmental site remediation, site preparation, new building construction and site development, including utilities, as required.



JPSTC PH-1A D/B CONTRACT LIMIT

THE PH-1A D/B TEAM SCOPE EXCLUDES THE BOYS AND GIRLS CLUB BUILDING AND THE BOYS AND GIRLS CLUB OUTDOOR PLAY SPACE. PH-1 WILL HAVE SOME UNDERGROUND WORK JUST EAST OF THE ACADEMY BUILDING FOR UTILITIES.

PH-1 TO PROVIDE A ROUGH GRADED AND CLEARED SITE FOR THE PH-1A D/B TEAM TO BEGIN WORK WITHIN.

RETAINING WALL

RETAINING WALL WILL BE CONSTRUCTED BY PH-1.

JPSTC PH-1A PROPERTY LIMIT

SRP BOUNDARY

ALL IMPORTED AND EXPORTED SOIL WITHIN THE SRP BOUNDARY MUST FOLLOW SRP GUIDELINES FOR DOCUMENTATION, WITH AIS TO CONFIRM.

BGCC PROPERTY LIMIT

ALL SITEWORK AND BUILDING SCOPE WITHIN THE BGCC PROPERTY LIMIT IS UNDER BGCC'S RESPONSIBILITY, WITH THE EXCEPTION OF THE BGCC OUTDOOR PLAY AREA.

ALL GRADING AND CONCRETE PAVING WITHIN THE BGCC OUTDOOR PLAY AREA WILL BE BY THE DB TEAM. ALL ADDITIONAL WORK IS UNDER BGCC'S RESPONSIBILITY, INCLUDING FENCING, FURNISHING, LANDSCAPING.

RECOMMENDED TRANSFORMER LOCATION FOR PH-1A RESTAURANTS WITH NEW FENCE/ SCREENING SURROUND

RETAINING WALL TERMINATES AT PH2 SECURITY FENCE, ALIGNED CENTER TO CENTER.

METER VAULT;
ABOVE-GROUND HOT
WATER BOX IS NO LONGER
REQUIRED. PH1 AND PH1A
TO HAVE SEPARATE WATER
UTILITY SERVICES

PUBLIC RIGHT OF WAY

COMMUNITY
ROOM

PH1 ACADEMY
Refer to proposed ComED SEL Sketch

COMED SWITCHGEAR TO
SERVE PH1, PH2, PH1A;
CONCRETE PAD TO BE
PROVIDED BY COMED
AT-GRADE ELEVATION
RECOMMENDED AT 29.45
NEW FENCE / SCREENING
TO SURROUND NEW
UTILITIES

TRANSFORMER CONCRETE
PAD BY PH1 JV TEAM;
AT-GRADE ELEVATION
RECOMMENDED AT 29.45

SRP BOUNDARY BEGINS
AT THE NORTH FACE OF
THE RETAINING WALL.

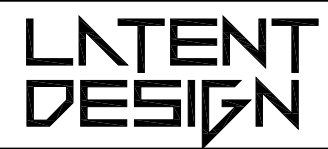
RETAINING WALL
TERMINATES AT THE PH1
ACADEMY BUILDING. NORTH
FACE OF RETAINING WALL
TO ALIGN WITH NORTH
FACE OF ACADEMY
BUILDING JOG.

JPSTC PH-1A PROPERTY LIMIT
ENDS AT THE SOUTH FACE
OF THE RETAINING WALL

TREES SOUTH OF THE
RETAINING WALL TO BE
PLANTED BY PH-2

PH2 TRAINING VILLAGE

DRAFT - FOR INTERNAL REVIEW ONLY

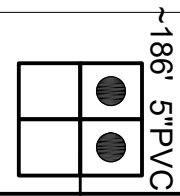


ARCHITECTURE | URBANISM | INTERIORS | OTHER
900 North Ashland Avenue, Chicago, IL 60622
312-344-1498 | www.latentdesign.net

JPSTC PHASE 1A
COMED UTILITIES | 21-0804

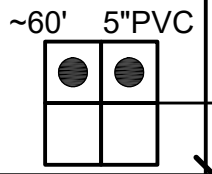


W. CHICAGO AVE.



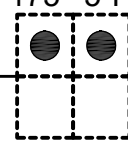
TO COMED
MANHOLE

COMED CONDUIT



CUSTOMER CONDUIT

~175' 5" PVC



Preliminary DRAFT

FACILITY
EAST WALL

