PUBLIC BUILDING COMMISSION OF CHICAGO

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR AIS CAPITAL IMPROVEMENT PROJECTS

Pre-Submission Conference

February 25, 2022

HOUSEKEEPING ITEMS

While we wait...

Please MUTE your computers and/or cellphones

- Press *6 to unmute (if asked to speak)

Please CHANGE your screen name

- Use ‘Your Name|Company Name (or Initials)’

  (EXAMPLE: Patty M | PBC)

Please WAIT for Q&A to ask questions

- Q&A session will be at the end of the meeting
- Feel free to use the ‘Chat’ feature

AGENDA

01 Welcome, Introductions & General Overview

02 Procurement Timeline & Instructions

03 RFP Highlights & Evaluation Criteria

04 Overview of Projects

05 Q&A

01 Welcome, Introductions, & General Overview

Pre-Construction;
Project Management;
Planning and coordination for relocations;
Project Control;
Change Management;
Reporting;
Document Management;
Collection, Review, and Approval of Shop Drawings,
As-Built Drawings,
Project Warranties;
Commissioning;
Close-out

Construction Manager (CM) shall assist the PBC, the Architect of Record or Engineer of Record ("AOR/EOR") and AIS with pre-construction activities, coordination, scheduling, development of a complete budget, estimating and budgeting the probable construction costs for each project and at each design milestone, overall management of the design team, and construction planning.

The CM will also be responsible for reviewing the design documents for constructability, identifying possible cost savings, and supporting the PBC and the AOR/EOR to develop a permitting strategy and obtain all necessary permits and approvals.

Trade Contract Award & Management

- Manage the bid and award process with PBC concurrence.
- Collaborate with the AOR to assemble bid packages for trade subcontracts to be bid.
- Schedule and administer a public bid opening for each trade subcontract, with the supervision and participation of the PBC.
- Conduct scope reviews
- Strategize to maximize MBE/WBE prime contractors
- Ensure all EEO workforce provisions are achieved

Patricia Montenegro

Deputy Director of Procurement

02 *Procurement Details & Instructions*

Procurement Details

Document Availability on Current Opportunities Page

https://www.pbcchicago.com/opportunities/rfp-for-construction-management-at-risk-services-for-ais-capital-improvement-projects/

Requests for Information

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

Addenda

- None to-date

SOLICITATION DOCUMENT

To download a copy of the RFP DOCUMENT CLICK HERE

RFP FORMS:

Form A – Technical Competence and Past Performance
Form B – Proposal Acknowledgment and Execution Page
Form C – MBE WBE EEO CRO and CH Participation
Form D – Joint Venture Affidavit (Schedule B)
Form E – Disclosure Affidavit
Form F – Disclosure of Retained Parties
Form G – Affidavit of Non-Collusion
Form H – Safety Information
Form I – Legal Actions
Form J – References

RFP EXHIBITS:

Exhibit A – Insurance Requirements
Exhibit B – Performance and Payment Bond Specimen
Exhibit C – Sample Project Community Area Map
Exhibit D – Assist Agencies

RFP ATTACHMENTS:

- **NPV Gym (Building 'B')**
  - Project Description

Procurement Details

Timeline

RFP	Monday, February 14, 2022
Pre-Submission Conference	Friday, February 25, 2022 at 10:30am
Site Visit – Lakeview Health Center	Tuesday, March 1, 2022 at 10:00am
Site Visit – NPV (Buildings B, C, and F)	Friday, March 4, 2022 at 10:00am
Questions Deadline	Tuesday, March 15, 2022 by 4:00pm
Submission Deadline	Thursday, March 24, 2022 at 11:00am
Interviews	March 28, 2022 through April 6, 2022
Recommendation to PBC Board (tentative)	April 2022

Site Visit

Tuesday, March 1, 2022 | 10:00am

Lakeview Health Center
2849-61 N. Clark Street Chicago, IL 60657

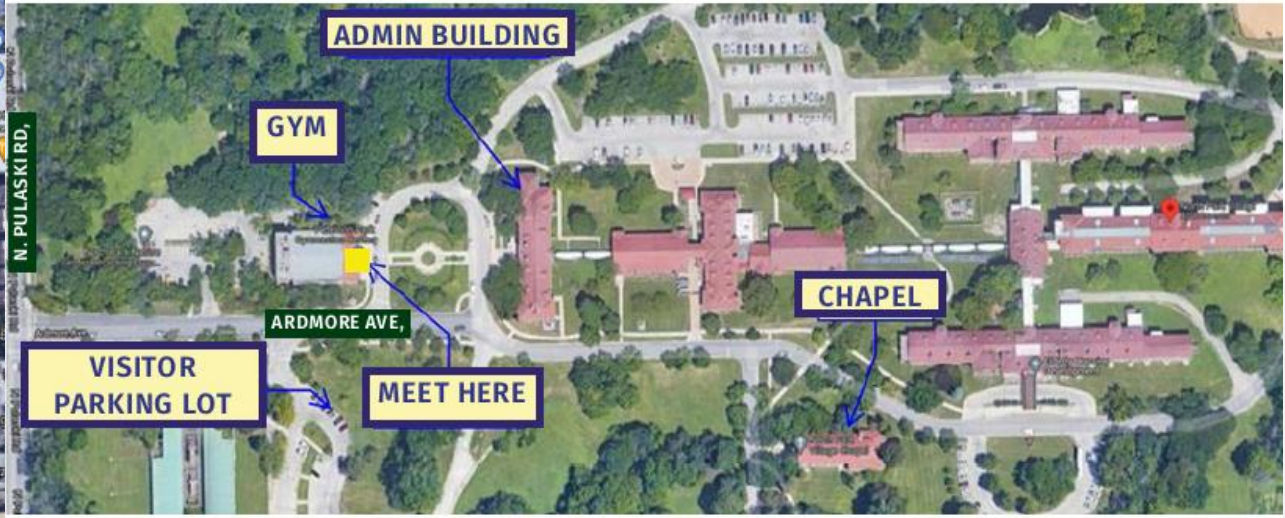
In order to participate in the walk thru you must do the following:

No Exceptions

- Participants must have proper Personal Protective Equipment (PPE) which includes: **safety vest | hard hat | protective foot wear**
- Visitors to meet at the front of the building at the main entrance

Friday, March 4, 2022 | 10:00am

North Park Village (Buildings B, C, and F)
5801 N Pulaski Rd, Chicago, IL 60646



In order to participate in the walk thru you must do the following:

No Exceptions

- Participants must have proper Personal Protective Equipment (PPE) which includes: **safety vest | hard hat | protective foot wear**
- Meet at main entry of gymnasium

Note: Parking is available at Visitor parking lot off of Ardmore Ave.

Procurement Details

Assist Agencies

PBC ASSIST AGENCIES

Assist agencies are chambers of commerce and not-for-profit agencies that represent the interests of small, minority- and/or women-owned businesses. For the most up-to-date contact information, visit pbcchicago.com/doing-business/assist-agencies/

African American Contractors Association		
P.O. Box #19670 Chicago, IL 60619	Omar Shareef (312) 915-5960	aacanatlassoc@gmail.com aacanatl.org
Black Contractors United		
12000 S Marshfield Ave Calumet Park, IL 60827	Carole Williams (708) 389-5730	bcunewera@att.net blackcontractorsunited.com
CANDO Corporation		
1633 S Michigan Ave Chicago, IL 60615	LaVerne Hall (312) 488-9338	LHall@candocorp.net
Chatham Business Association: Small Business Development, Inc.		
800 E 78th St Chicago, IL 60619	Melinda Kelly (773) 994-5006	melindakelly@cbaworks.org cbaworks.org
Chicago Minority Supplier Development Council		
216 West Jackson Boulevard Suite 600 Chicago, IL 60606	Vince Williams (312) 755-2556	info@ChicagoMSDC.org chicagomsdc.org
Chicago Urban League		
4510 S Michigan Ave, 3rd Floor Chicago, IL 60653	Jason Johnson (773) 451-3559	jjohnson@thechicagourbanleague.org thechicagourbanleague.org
Chicago Women in Trades		
2444 W 16th St Chicago, IL 60608	Jayne Vellinga (312) 942-1444	jvellinga@cwit2.org chicagowomenintrades2.org
ConstructConnect		
3825 Edwards Road, #800 Cincinnati, OH 45209	Amanda Beyer (513) 458-5837, Extension 5108336	amanda.beyer@constructconnect.com ConstructConnect.com
Construction Business Development Center at Prairie State College		
202 S Halsted St Chicago Heights, IL 60411	Paul Murtagh (708) 709-3692	pmurtagh@prairiestate.edu prairiestate.edu
Federation of Women Contractors		
4210 W Irving Park Rd Chicago, IL 60641	Jaemie Neely (312) 360-1122	info@fwcchicago.com fwcchicago.com
Hispanic American Construction Industry Association		
650 W Lake St, #415 Chicago, IL 60661	Juan Calahorrano (312) 575-0389	jcalahorrano@haciaworks.org haciaworks.org
HIRE360 Chicago		
2301 South Lake Shore Drive Lakeside Center, Chicago, IL 60616	Deborah Whitaker (312) 575-2500	dwhitaker@hire360chicago.com; bids@hire360chicago.com
Illinois Black Chamber of Commerce		
411 Hamilton Blvd, #1404 Peoria, IL 61602	Kenyatta Fisher (309) 740-4430	larryivory@illinoisblackchamber.org illinoisblackchamber.org
Latin American Chamber of Commerce		
3512 W Fullerton Ave Chicago, IL 60647	D. Lorenzo Padron (773) 252-5211	d.lorenzopadron@laccusa.com laccusa.com
Rainbow/PUSH Coalition		
930 E 50th St Chicago, IL 60615	John Mitchell (773) 256-2766	jmitchell@rainbowpush.org rainbowpush.org
South Shore Chamber, Inc.		
1750 E 71st St Chicago, IL 60649	Tonya Trice (773) 955-9508	ttrice@southshorechamberinc.org southshorechamberinc.org
Women's Business Development Center		
8 S Michigan Ave, #400 Chicago, IL 60603	Frieda Curry (312) 853-3477	fcurry@wbdc.org wbdc.org
Women Construction Owners & Executives		
308 Circle Ave Forest Park, IL 60130	Mary Kay Minaghan (708) 366-1250	mkm@mkmservices.com wcoeusa.org
U.S. Minority Contractors Association		
1250 Grove Ave, #200 Barrington, IL 60010	Larry Bullock (847) 852-5010	larry.bullock@usminoritycontractors.org usminoritycontractors.org

10/5/2021 12:58 PM

Submission Requirements

1 Electronic Copy (via email)

- organize in Submission Checklist order
- a single searchable PDF of your entire submission
- label PDF file name: **'SU_YourFirms'Initials_CMARAISCIP2_RFPresponse_YYYYMMDD'**
- Email Subject Line: **'Response to RFP for CMAR Services for AIS Capital Improvement Projects'**
- email to: patricia.montenegro@cityofchicago.org
- Include Financial Statements

Checklist

TAB 1

- Contact Information Page (Page 2 of RFP)
- Cover Letter
- Proposal Acknowledgment and Acceptance (Form B)
- Table of Contents

TAB 2

- Technical Competence and Past Performance (Form A)
- References (Form J)

TAB 3

- Project Approach and Methodology

TAB 4

- Qualifications and Experience of Key Staff
- Resume
- Organizational Chart
- Licenses and General Information

TAB 5

- Disclosure Affidavit (Form E)
- Disclosure of Retained Parties (Form F)
- Affidavit of Non-Collusion (Form G)
- Legal Actions (Form I)

TAB 6

- Insurance Certificate
- Payment and Performance Bonding Capacity Letter

TAB 7

- Safety (Form H)
- QA/QC Plan
- Sample Project Schedule

TAB 8

- MBE/WBE, EEO, CRO, and CH Participation (Form C)
- Joint Venture Affidavit (Form E)
- Joint Venture Agreement

TAB 9

- Cost Form for the Pershing Road West Building and Tunnel Upgrades Project
- Cost Form for the Pershing Road East Building Upgrades Project
- Cost Form for the Pershing Road East Building Upgrades Project
- Cost Form for the Juvenile Intervention and Support Center Project

TAB 10

- Financial Statements

Lori Ann Lypson

Chief of Staff

03 RFP Highlights

CONTACT INFORMATION

FIRM NAME:	
CONTACT NAME:	
CONTACT TELEPHONE:	
CONTACT EMAIL:	
ADDRESS:	

Contact Information
Cover Letter
Table of Contents

Forms

- **Form A** – Technical Competence and Past Performance
- **Form B** – Proposal Acknowledgment and Execution Page
- **Form C** – MBE/WBE EEO CRO and CH Participation
- **Form D** – Joint Venture Affidavit (Schedule B)
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Exhibit D – Assist Agencies

RFP ATTACHMENTS:

- **NPV Gym (Building 'B')**

Project Description

NPV Gym

Form - A

Technical Competence
&
Past Performance

PUBLIC BUILDING COMMISSION OF CHICAGO

FORM A – TECHNICAL COMPETENCE AND PAST PERFORMANCE

SUBMITTING FIRM NAME:	

Instructions: Please complete a form for each project identified. A total of three (3) projects is required. Firms submitting as joint venture partners must complete forms for each respective partner.

PROJECT NO. _____			
Project Name:			
Project Type:	☐ New Construction ☐ Renovation ☐ Both ☐ Other:_____		
Agency/Client:			
Agency Type:	☐ Public ☐ Private	Respondent's Role:	☐ Construction Manager at Risk ☐ Design Builder ☐ General Contractor ☐ Sub Contractor ☐ Other:_____

PROJECT NARRATIVE

For lengthier Project Narrative Descriptions, please attach a Narrative Statement for each Project identified. Please ensure to label accordingly. Please limit additional Narrative Descriptions to one (1) page.

Form - A

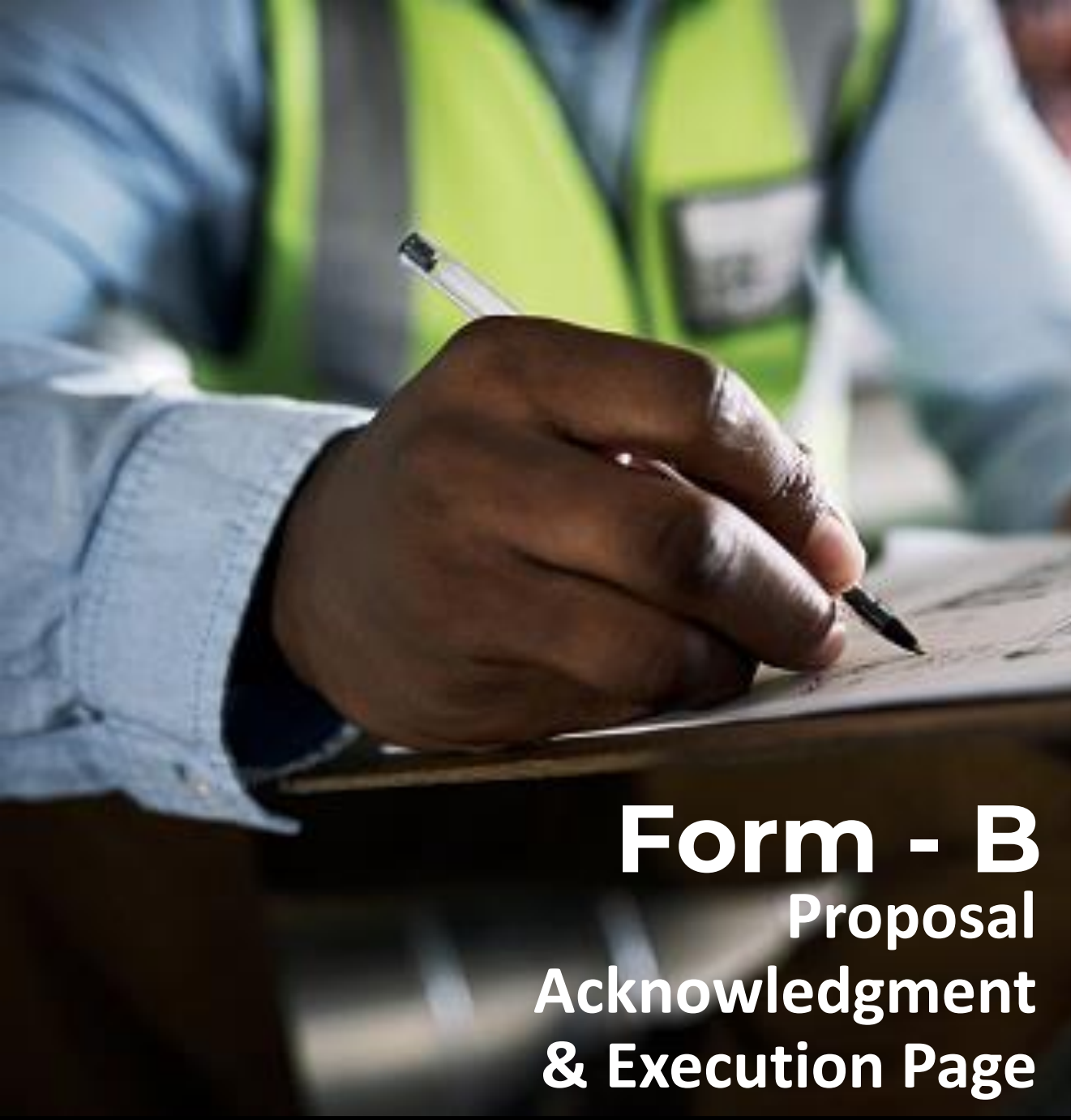
Technical Competence & Past Performance

PUBLIC BUILDING COMMISSION OF CHICAGO

FORM A – TECHNICAL COMPETENCE AND PAST PERFORMANCE

Roles and Responsibilities: Please describe your firm's role and responsibilities (i.e., did your Firm self-perform any construction work? If so, please describe. If not, did your Firm provide management and supervision only? If your Firm provided management and supervision only, please describe all work/trade activities that were managed and or supervised)	
Notice to Proceed Issuance Date	
Contractual Substantial Completion Date (as required by the NTP)	
Actual Substantial Completion Date	
Final Acceptance Date	
Original Awarded Contract Value	
Adjusted Contract Value at Substantial Completion *(Please explain any variances):*	
Final Adjusted Contract Value *(Please include brief summaries of all Project Change Orders)*:	$
Was Project Completed in accordance with the Notice to Procced? *(If no, please explain)*:	☐ Yes ☐ No
Did Project receive LEED Certification?	☐ Yes ☐ No ☐ Not applicable
If applicable, what was the level of LEED Certification?	
Describe Project Permitting Requirements: *Please identify types of permits, the city/town/village and permitting authorities that issued the permits*	
Types of Permits:	☐ New Construction - standard plan review ☐ Renovation – standard plan review ☐ AOR Self-Certification ☐ Contractor trade permits – short forms including electrical only ☐ Other: _____
City/Town/Village, State:	
Permitting Authorities:	

Key Staff / Organizational Chart



Form - B
Proposal Acknowledgment & Execution Page

PUBLIC BUILDING COMMISSION OF CHICAGO

FORM B – PROPOSAL ACKNOWLEDGMENT AND EXECUTION PAGE

A. ACKNOWLEDGMENT – The Contractor hereby acknowledges receipt of the Request for Proposal for Construction Management Services for the AIS Capital Improvement Program including, but not limited to the Forms and Exhibits.

B. ADDENDA (if any) – Please acknowledge your receipt of addendums by providing the Date of Addendum in the corresponding Addendum Number column.

Addendum Number	Date of Addendum
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

C. PROPOSAL EXECUTION

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in the day and year listed below.

CONSTRUCTION MANAGER AT RISK _____

Name of Construction Management Firm, Team, or Joint Venture

_____	_____
Name of President or Authorized Designee	Name of President or Authorized Designee (by JV Partner, if required)
_____	_____
Authorized Signature	Authorized Signature
_____	_____
Date	Date

- Pre-Construction
- Bidding/Procurement
- Construction

Project Approach

Form - C

MBE/WBE

EEO CRO and CH Participation

PUBLIC BUILDING COMMISSION OF CHICAGO

FORM C – MBE/WBE, EEO, CRO, AND CH PARTICIPATION

SUBMITTING FIRM NAME:	

Instructions:
Please identify and report compliance history for last 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 may host 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

MBE/WBE
EEO, CRO, and CH Participation

PUBLIC BUILDING COMMISSION OF CHICAGO

FORM C – MBE/WBE, EEO, CRO, AND CH PARTICIPATION

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 jouryneyworkers, 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
%	%	%	%

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.
- **26%** MBE/WBE

Compliance – City Residency & Community Hiring

- ☑ **City Residency Requirement:** at least **50%** of the total construction hours worked on project must be worked by City of Chicago residents
- ☑ **Community Hiring goal:** at least **7.5%** of the total construction hours worked on project must come from Community Area residents. 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
- ☑ **Community Intake Sessions:** PBC and Successful Respondent will work together to locate viable candidates in the designated Community Area(s)

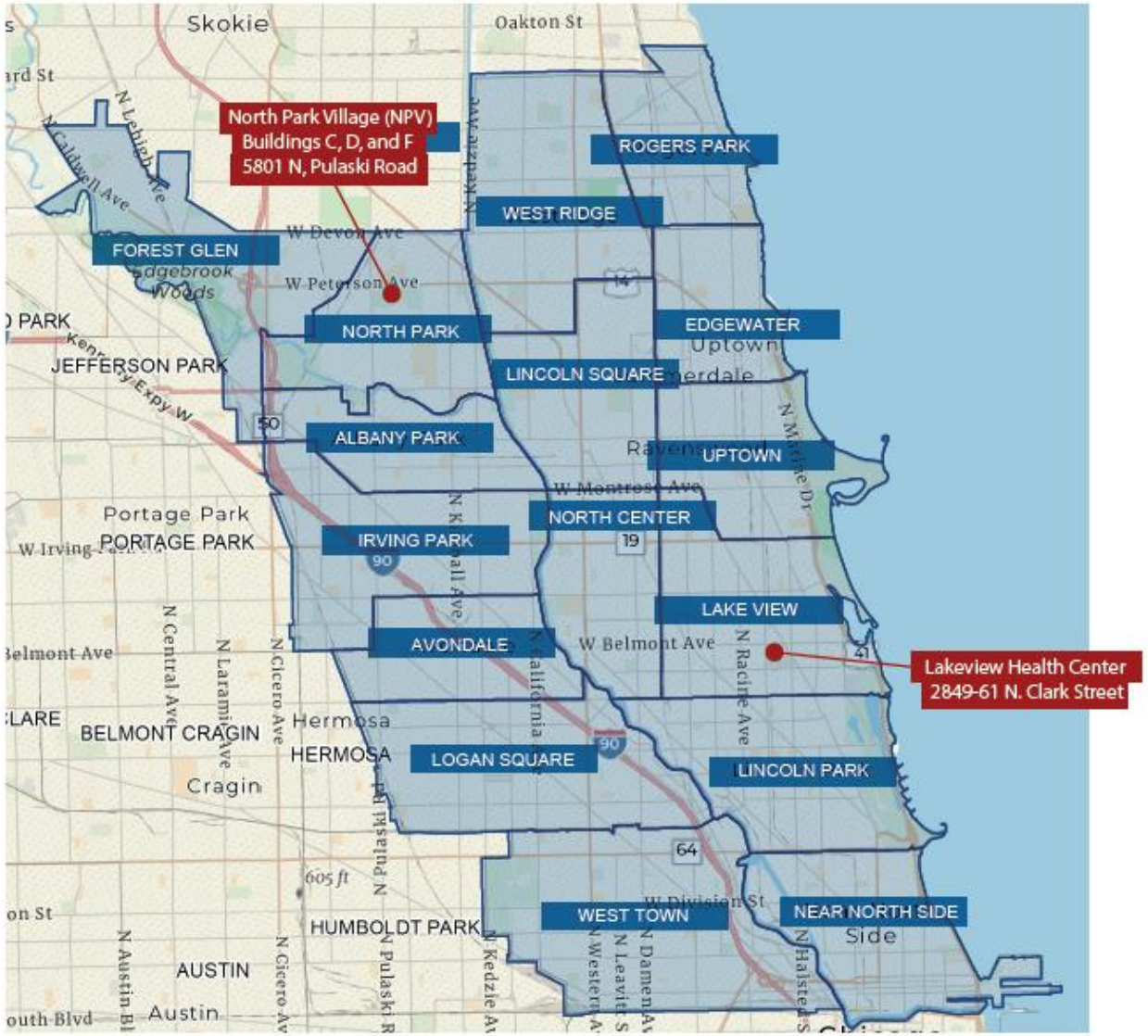
Compliance: Community Hiring Areas

Software

- LCP Tracker
- B2G Now

Prevailing Wages

- City of Chicago Executive Order 2014-1



Construction Management At Risk Services For AIS Capital Improvement Projects

AIS Capital Improvement Projects

Community Areas

A. Basis of Award (Award Criteria Figure)

To promote the intended goal of economic opportunity and maximize the use of minority personnel on this project, the Public Building Commission of Chicago has established the Award Criteria Figure formula for the purpose of evaluating proposals and awarding the contract. A contract in the amount of the Total Base Proposal (or Base Contract Price) will be awarded to the responsible bidder with the lowest Award Criteria Figure pursuant to Section III.P Basis of Award above. The Public Building Commission of Chicago reserves the right to check all calculations for accuracy. The fulfillment of the Award Criteria does not abrogate the responsibilities of the Contractor to comply with federal and state requirements under the Equal Employment Act and the Illinois Human Rights Act.

1. Instructions

The Bidder shall complete the Award Criteria Figure Formula and transfer the final Award Criteria Figure - Line 15 to the space provided on the itemized proposal sheet. Failure to complete the formula may be cause for rejection of the Bidder's proposal. The successful bidder will be held responsible for adhering to the figures submitted in Lines 1, 2, 4, 6, 8, 10 and 12 during construction of the project.

Lines 2, 4 and 6 in the formula shall not be greater than seventy percent (70%) in each category for the sole purpose of determining award of the contract. Similarly, lines 8, 10 and 12 shall not be greater than fifteen percent (15%) in each category for the purpose of award criteria only. The seventy percent (70%) and fifteen percent (15%) goals are not intended to restrict the total number of minority and female employees to be used on the project, but only to establish limiting figures for use in the formula.

2. Award Criteria Figure Formula

Line 1.	Total Base Proposal (Refer to Line 9 of FORM I - PROPOSED ADJUSTMENT FACTORS), in figures	TBD
Line 2.	Percentage of the Journeyworkers hours that the Contractor proposes to be worked by minority Journey workers during construction of the project. (Maximum figure 0.70)	0.50
Line 3.	Multiply Line 2 by Line 1 by 0.04	TBD
Line 4.	Percentage of total Apprentice hours that the Contractor proposes to be worked by minority Apprentices during construction of the project. (Maximum figure 0.70)	0.10
Line 5.	Multiply Line 4 by Line 1 by 0.03	TBD
Line 6.	Percentage of the total Laborer hours that the Contractor proposes to be worked by minority Laborers during construction of the project. (Maximum figure 0.70)	0.50
Line 7.	Multiply Line 6 by Line 1 by 0.01	TBD
Line 8.	Percentage of total Journeyworker hours that the Contractor proposes to be worked by female Journeyworkers during the construction of the project. (Maximum figure 0.15)	.01
Line 9.	Multiply Line 8 by Line 1 by 0.04	TBD
Line 10.	Percentage of total Apprentice hours that the Contractor proposes to be worked by female Apprentices during construction of the project	

EEO Contract Provisions

Minority Journeyworker Project employment goal: 50% or more of total Journeyworker hours
Minority Laborer Project employment goal: 30% or more of total Laborer hours
Minority Apprentice Project employment goal: 20% or more of total Apprentice hours

Female Journeyworker Project employment goal: 1% or more of total Journeyworker hours
Female Laborer Project employment goal: 0% or more of total Laborer hours
Female Apprentice Project employment goal: 1% or more of total Apprentice hours

Form - D

Joint Venture Affidavit

(Schedule B)

PUBLIC BUILDING COMMISSION OF CHICAGO

FORM D – JOINT VENTURE AFFIDAVIT

SCHEDULE B - Joint Venture Affidavit (1 of 3)

This form is not required if all Joint Venturers are MBE/Non-MBE or WBE/Non-WBE firms. In such case, however, a written Joint Venture Agreement among the MBE/Non-MBE or WBE/Non-WBE *firms should be submitted. Each MBE/WBE Joint Venturer must also attach a copy of their current certification letter.*

A. Name of Joint Venture _____

B. Address of Joint Venture _____

_____

C. Phone number of Joint Venture _____

D. Identify the firms that comprise the Joint Venture

_____

_____

1. Describe the role(s) of the MBE/WBE firm(s) in the Joint Venture. (Note that a "clearly defined portion of work" must here be shown as under the responsibility of the MBE/WBE firm.)

_____

_____

2. Describe very briefly the experience and business qualifications of each non-MBE/WBE Joint Venturer.

_____

_____

_____

E. Nature of Joint Venture's business

_____

_____

F. Ownership: What percentage of the Joint Venture is claimed to be owned by MBE/WBE? _____%

G. Specify as to:

1. Profit and loss sharing _____%
2. Capital contributions, including equipment _____%
3. Other applicable ownership interests, including ownership options or other agreements which restrict ownership or control.

_____

_____

Joint Ventures
Include:

- ✓ Schedule B (Form D)
- ✓ Joint Venture Agreement
- ✓ Certification Letter, if MBE/WBE

Form - E

Disclosure Affidavit

FORM E – DISCLOSURE AFFIDAVIT

SUBMITTING FIRM NAME:	

I. HISTORY AND OWNERSHIP OF RESPONDENT FIRM

Any firm proposing to conduct any business transactions with the Public Building Commission of Chicago must complete this Disclosure Affidavit. Please note that in the event the Contractor is a joint venture, the joint venture and each of the joint venture partners must submit a completed Disclosure Affidavit.

The undersigned _____ as _____
Name Title

and on behalf of _____
("Bidder/Proposer/Respondent or Contractor") having been duly sworn under oath certifies the following:

RESPONDENT			
Name of Firm:			
Address:			
City/State/Zip:			
Telephone:		Facsimile:	
FEIN:		SSN:	
Email:			
Nature of Transaction:			

- ☐ Sale or purchase of land
- ☐ Construction Contract
- ☐ Professional Services Agreement
- ☐ Other _____

II. DISCLOSURE OF OWNERSHIP INTERESTS

Pursuant to Resolution No. 5371 of the Board of Commissioners of the Public Building Commission of Chicago, all Bidders/Proposers shall provide the following information with their Bid/Proposal. If the question is not applicable, answer "NA". If the answer is none, please answer "none".

- ☐ Corporation
- ☐ Partnership
- ☐ Sole Proprietorship
- ☐ Joint Venture
- ☐ Limited Liability Company
- ☐ Limited Liability Partnership
- ☐ Not-for-profit Corporation
- ☐ Other: _____

Form - F

Disclosure of Retained Parties

FORM F – DISCLOSURE OF RETAINED PARTIES

Disclosure of Retained Parties

Pursuant to the Public Building Commission (PBC) Code of Ethics found on the PBC website at https://www.pbcchicago.com/wp-content/uploads/2017/05/RES_PBC_ecr_CodeofEthicsConsolApril-2013_20130405.pdf, a firm is required to submit a fully executed Disclosure of Retained Parties.

A. Definitions and Disclosure Requirements

1. As used herein, "Contractor" means a person or entity that has any contract or lease with the Public Building Commission of Chicago ("Commission").
2. Commission contracts and/or qualification submittals must be accompanied by a disclosure statement providing certain information about any lobbyists whom the Contractor has retained or expects to retain with respect to the contract or lease. In particular, the Contractor must disclose the name of each such person, his or her business address, the name of the relationship, and the amount of fees paid or estimated to be paid. The Contractor is not required to disclose employees who are paid solely through the Contractor's regular payroll.
3. "Lobbyists" means any person who a) for compensation or on behalf of any person other than himself undertakes to influence any legislative or administrative action, or b) any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

B. Certification

Contractor hereby certifies as follows:

1. This Disclosure relates to the following transaction: _____
   a. Description of goods or services to be provided under Contract
   _____
   _____
2. Name of Contractor: _____
3. EACH AND EVERY lobbyist retained or anticipated to be retained by the Contractor with respect to or in connection with the contract or lease is listed below. Attach additional pages if necessary.

   Check here if no such persons have been retained or are anticipated to be retained: _____

   Retained Parties:

Name	Business Address	Relationship (Lobbyists, etc.)	Fees (indicate whether paid or estimated)

Form - G

Affidavit of Non-Collusion

FORM G – AFFIDAVIT OF NON-COLLUSION

Affidavit of Non-Collusion

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

_____, being first duly sworn, deposes and says that:
(Authorized Agent for Firm or Joint Venture)

1. He/She is
   _____
   (Title - Owner, Officer, Joint Venture Partner, Representative or Agent) of
   _____,
   the Bidder/Proposer that has submitted the attached Bid/Proposal (name of entity submitting);
2. That Bidder/Proposer is fully informed respecting the preparation and contents of the attached Bid/Proposal and of all pertinent circumstances respecting such Bid/Proposal;
3. Such Bid/Proposal is genuine and is not a collusive or sham Bid/Proposal;
4. Neither Bidder/Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, connived, conspired, or agreed, directly or indirectly, with any other Bidder/Proposer, firm, or person to submit a collusive or sham bid/proposal in connection with the Contract for which the attached Bid/Proposal has been submitted or to refrain from bidding/proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder/Proposer, firm, or person to fix the price or prices in the attached bid/proposal or in that of any other Bidder/Proposer, or to fix any overhead, profit, or cost element of the bid price of any other Bidder/Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Public Building Commission of Chicago or any person interested in the proposed Contract; and
5. The price or prices quoted in the attached Bid/Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder/Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.
6. The Bidder/Proposer is not barred from bidding/proposing as a result of having violated Illinois Criminal Code, 720 ILCS 5/33E-3 (Bid-rigging), 720 ILCS 5/33E-4 (Bid rotating) or the Prevailing Wage Act, 30 ILCS 570/0.01 through 570/7.

_____ _____
Name of Affiant Signature of Affiant

_____ _____
Title Date

Subscribed and sworn to before me this _____ day of _____ 20 ____

_____ _____
Notary Public Name Notary Public Signature

Commission Expires: _____ (SEAL)

Insurance & Bonding

Exhibit A

EXHIBIT A – INSURANCE REQUIREMENTS

CITY OF CHICAGO ASSETS INFORMATION AND SERVICES (AIS)
CAPITAL IMPROVEMENT PROJECTS

The insurance requirements listed below are the minimum requirements that will be required for work issued on a contract resulting from this Procurement. The actual requirements for the project may be higher and will be determined based on the scope and the requirements as determined in collaboration with the User Agency as determined after award. As noted in this Procurement, Respondent is to submit a certificate of insurance evidencing their current insurance program.

The Contractor must provide and maintain at Contractor's own expense, the minimum insurance coverage and requirements specified below, insuring all operations related to the Contract. The insurance must remain in effect from the date of the Notice to Proceed until Substantial Completion of the project, during completion of Punch List, as well as any time Contractor returns to perform additional work regarding warranties or for any other purpose, unless otherwise noted below or agreed by the Public Building Commission's Risk Management.

A. INSURANCE TO BE PROVIDED

1) **Workers' Compensation and Employers Liability (Primary and Umbrella)**

Workers' Compensation Insurance as prescribed by applicable law covering all employees who are to provide a service under this Contract and Employers Liability coverage with limits of not less than $1,000,000 each accident, illness or disease. Coverage will include a waiver of subrogation as required below.

2) **Commercial General Liability (Primary and Umbrella)**

Commercial General Liability Insurance or equivalent with limits of not less than $5,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverage must include the following: All premises and operations, products/completed operations to be maintained for minimum of two (2) years following project completion, explosion, collapse, underground hazards, defense and contractual liability. Contractor and all subcontractors of every tier **will specifically name** the Public Building Commission of Chicago, the City of Chicago, the City of Chicago Department of Assets, Information, and Services, and each of their respective Board members, employees, elected officials, officers, or representatives, along with any other User Agency or others, as may be required by the Public Building Commission of Chicago, as Additional Insured using the latest version of the ISO CG2010 and CG2037. Additional Insured status will be on a primary, non-contributory basis for any liability arising directly or indirectly from the work, including the two year completed operations periods. Coverage will include a waiver of subrogation as required below.

Subcontractors performing work for Contractor must maintain limits of not less than $1,000,000 per occurrence with the same terms herein.

3) **Automobile Liability (Primary and Umbrella)**

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Contractor must provide Automobile Liability Insurance, with limits of not less than $1,000,000 per occurrence for bodily injury and property damage. The Public Building Commission of Chicago, the City of Chicago, the City of Chicago Department of Assets, Information, and Services, and each of their respective Board members, employees, elected officials, officers, or representatives, along with any other User Agency or others, as may be required by the Public Building Commission of Chicago, are to be named as Additional Insured on a primary, non-contributory basis.

Subcontractors performing work for Contractor must maintain limits of not less than $1,000,000 per occurrence with the same terms herein.

4) **Contractors Pollution Liability**

Contractors Pollution coverage is required with limits of not less than $2,000,000 per occurrence for any portion of the services, which may entail, exposure to any pollutants, whether in the course of sampling, remedial work or any other activity under this contract. The contractor pollution liability policy will provide coverage for sums that the insured become legally obligated to pay as loss as a result of claims for bodily injury, property damage and/or clean-up costs caused by any pollution incident arising out of the Work including remediation operations, transportation of pollutants, owned and non-owned disposal sites and any and all other activities of Contractor and its subcontractors. Pollution incidents will include, but not be limited to, the discharge, dispersal, release or escape of any solid, liquid, gaseous or thermal irritant or contaminant, including but not limited smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, medical waste, waste materials, lead, asbestos, silica, hydrocarbons and microbial matter, including fungi, bacterial or viral matter which reproduces through release of spores or the splitting of cells or other means, including but not limited to, mold, mildew and viruses, whether or not such microbial matter is living.

The policy will be maintained for a period of three years after final completion and include completed operations coverage. The policy will include the Public Building Commission of Chicago, the City of Chicago, the City of Chicago Department of Assets, Information, and Services, and each of their respective Board members, employees, elected officials, officers, or representatives, along with any other User Agency or others, as may be required by the Public Building Commission of Chicago, as Additional Insured. These entities must be specifically named

Exhibit B

EXHIBITB – PERFORMANCE AND PAYMENT BOND

Performance and Payment Bond

BOND NO. SPECIMEN **Contract No. SPECIMEN**

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____

_____

_____

with offices in the _____ State of _____

as _____ Principal, and _____

_____

_____

a corporation organized and existing under the laws of the State of _____ , with offices in the State of Illinois as Surety, are held and firmly bound unto the Public Building Commission of Chicago, hereinafter called "Commission", in the penal sum of _____ Dollars ($_____) for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

The condition of this obligation is such, that whereas the Principal entered into a certain Contract, hereto attached, with the Commission, dated _____ ,20____, for the furnishing, fabrication, delivery and installation of the

SPECIMEN

in the referenced project area and other miscellaneous work collateral thereto.

NOW, THEREFORE, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said Contract during the original term of said Contract and any extension thereof that may be granted by the Commission, with or without notice to the Surety, and during the life of any guarantee required under the Contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of any and all authorized modifications of said Contract that may be made; and also if the Principal shall promptly pay all persons, firms, and corporations supplying labor, materials, facilities, or services in the prosecution of the work provided for in the Contract, and any and all duly authorized modifications of said Contract that may be made, notice of which modifications being hereby waived; and also, if the Principal shall fully secure and protect the said Commission, its legal successor and representative, from all liability in the premises and from all loss or expense of any kind, including all costs of court and attorney's fees, made necessary or arising from the failure, refusal, or neglect of the aforesaid Principal to comply with all the obligations assumed by said Principal or any subcontractors in connection with the performance of said Contract and all such modifications thereof; and also, if the Principal shall deliver all Work called for by said Contract of the Principal with the Commission, free and clear of any and all claims, liens and expenses of any kind or nature whatsoever, and in accordance with the terms and provisions of said Contract, and any and all modifications of said Contract; then, this said Bond shall become null and void; otherwise it shall remain in full force and effect.

The Surety does further hereby consent and yield to the jurisdiction of the State Civil Courts of the County of Cook, City of Chicago, and State of Illinois, and does hereby formally waive any plea of jurisdiction on account of the residence elsewhere of the Surety. The Principal and Surety

Form - H

Safety Information

FORM H – SAFETY INFORMATION

SUBMITTING FIRM NAME:	

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?	☐ Yes ☐ No
Month and year first implemented or last updated:	
Program compliance and implementation strategy:	
Please indicate whether onsite 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? *If yes, please provide detailed information for each occurrence regarding:*	☐ Yes ☐ No
1. The nature of the violation for which your organization was cited.	
2. Summary of your position on the matter	
3. Official resolution of violation	
Please provide your organization's OSHA reportable incident rate in the box: *(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 explain below or attach Narrative Statement, if necessary.)*	
Please provide a copy of your organization's National Council on Compensation Insurance ("NCCI") current Experience Modification Rate ("EMR"). If EMR rate 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 explain below or attach Narrative Statement, if necessary.)	

Form - H

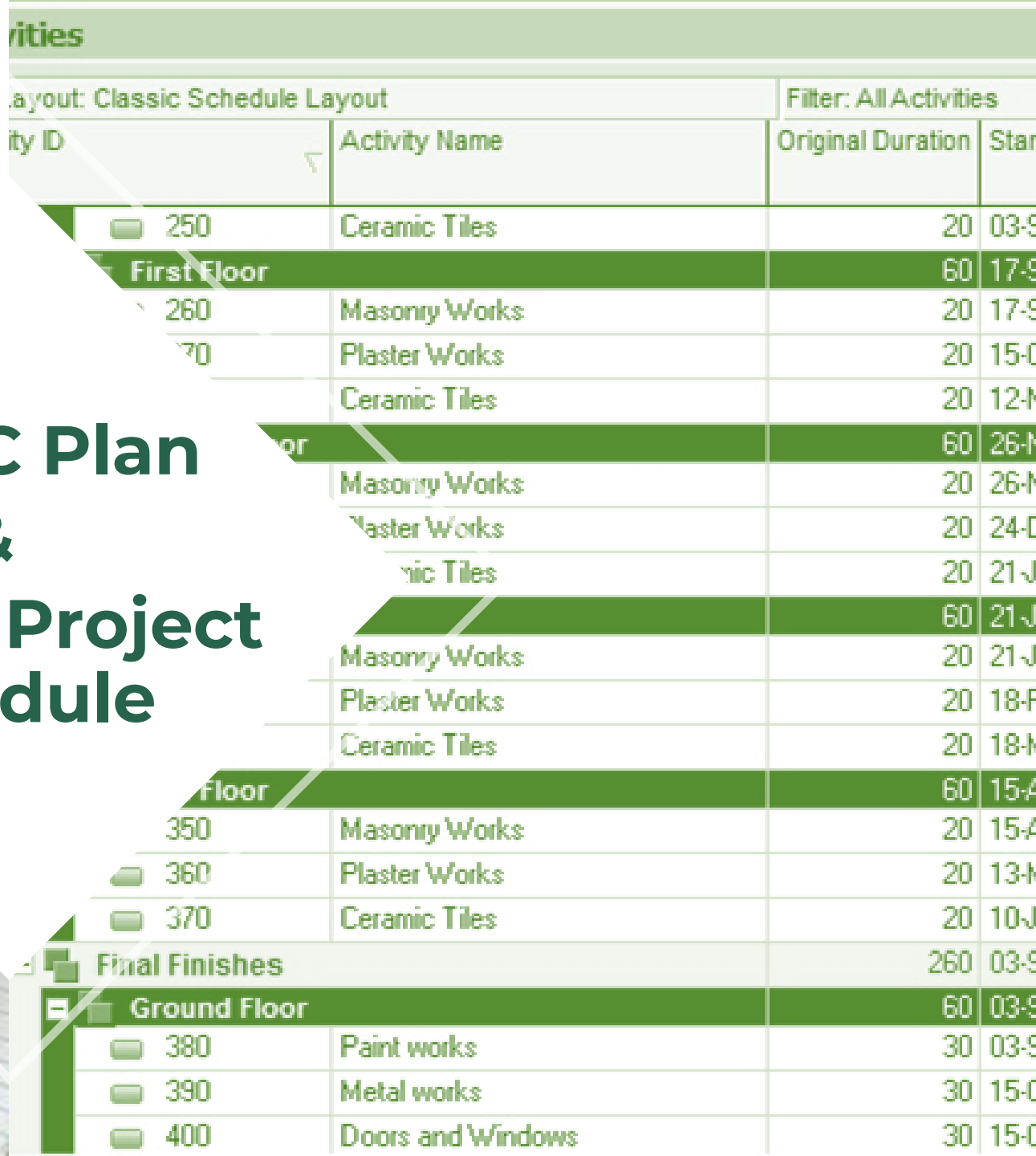
Safety Information

FORM H – SAFETY INFORMATION

PLEASE PROVIDE NCCI RATING FOR THE PAST FOUR YEARS			
Year	NCCI Rating	Year	NCCI Rating

PLEASE DESCRIBE IN DETAIL YOUR FIRM'S COVID-19 PROTOCALS

QA/QC Plan & Sample Project Schedule



vities

Layout: Classic Schedule Layout | Filter: All Activities

ity ID	Activity Name	Original Duration	Star
250	Ceramic Tiles	20	03-S
First Floor		60	17-S
260	Masonry Works	20	17-S
70	Plaster Works	20	15-O
	Ceramic Tiles	20	12-N
or		60	26-N
	Masonry Works	20	26-N
	aster Works	20	24-D
	nic Tiles	20	21-J
		60	21-J
	Masonry Works	20	21-J
	Plaster Works	20	18-F
	Ceramic Tiles	20	18-M
Floor		60	15-A
350	Masonry Works	20	15-A
360	Plaster Works	20	13-M
370	Ceramic Tiles	20	10-J
Final Finishes		260	03-S
Ground Floor		60	03-S
380	Paint works	30	03-S
390	Metal works	30	15-O
400	Doors and Windows	30	15-O

FORM I – LEGAL ACTIONS

SUBMITTING FIRM NAME:	

Instructions: Please answer all questions below. **Each question must be answered.** If the answer to any of the questions below is **YES**, you must provide a type-written, brief description, and/or explanation in the space provided or include a Narrative Statement following this page. Incomplete supplemental information may deem your response non-responsive. Firms submitting as joint venture partners must complete forms for each respective partner.

	QUESTIONS	Yes	No
1	Has the firm or joint venture been issued a notice of default on any contract awarded to it in the last 3 years? If yes to this question, please provide an explanation.	☐	☐
2	Has the firm or joint venture been issued a notice to cure on any contract awarded to it in the last 3 years? If yes to this question, please provide an explanation.	☐	☐
3	Does the firm or joint venture have any legally filed judgments, claims (liquidated damages for time, or other), arbitration proceedings or suits pending or outstanding against the firm, joint venture, or its officers? If yes to this question, please provide an explanation that includes the project name, timeline, agency, case summary, and whether or not the case is active.	☐	☐
4	Within the past 3 years has the firm or joint venture been a party to any lawsuits or arbitration proceedings with regard to any contracts? If yes to this question, please provide an explanation.	☐	☐
5	Within the last 3 years, has any officer or principal of the firm or joint 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? If yes to this question, please provide an explanation.	☐	☐
6	Has any key person with the firm or joint 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? If yes to this question, please provide an explanation.	☐	☐
7	Has the firm or joint venture ever been temporarily or permanently debarred from contract award by any federal, state, or local agency? If yes to this question, please provide an explanation.	☐	☐
8	Within the last 3 years, has the firm or joint venture been investigated or assessed penalties for any statutory or administrative violations (including but not limited to MBE, WBE, EEOC violations – EEO liquidated damages) If yes to this question, please provide an explanation that includes the project name, agency, and dollar amount of penalty.	☐	☐
9	Has the firm or joint venture ever failed to complete any work awarded to it? (ie. not met Milestones, Substantial Completion)? If yes to this question, please provide an explanation.	☐	☐

Form - I

Legal Actions

FORM J – REFERENCES

SUBMITTING FIRM NAME:	

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 with "X" in the '*See Attached Reference Letter*' space provided. Current Employees of the Public Building Commission of Chicago are prohibited from being included as valid references. Firms submitting as Joint Venture partners must complete forms for each respective partner.

REFERENCES			
PROJECT ONE NAME:			
Reference Firm Name:		Phone:	
Reference Name:		Email Address:	
Reference Title/Role on Project:		Mailing Address:	
Submitting Firm's Role on Project (ie. GC, DB, CM, AOR):		Check this box if there is an attached Reference Letter:	

Form - J References

Cost Forms

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR AIS CAPITAL IMPROVEMENT PROJECTS

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

PSXXXX: Lakeview Health Center

DESCRIPTION		COST
1. General Conditions		**$TBD**
2. Payment and Performance Bond & Insurance		
Payment and Performance Bond	$TBD	
Insurance	$TBD	
Insurance	$TBD	**$TBD**
3. Construction (A+B)		
A. TOTAL 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	$TBD	
Environmental Allowance	$TBD	
CM's Contingency	$TBD	
Commission's Contingency	$TBD	
TOTAL Cost of Work (B)	$TBD	
4. Construction Manager's Fee (percentage of the total value of line 3)	_____%	**$TBD**
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4		**$TBD**

[1] Indicates values to be included in the MBE/WBE calculation (Line 3 – Construction)

[2] Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (AIS)

Signature: _____

Date: _____

Cost Forms

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR AIS CAPITAL IMPROVEMENT PROJECTS

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

PSXXXX: NPV Gym (Building B)

DESCRIPTION		COST
1. General Conditions		$TBD
2. Payment and Performance Bond & Insurance		
Payment and Performance Bond	$TBD	
Insurance	$TBD	
Insurance	$TBD	$TBD
3. Construction (A+B)		
A. TOTAL 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	$TBD	
Environmental Allowance	$TBD	
CM's Contingency	$TBD	
Commission's Contingency	$TBD	
TOTAL Cost of Work (B)	$TBD	
4. Construction Manager's Fee (percentage of the total value of line 3)	____%	$TBD
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4		$TBD

[1] Indicates values to be included in the MBE/WBE calculation (Line 3 – Construction)
[2] Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (AIS)

Signature: _____

Date: _____

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR AIS CAPITAL IMPROVEMENT PROJECTS

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

PSXXXX: NPV Administration (Building C)

DESCRIPTION		COST
1. General Conditions		$TBD
2. Payment and Performance Bond & Insurance		
Payment and Performance Bond	$TBD	
Insurance	$TBD	
Insurance	$TBD	$TBD
3. Construction (A+B)		
A. TOTAL 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	$TBD	
Environmental Allowance	$TBD	
CM's Contingency	$TBD	
Commission's Contingency	$TBD	
TOTAL Cost of Work (B)	$TBD	
4. Construction Manager's Fee (percentage of the total value of line 3)	____%	$TBD
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4		$TBD

[1] Indicates values to be included in the MBE/WBE calculation (Line 3 – Construction)
[2] Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (AIS)

Signature: _____

Date: _____

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR AIS CAPITAL IMPROVEMENT PROJECTS

COST FORM

GUARANTEED MAXIMUM PROJECT COST PROPOSAL

PSXXXX: NPV Chapel (Building F)

DESCRIPTION		COST
1. General Conditions		$TBD
2. Payment and Performance Bond & Insurance		
Payment and Performance Bond	$TBD	
Insurance	$TBD	
Insurance	$TBD	$TBD
3. Construction (A+B)		
A. TOTAL 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	$TBD	
Environmental Allowance	$TBD	
CM's Contingency	$TBD	
Commission's Contingency	$TBD	
TOTAL Cost of Work (B)	$TBD	
4. Construction Manager's Fee (percentage of the total value of line 3)	____%	$TBD
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4		$TBD

[1] Indicates values to be included in the MBE/WBE calculation (Line 3 – Construction)
[2] Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (AIS)

Signature: _____

Date: _____

Financial Statements

Evaluation Criteria

Evaluation Criteria	Weighted Percentage
Technical Competence and Past Performance	25%
Project Approach and Methodology	20%
Price	20%
MBE/WBE Past Participation	15%
Qualifications and Relevant Experience of Key Staff	10%
Financial Capacity	5%
References	3%
Responsiveness to the Solicitation	2%
Total	100%

SOLE POINT OF CONTACT:

Patricia Montenegro
patricia.montenegro@cityofchicago.org

04

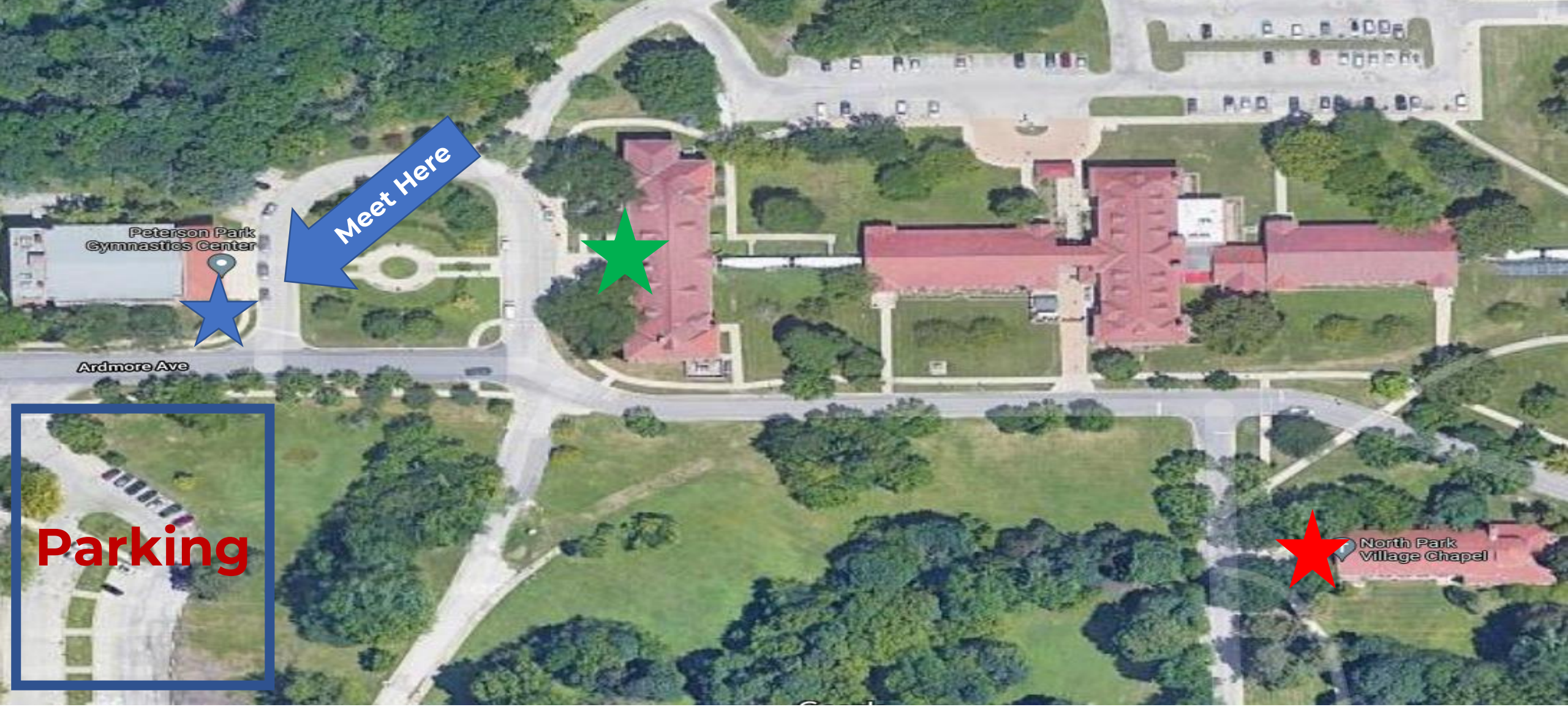
Ray Giderof

Chief Development Officer

&

Development Team

- Project Overview
- Current Status
- Proposed Project Schedule
- Anticipated Cost of Construction



NPV Gymnastics Center (Building B)

NPV Administration Building (Building C)

NPV Chapel (Building F)

ASSETS, INFORMATION & SERVICES

PUBLIC BUILDING COMMISSION of Chicago

SECTION III – PROJECT DESCRIPTION

Project Name:	NPV Gymnastics Center (Building "B")
Project Address:	5801 N. Pulaski Rd.
Project Number:	04036
Project Ward:	39
Alderman:	Samantha Nugent
Architect of Record:	KOO LLC
Project region:	1 (Howard St. to Fullerton Ave.)
Group Number:	2 (total 4 facilities within Group 2)
Invest South/West Corridor:	No
Invest South/West Community Area:	No

Project Description:

The Project scope consists of renovating an existing building (Gymnasium – Building "B") located at 5801 N. Pulaski located within the North Park Village Neighborhood for the City of Chicago Department of Assets, Information & Services ("AIS"). The Project intent is to address pre-existing conditions of the Gymnasium Center, including interior and exterior repairs with building codes and accessibility requirements. The Project scope anticipates exterior improvements; roofing repairs, masonry tuckpointing, removal and replacement of site concrete and new entry doors. The Project also anticipates including interior finish upgrades, MEP improvements such as replace existing lighting with LED fixtures, new boiler system, new AHU condenser and controls and foundation repairs due to water infiltration.

Proposed Project Schedule:

The proposed design and construction schedule as well as any other proposed dates for this procurement are subject to change.

Present CM Entity Award Recommendation to Board for Approval:	2nd Quarter 2022
Substantial Completion:	4th Quarter 2022

The CM is responsible for providing assistance on all design, engineering, permitting tasks, confirming construction costs, Project Schedule and delivery, along with procuring Subcontractors to execute all required construction work.

Anticipated Cost of Construction:

$1,000,000 - $1,200,000

The budget includes but is not limited to: Pre-construction and Construction.

Project Considerations:

Permitting: Self Certification
Occupants: Building will be in use during construction
Environmental: ACM and LBP Abatement anticipated
Project Phasing, as required
Building is listed on the Orange List and subject to Landmark's review

Attachments:

RP_KOO_AB_NPVGymnasiumBuildingB_PreliminaryAssessmentReport_20211021
CE_CCS_NPVBldg.B_InitialAssessmentEstimate_20220125R5

Project Description

NPV – GYM (Building B)

Building Information

- 5801 N. Pulaski Road
- Building B
- North Park Neighborhood
- +/- 19,662
- 2 levels + basement
- Masonry building
- Occupied

Scope Intent

- Address Code/Life safety issues and interior upgrades.

Scope of Work

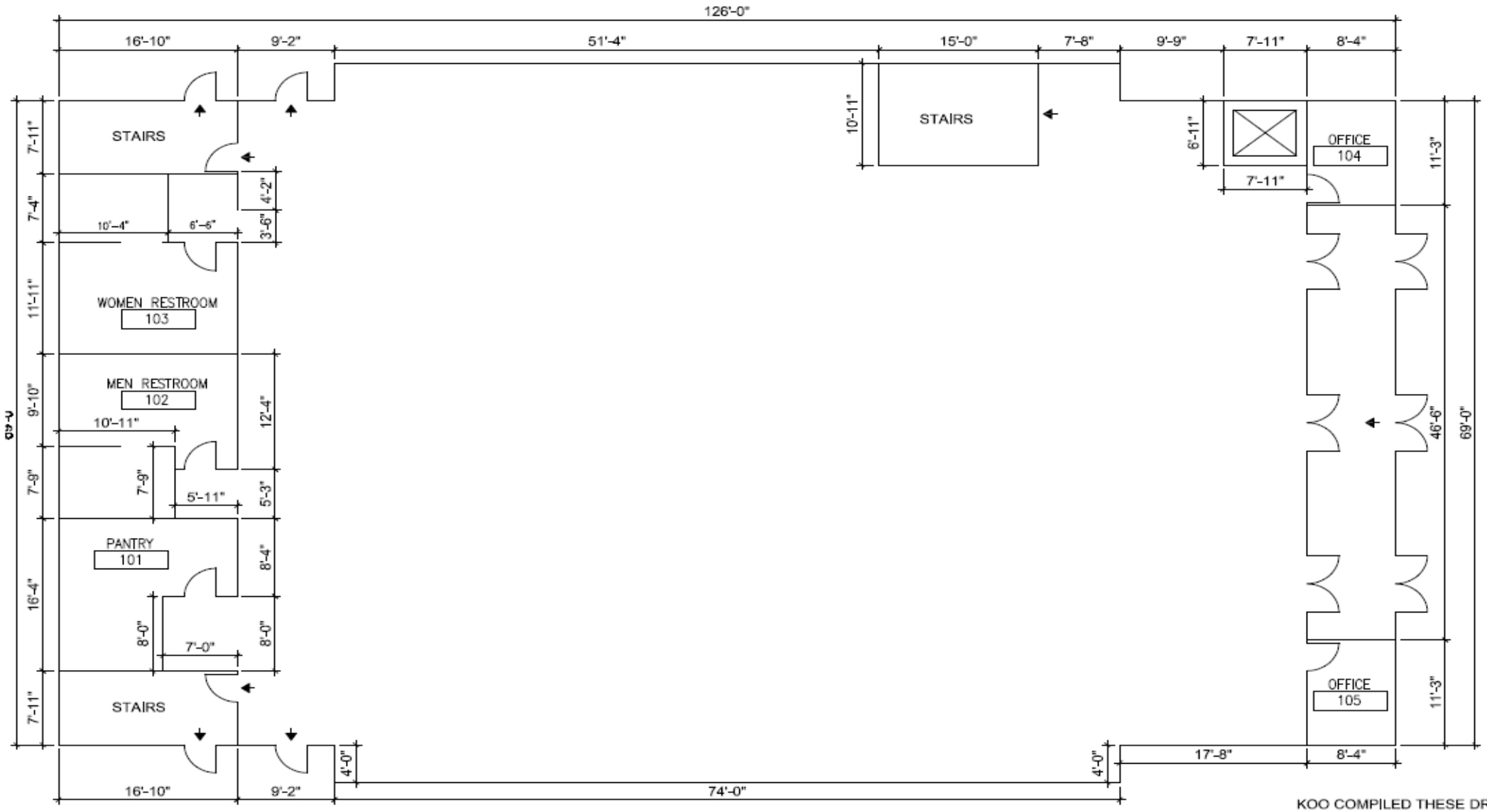
- Repair /replacement of existing roof
- Waterproofing upgrades at foundation walls and concrete slabs
- Provide new boiler system
- Replace site concrete at main entry
- Replacement of main entry doors & hardware
- Provide new LED light fixtures

Project Considerations

- Permitting
  - Self Certification
- Environmental:
  - ACM and LBP Abatement
- Project Phasing, as required
- Landmark review required

Proposed Project Schedule

- Construction Documents
  - Q2 2022
- Permitting
  - Q2 2022
- Substantial Completion
  - Q4 2022



KOO COMPILED THESE DRAWINGS BASED ON AERIAL IMAGES AND APPROXIMATE FIELD'S DIMENSION. THESE DRAWINGS ARE FOR DIAGRAMMATIC PURPOSE ONLY.

N

NORTH PARK VILLAGE

PBC GYMNASIUM BUILDING B - PLAN - 1ST FLOOR scale: 1/16" = 1'-0" 10/21/2021 **KOO LLC**

Existing Condition Photos

3.2.3.7 Water / Moisture damages masonry's exterior

3.2.7.4 Masonry cracking at Masonry Parapet

3.2.2 Building Structure

3.2.2.1. Concrete beam with spalling

3.3.2.1 Existing basement boiler

CCS International, Inc.

North Park Village - Bldg. B Gym

PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Gross Square Footage	Total Critical Cost
A01 - Base Estimate **** 01 - Foundations		19,662	$52,470.00
A01 - Base Estimate **** 02 - Substructures		19,662	
A01 - Base Estimate **** 03 - Superstructure		19,662	
A01 - Base Estimate **** 04 - Exterior Enclosures		19,662	$4,538.00
A01 - Base Estimate **** 05 - Roofing		19,662	$320,279.00
A01 - Base Estimate **** 06 - Interior Construction		19,662	$158,232.25
A01 - Base Estimate **** 08 - Mechanical	$0.57	19,662	$340,180.00
A01 - Base Estimate **** 09 - Electrical		19,662	$119,741.00
A01 - Base Estimate **** 11 - Equipment		19,662	
A01 - Base Estimate **** 12 - Sitework Allowance		19,662	$25,350.00
A01 - Base Estimate - SUBTOTAL	$0.57	19,662	**$1,020,790.25**

Project Description

SECTION III – PROJECT DESCRIPTION

Project Name:	NPV Administration (Building "C")
Project Address:	5801 N. Pulaski Rd
Project Number:	04038
Project Ward:	39
Alderman:	Samantha Nugent
Architect of Record:	KOO LLC
Project region:	1 (Howard Street to Fullerton Avenue)
Group Number:	2 (total 4 facilities within Group 2)
Invest South/West Corridor:	No
Invest South/West Community Area:	No

Project Description:

The Project scope consists of renovating an existing building (Administration – Building "C") located at 5801 N. Pulaski located within the North Park Village Neighborhood for the City of Chicago Department of Assets, Information & Services ("AIS"). The Project intent is to address pre-existing conditions of the Administrative Building, including, but not limited to, life safety/code violations and water infiltration issues. The Project scope anticipates roof restoration (replacement of existing roof underlayment and clay tile). Due to the building being listed on the Historic Orange List, undamaged existing clay tiles will be salvaged, properly stored, and re-installed. Exterior scope improvements may include masonry tuckpointing, replacement of steel lintels at windows, new gutters and downspouts and new entry doors as well as new lighted campus signage. The Project also anticipates including interior and Electrical improvements such as replacing existing lights with LED fixtures, new toilet accessories and partitions, new hot water coils/valves, and waterproofing and foundation repairs due to water infiltration.

Proposed Project Schedule:

The proposed design and construction schedule as well as any other proposed dates for this procurement are subject to change.

Present CM Entity Award Recommendation to Board for Approval:	2nd Quarter 2022
Substantial Completion:	4th Quarter 2022

The CM is responsible for providing assistance on all design, engineering, permitting tasks, confirming construction costs, Project Schedule and delivery, along with procuring Subcontractors to execute all required construction work.

Anticipated Cost of Construction:

$1,400,000 - $1,600,000

The budget includes, but is not limited to, Pre-construction and Construction.

Project Considerations:

Permitting: Self-Certification
Environmental: ACM and LBP Abatement anticipated
Building occupants during construction
Project Phasing, as required
Building is listed on the Orange List and subject to Landmark's review

Attachments:

RP_KOO_AB_NPVAdminBldgC_PreliminaryAssessmentReport_20211021
CE_CCS_NPVBldg.C_InitialAssessmentEstimate_20220128R7

Building Information

- 5801 North Pulaski Road
- Building C
- (North Park Neighborhood)
- +/- 31,139sf
- 2 stories + basement
- Masonry building
- Occupied building

Scope Intent

- Life Safety Code requirements
- Interior upgrades & renovation

Scope of Work

- Repair/Salvage/Replacement of clay tile roof and underlayment
- Waterproofing upgrades at foundation , windows and storefront systems
- Masonry tuckpointing
- Replacement of damaged brick masonry
- Lintel replacement
- Interior finish upgrades: Plaster/drywall repairs, painting, flooring & ACT
- Lighted Campus signage

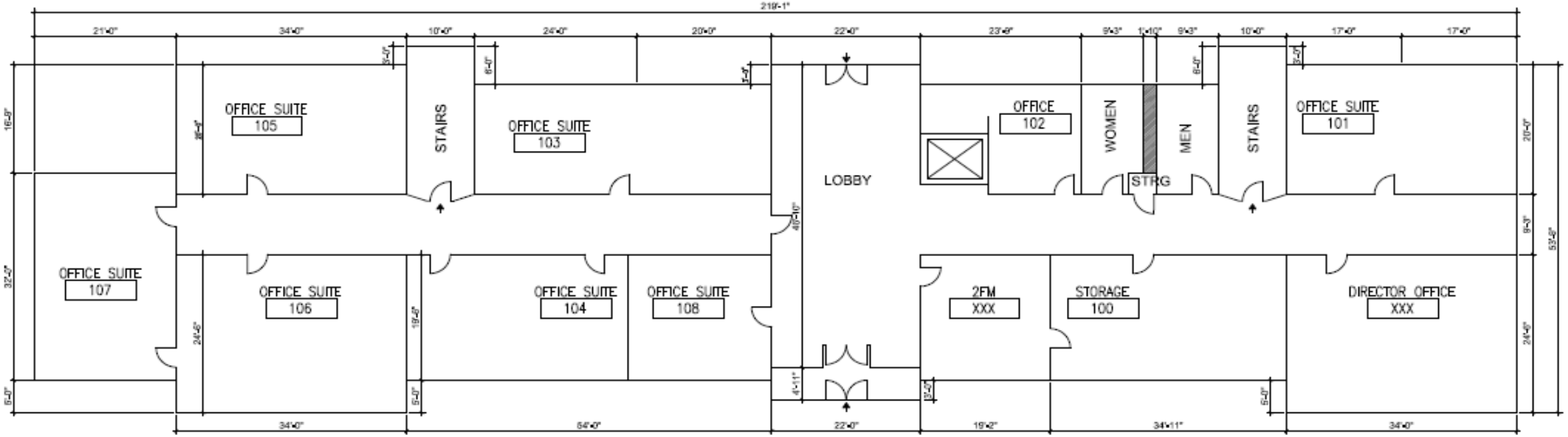
Project Considerations

- Permitting
  Self Certification
- Environmental
  ACM and LBP Abatement
- Project Phasing
  as required
- Landmark review required

Anticipated Schedule

- Construction Documents
  Q2 2022
- Permitting
  Q3 2022
- Substantial Completion
  Q4 2022

NPV Administration Building C



KOO COMPILED THESE DRAWINGS BASED ON AERIAL IMAGES AND APPROXIMATE FIELD'S DIMENSION. THESE DRAWINGS ARE FOR DIAGRAMMATIC PURPOSE ONLY.

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NORTH PARK VILLAGE

PBC ADMINISTRATION BUILDING C - PLAN - 1ST FLOOR scale: 1/16" = 1'-0" 10/21/2021 **KOO LLC**

Existing Conditions Photos

3.2.1 Foundation and Building Structure

3.2.1.3 Louver Lintel SE corner

3.2.1.5 Steel lintels spanning over 1st and 2nd floor windows on east and west ends of building show signs of rust and corrosion.

3.4.1.1.2 Door Hardware at the majority of Office Doors is not Accessible.

3.4.2.32 Moisture damage at ceiling in Room 210. Active leaking is ongoing at Room 210.

CCS International, Inc.
North Park Village - Bldg. C Admin

Oakbrook Terrace, IL / Bethesda, MD / Durham, NC / Houston, TX
Date: Revise 2/11/22

PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Gross Square Footage	Total Critical Cost
A01 - Base Estimate **** 01 - Foundations	$0.13	31,139	$3,950.00
A01 - Base Estimate **** 02 - Substructures		31,139	
A01 - Base Estimate **** 03 - Superstructure		31,139	
A01 - Base Estimate **** 04 - Exterior Enclosures	$6.33	31,139	$196,966.00
A01 - Base Estimate **** 05 - Roofing	$19.64	31,139	$611,548.00
A01 - Base Estimate **** 06 - Interior Construction	$9.04	31,139	$281,542.75
A01 - Base Estimate **** 08 - Mechanical		31,139	
A01 - Base Estimate **** 09 - Electrical	$0.34	31,139	$10,500.00
A01 - Base Estimate **** 11 - Equipment		31,139	
A01 - Base Estimate **** 12 - Sitework Allowance		31,139	
A01 - Base Estimate - SUBTOTAL	$35.47	31,139	$1,104,506.75

Project Description

SECTION III – PROJECT DESCRIPTION

Project Name:	NPV Chapel (Building "F")
Project Address:	5801 N. Pulaski Rd
Project Number:	04037
Project Ward:	39
Alderman:	Samantha Nugent
Architect of Record:	KOO LLC
Project region:	1 (Howard Street to Fullerton Avenue)
Group Number:	2 (total 4 facilities within Group 2)
Invest South/West Corridor:	No
Invest South/West Community Area:	No

Project Description:

The Project scope consists of renovating an existing building (Chapel – Building "F") located at 5801 N. Pulaski located within the North Park Village Neighborhood for the City of Chicago Department of Assets, Information & Services ("AIS"). The Project intent is to address pre-existing conditions of the Chapel Building, including life safety/code violations and water infiltration issues. The Project scope anticipates roof restoration (replacement of existing roof underlayment and clay tile). Due to the building being listed on the Historic Orange List, undamaged existing clay tiles will be salvaged, properly stored, and re-installed. Exterior scope improvements may include masonry tuckpointing, removal and replacement of gutters/downspouts and existing windows. The Project also anticipates interior upgrades and improvements; patch and repair of damaged plaster walls and ceilings, paint upgrades, new flooring, new LED lighting fixtures, removal and replacement of existing interior wood doors, ADA door hardware upgrades at main entrance and bathroom renovations (new plumbing fixtures and toilet accessories).

Proposed Project Schedule:

The proposed design and construction schedule as well as any other proposed dates for this procurement are subject to change.

Present CM Entity Award Recommendation to Board for Approval:	2nd Quarter 2022
Substantial Completion:	4th Quarter 2022

The CM is responsible for providing assistance on all design, engineering, permitting tasks, confirming construction costs, Project Schedule and delivery, along with procuring Subcontractors to execute all required construction work.

Anticipated Cost of Construction:

$1,100,000 - $1,300,000

The budget includes but is not limited to, Pre-construction and Construction.

Project Considerations:

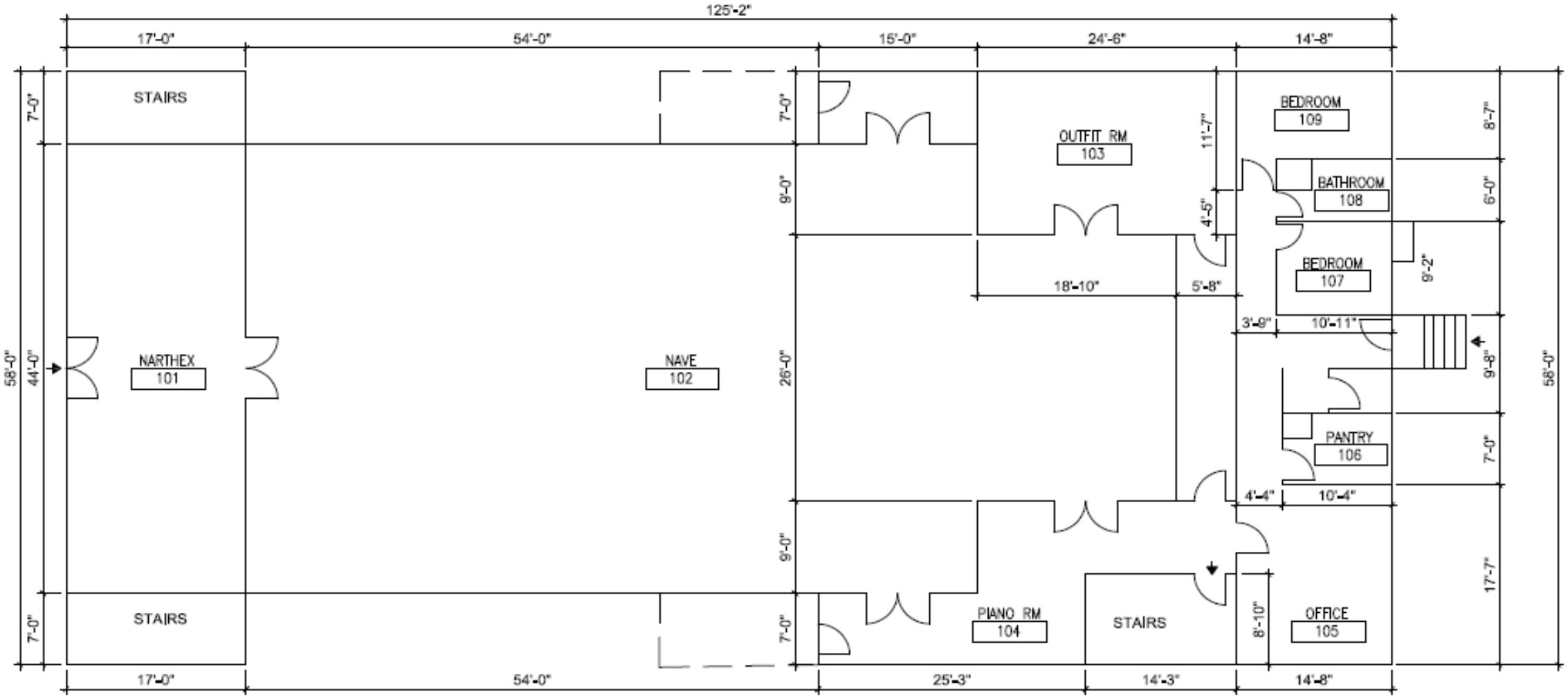
Permitting: Self-Certification
Occupants: Building will be unoccupied during construction
Environmental: ACM and LBP Abatement anticipated
Building is listed on the Orange List and subject to Landmark's review
Project Phasing, as required

Attachments:

RP_KOO_AB_NPVChapelBldgF_PreliminaryAssessmentReport_20211021
CE_CCS_NPVBldg.F_InitialAssessmentEstimate_20220127R6

Building Information	Scope Intent	Scope of Work	Project Considerations	Proposed Project Schedule
5801 North Pulaski Road Building F (North Park Neighborhood) +/- 10,676sf 1 story with mezzanine + Basement Masonry building Unoccupied	Life Safety Code requirements Interior upgrades & renovation	Repair/Salvage/Replacement of clay tile roof and underlayment Waterproofing upgrades at foundation walls and concrete slabs Masonry tuckpointing and replacement of damaged brick Replace gutters and downspouts Window Replacement Lighting control upgrades Interior finish upgrades: Plaster/drywall repairs, painting, flooring & ACT	Permitting Self Certification Environmental ACM and LBP Abatement Project Phasing as required Landmark Review required	Construction Documents Q 2 2022 Permitting Q 2 2022 Substantial Completion Q4 2022

NPV Chapel Building F



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NORTH PARK VILLAGE

PBC CHAPEL BUILDING F - PLAN - 1ST FLOOR scale: 1/16" = 1'-0" 10/21/2021 **KOO LLC**

3.4.1.2.4 Wall is cracking.

3.2.3.1 Existing Double Hung windows in poor condition

Existing Conditions Photos

3.2.1.3. Ceilings show signs of significant water damage. This is an indication that water damage to the roof structure is expected. It is expected that the roof be composed of timber. Structural framing system should be inspected (or replaced) to ensure no structural deficiencies, which will require selective demo.

CCS International, Inc.

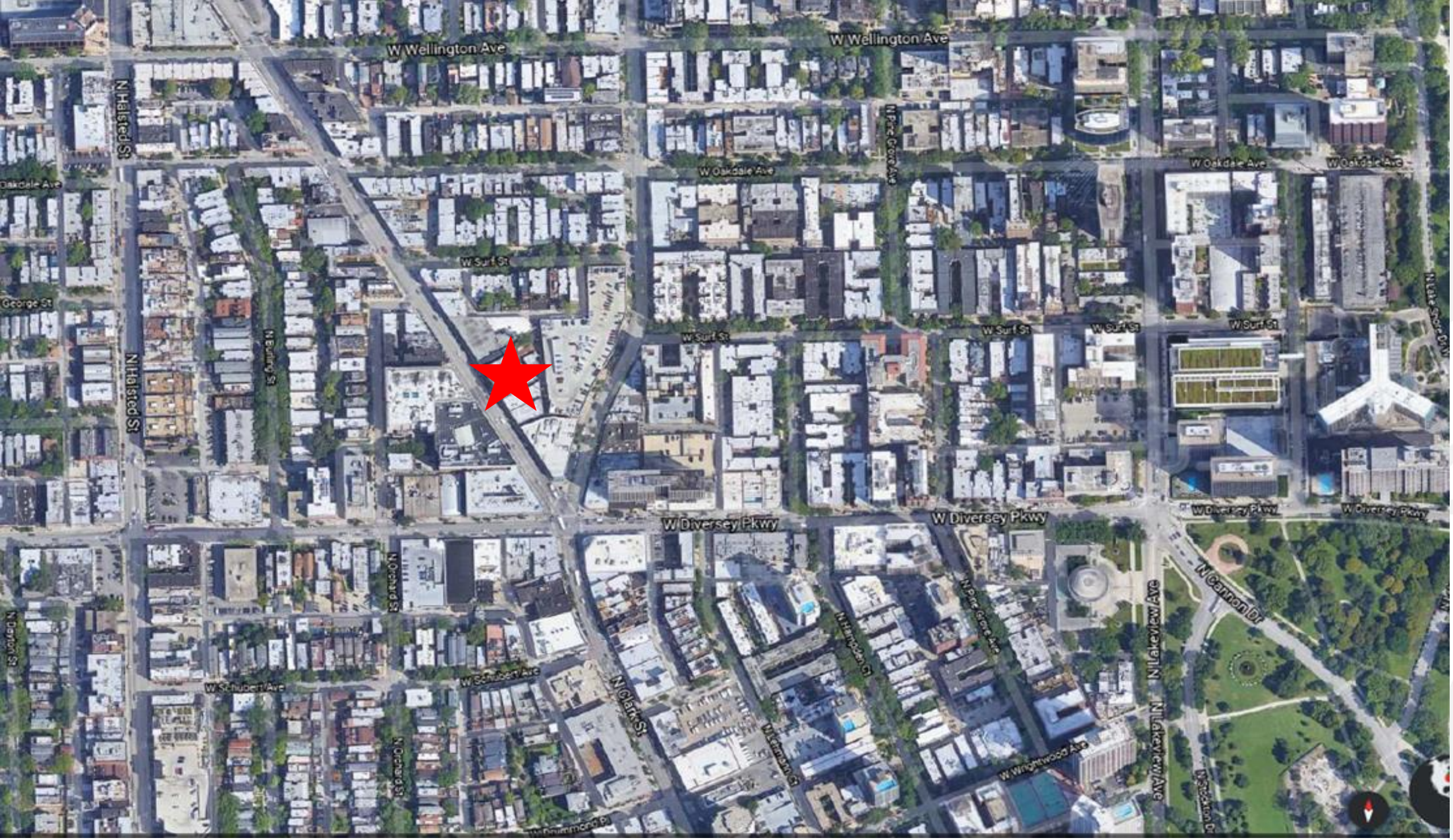
North Park Village - Bldg. F Chapel

Oakbrook Terrace, IL / Bethesda, MD / Durham, NC / Houston, TX

Date: Revise 2/11/2022

PROJECT RECAP & SUMMARY

Description	Unit Price Ext	Gross Square Footage	Total Critical Cost
A01 - Base Estimate **** 01 - Foundations	$0.90	10,676	$9,629.00
A01 - Base Estimate **** 02 - Substructures		10,676	
A01 - Base Estimate **** 03 - Superstructure		10,676	
A01 - Base Estimate **** 04 - Exterior Enclosures	$5.82	10,676	$62,187.50
A01 - Base Estimate **** 05 - Roofing	$28.87	10,676	$308,172.00
A01 - Base Estimate **** 06 - Interior Construction	$9.42	10,676	$100,539.75
A01 - Base Estimate **** 08 - Mechanical		10,676	
A01 - Base Estimate **** 09 - Electrical	$7.00	10,676	$74,732.00
A01 - Base Estimate **** 11 - Equipment		10,676	
A01 - Base Estimate **** 12 - Sitework Allowance	$2.81	10,676	$30,000.00
A01 - Base Estimate - SUBTOTAL	$54.82	10,676	**$585,260.25**



Lakeview Health Center
2849-61 N. Clark St.

PUBLIC BUILDING COMMISSION of Chicago

SECTION III – PROJECT DESCRIPTION

Project Name:	Lakeview Health Center
Project Address:	2849 – 61 N. Clark St., Chicago, IL
Project Number:	04031
Project Ward:	44
Alderman:	Thomas M. Tunney
Architect of Record:	HOH Group, Inc.
Project region:	1 (Howard St. to Fullerton Ave.)
Group Number:	2 (total 4 facilities within Group 2)
Invest South/West Corridor:	No
Invest South/West Community Area:	No

Project Description:

The Project scope consists of renovating the Lakeview Health Center Building located at 2849 – 61 N. Clark Street within the Lakeview community Neighborhood for the City of Chicago's Department of Assets, Information & Services (AIS). The building is approximately 17,087 square feet and includes 2 levels above grade, with a sub-basement. The building is constructed of masonry and has a lower arched roof and an upper-level roof which is flat. The building is currently in use as a medical service facility with additional non-medical tenants' occupying the first and second floors. The Project intent is to address pre-existing conditions including life safety systems, roofing and exterior issues, and accessibility upgrades. The Project scope anticipates life safety and accessibility upgrades, bathroom upgrades, stair and handrail replacement, exterior masonry restoration, interior doors and hardware replacement, new roofing system, plumbing fixture replacement, new BAS system and controls package, and new fire alarm system.

Proposed Project Schedule:

The proposed design and construction schedule as well as any other proposed dates for this procurement are subject to change.

Present CM Entity Award Recommendation to Board for Approval:	2nd Quarter 2022
Substantial Completion:	4th Quarter 2022

The CM is responsible for providing assistance on all design, engineering, permitting tasks, confirming construction costs, Project Schedule and delivery, along with procuring Subcontractors to execute all required construction work.

Anticipated Cost of Construction:

$800,000 - $1,000,000

The budget includes but is not limited to: Pre-construction and Construction.

Project Considerations:

Permitting: Self-Certification
Occupants: Building will be in use during construction
Environmental: ACM and LBP Abatement anticipated
Project Phasing, as required

Attachments:

RP_HOH_JAB_Lakeview_PreliminaryAssessmentReport_20211022
CE_RLB_CH_Lakeview_ConstructionCostEstimate_20220121
DWG_HOH_JBA_Lakeview_Draft60PctFullCDSetBaseSOW_20220126
RP_HOH_JAB_Lakeview_RoofInspectionReportL18636_20211020
RP_HOH_JAB_Lakeview_MEPFPTExistingConditionsReport_20211025

Project Description

Lakeview Health Center

Building Information

- 2849-61 N. Clark St.
- Lakeview Community
- +/- 17,087sf
- 2 levels
- Sub-basement
- Masonry building
- Occupied

Scope Intent

- To address code/Life safety issues/Improve interior conditions and accessibility

Scope of Work

- Fire life safety systems and Fire Alarm system
- Provide new ADA code compliant toilet upgrades
- Replace interior finishes
- Replace interior and exterior doors
- Repair/replace roof and exterior finishes
- Provide BAS and DDC controls systems

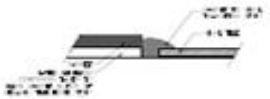
Project Considerations

- Permitting
  - Self Certification
- Environmental
  - ACM and LBP Abatement
- Coordination with other on-going construction projects
- Project Phasing, as required

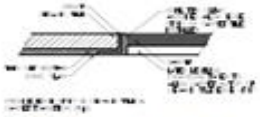
Proposed Project Schedule

- Construction Documents:
  - Q2 2022
- Permitting:
  - Q2 2022
- Substantial Completion:
  - Q4 2022

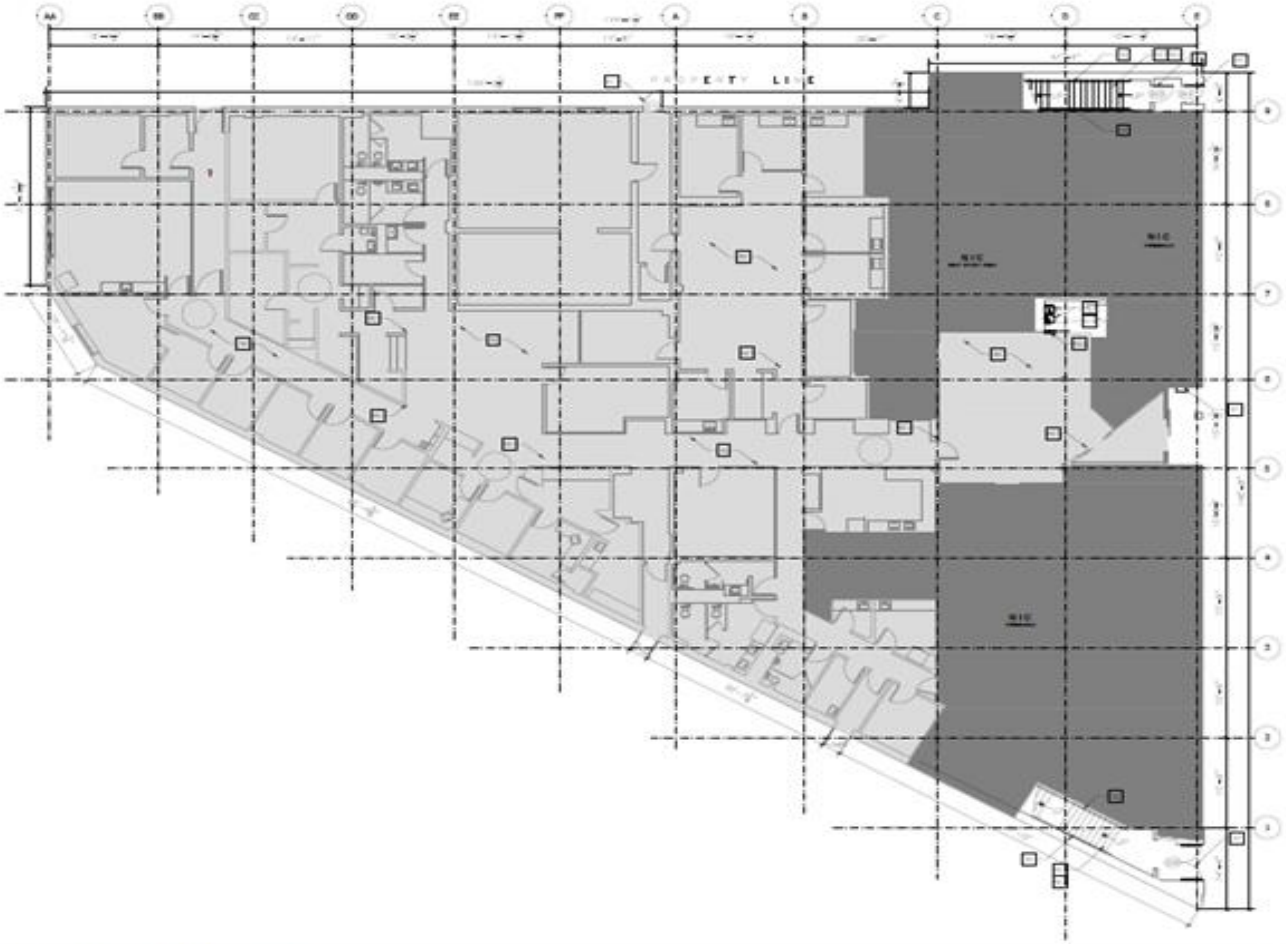
2 VINYL TILE / CONCRETE TRANSITION



3 VINYL TILE / CPT TRANSITION



4 CERAMIC TILE / CPT TRANSITION



1 FIRST FLOOR PLAN RENOVATION

WALL SURFACE FINISH KEY

FINISH NOTES

FLOOR & BASE FINISH KEY

RENOVATION NOTES

FINISH KEY

EXIT SUMMARY

RENOVATION KEY NOTES

LAKEVIEW HEALTH CENTER
2840 NORTH CLARK ST.
CHICAGO, IL 60657

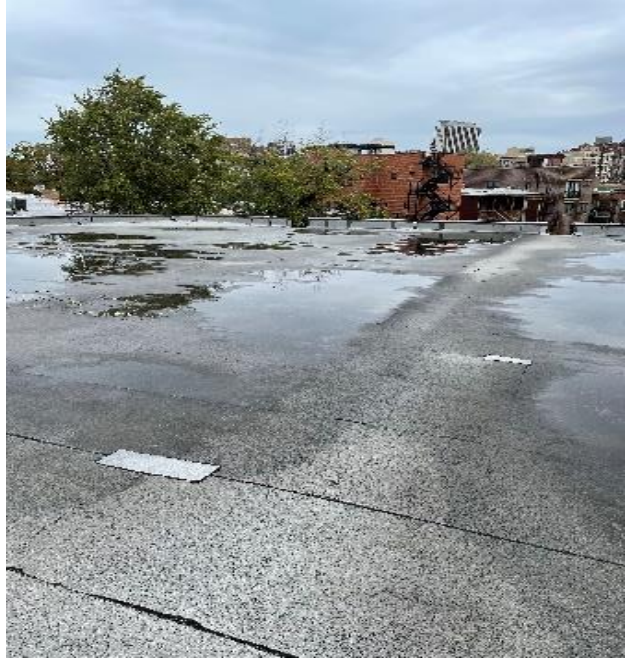
ASSETS, INFORMATION AND SERVICES
CITY OF CHICAGO, COMMISSIONER DAVID REYNOLDS

Architect / Engineer of Record:
THE HIGH GROUP, INC.

THE HIGH GROUP, INC.

FIRST FLOOR PLAN RENOVATION

Deteriorating Lintels



Compromised thermal and moisture protection

ADA toilet upgrades

Deteriorating masonry chimney and existing mechanical equipment

ADA interior stairwell and exterior door and hardware upgrades

LAKEVIEW HEALTH CENTER - RENOVATION

CONSTRUCTION DOCUMENT ESTIMATE

Rider Levett Bucknall

SUMMARY BASE ESTIMATE ONLY

GFA: Gross Floor Area
Rates Current At November 2021

Ref	Location	GFA SF	GFA $/SF	Total Cost $
A	Base Estimate Construction	26,972	32.47	875,814
	ESTIMATED NET COST	**26,972**	**32.47**	**875,814**

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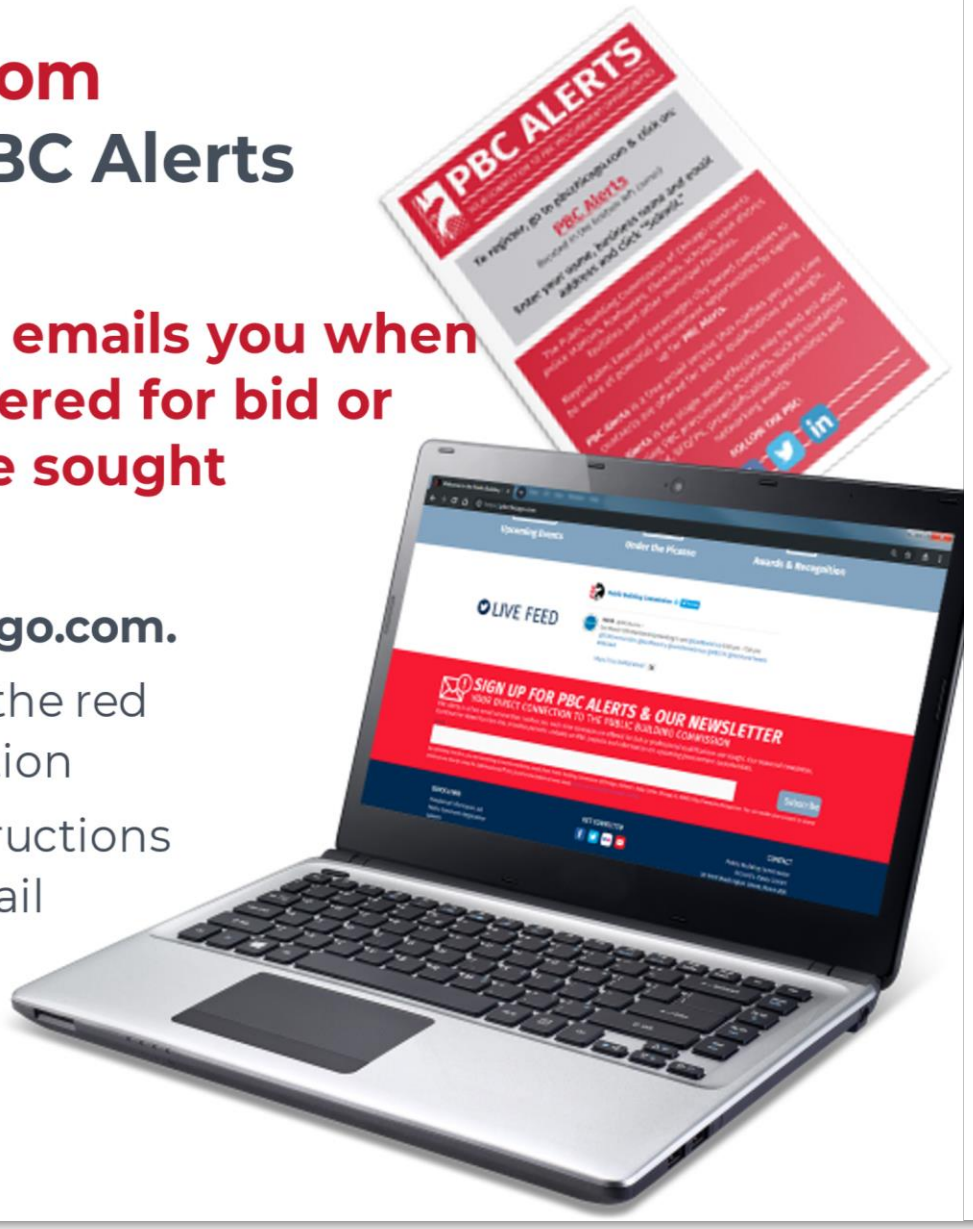

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Q&A