



ADDENDUM

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

ADDENDUM NO.: 01
PROJECT NAME: Request for Proposals for Design-Build Services for Kells (George) Park Fieldhouse
PROJECT NO.: 11340
DATE OF ISSUE: April 11, 2025

NOTICE OF CHANGES, MODIFICATIONS, OR CLARIFICATIONS TO DOCUMENTS

The following changes, modifications, or clarifications are hereby incorporated and made an integral part of the Request for Proposals (RFP) Documents. Unless clearly expressed otherwise by this Addendum, all terms and conditions defined in the original RFQ Documents shall continue in full force and effect and shall have the same meaning in this Addendum.

ITEM NO. 1: CHANGE TO KEY DATES

None.

ITEM NO. 2: REVISIONS TO REQUEST FOR PROPOSALS (RFP)

None.

ITEM NO. 3: REQUESTS FOR INFORMATION

RFI-1.

Question: We are a commercial flooring business interested in bidding on the Terrazzo, Polished Concrete and Sealed Concrete in this project. Should we be bidding on the flooring in Phase 1 by 4/16/24?

Response: [The Public Building Commission issued a Request for Proposals for Design-Build Services. Bids from individual trade contractors, vendors, and suppliers will not be considered as part of this solicitation.](#)

RFI-2.

Question: Reference section VI.A.18 Project Scheduling (Tab 12) which states: "Provide a sample of your firm's project schedule as requested in Section II.B.13 of this RFP." and section II.B.13 Project Scheduling Requirements which states "For purposes of this RFP, Respondents shall provide a sample of a project schedule."

In Tab 12, does the PBC want a generic sample project schedule or one tailored to this specific project timeline?

Response: [Respondents may submit sample schedule\(s\) for a similar type Project\(s\), or a schedule representative of the proposed new Kells \(George\) Park Fieldhouse.](#)

RFI-3.

Question: I saw that PBCC released the attendees list from last week's pre-submittal meeting however, could the contact information be shared for firms that pre-registered? Also, could you let me know how those firms were able to pre-register? I didn't see that information in the RFP.

Response: [The PBC does not provide supplementary information regarding pre-registered firms. An option to Pre-Register was provided in the PBC Alert issued on March 26, 2025 available \[here\]\(#\).](#)

RFI-4.

Question: Geotechnical & Environmental

1-Will the Owner provide a geotechnical report, or should our team procure/manage any required soil borings or testing?

2-Is there an existing environmental report that we can rely on, or will additional testing be needed?

3-Regarding the No Further Remediation (NFR) letter from IEPA, is the Design-Builder responsible for obtaining it, or will the PBC's environmental engineer lead that process?

Response: The initial Geotechnical information will be included in Phase-2 of this solicitation. The information will include initial information regarding bearing capacity, loading requirements, and any recommendations. The information may be utilized by the Design-Build firm to develop the Project, and as part of its response to Phase-2 of the RFP. Upon contract award, the Design-Build firm shall be responsible for any supplemental geotechnical information for proper coordination of its work, including design, engineering, permitting, and construction activities.

Legacy and/or available environmental reports of the existing Firehouse will be included in Phase-2 of this solicitation. As stated in the RFP, Respondents shall demonstrate their experience and qualifications related to the proper management of facilities with pre-existing environmental conditions. Respondent's information regarding their experience and qualifications shall be included in their response to Phase-1 of the solicitation, including design, abatement, and demolition. Upon selection and award, the Design-Build firm shall be responsible for any additional surveys/investigation(s) for proper coordination of its work, including design, permitting, and abatement activities.

As stated in the RFP, the Project may be enrolled in the IEPA's Site Remediation Program, including the installation of environmental barriers by the Design-Build firm for issuance of a comprehensive NFR letter by the IEPA. The Design-Build firm shall be responsible for properly designing any required environmental barriers, in accordance with environmental reporting prepared by others (Project Environmental Consultant). The Design-Build firm is not responsible for preparing the environmental reports.

RFI-5.

Question: ComEd Transformer

1-What is the anticipated scope and cost range for installing or upgrading the ComEd transformer?

2-Will ComEd provide any portion of this work, or should we assume it falls entirely under the Design-Build scope?

Response: The Design-Build Firm shall be responsible for the design, engineering, permitting, and construction of any/all secondary electrical work (work within the Project limits).

RFI-6.

Question: Stormwater Requirements

1-Has the required stormwater detention volume been determined?

2-Should we anticipate any additional design/permitting steps to confirm or refine that volume?

Response: The required stormwater detention volume is currently being assessed in accordance with the Chicago Stormwater Management Ordinance, which applies to projects disturbing over 15,000 square feet of land or adding more than 7,500 square feet of impervious surface. Yes, additional design and permitting steps are anticipated. Compliance with the Chicago Stormwater Management Ordinance requires coordination with the Department of Buildings (DOB) and the Department of Water Management (DWM) to review and approve the stormwater management plan. This process may necessitate further design refinements to meet regulatory requirements.

RFI-7.

Question: Coordination & Risk Allocation

1-If unforeseen site or environmental conditions emerge, how should we plan for schedule/cost contingencies?

2-Will the Design-Builder be responsible for regulatory approvals, or does the Owner intend to handle those?

Response: As part of the Phase 2 solicitation, separate Allowances may be identified to address any discovered environmental conditions. Any Allowances will be identified in an Exhibit, which will be included in the Phase 2 solicitation.

As stated in the RFP, the Project may be enrolled in the IEPA's Site Remediation Program, including the installation of environmental barriers by the Design-Build firm for issuance of a

comprehensive NFR letter by the IEPA. The Design-Build firm shall be responsible for properly designing any required environmental barriers, in accordance with environmental reporting prepared by others (Project Environmental Consultant). The Design-Build firm is not responsible for preparing the environmental reports.

RFI-8.

Question: Where is the scope of work for Kell's Park?

Response: The 100% Schematic Design Documents are included in the RFP, for reference. Upon contract award, the Design-Build firm shall be responsible for developing the Project.

RFI-9.

Question: What is the timetable for the re-zoning effort?

Response: The application process for the rezoning is in progress with the packaging of the documents for submittal to zoning. The anticipated timeline is currently four (4) to six (6) months.

RFI-10.

Question: Do we need key staff for all team members – for all subs? And should the organizational chart include all team or the GC/Design team staff only?

Response: Respondents shall provide information related to the Key Staff, Consultants, and/or Subcontractors as noted in Section IV(B)(2) and (B)(7) of the RFP.

RFI-11.

Question: Project Program (page 12) – is demolition part of Design-Build scope? Would the walking path/water fountains/ updates to park portion part of the DB scope as listed out on Project Program? This is listed out within RFP document, but was described differently in the first community meeting.

Response: The Design-Build firm shall be responsible for the design, engineering, permitting, and abatement/demolition of the existing Firehouse, along with site clearing/demolition/remediation work.

The Design-Build firm shall be responsible only for the work within the Project limits, as identified in the 100% Schematic Design Documents included in the RFP.

RFI-12.

Question: Can PBC provide the cost breakdown provided by the cost estimator?

Response: As listed in the RFP, the anticipated Design-Build budget ranges between \$12,500,000 to \$13,000,000.

RFI-13.

Question: Is PBC tied to LEED Silver/Gold? Or is the certification flexible?

Response: The project has coordinated for a path to achieve current LEED v4/v4.1 Silver minimum certification along with compliance to DPD's Sustainable Development Policy.

RFI-14.

Question: In light of recent (almost daily) nation-wide economic stressers, will the project budget be adjusted to match construction market corrections?

Response: As listed in the RFP, the anticipated Design-Build budget ranges between \$12,500,000 to \$13,000,000. As part of the Phase 1 of the solicitation, the Design-Build firm may recommend any mitigation strategies regarding material and equipment procurement.

RFI-15.

Question: The extent of site improvements extends beyond the (8) eight lots being rezoned. How much further north into the existing park, will this project be allowed to extend, for operations and constructability?

Response: As noted in the Pre-Submission Conference and Site Walk-Through conducted on April 3, 2025, construction work, including mobilization, temporary facilities, material and equipment deliveries and storage beyond the Project limits shown in the 100% Schematic Design Documents will not be permitted.

RFI-16.

Question: Is the project expected to also reconstruct the alley service all (8) lots?

Response: Upon contract award, separate meeting(s) will be conducted with City agencies, including ComEd, People's Gas, CDOT, DWM, etc., for coordination purposes. The Design-Build firm shall be responsible for scheduling, conducting, and documenting any/all required coordination meetings. PBC will support the Design-Builder's efforts.

RFI-17.

Question: Is OUC expected to be triggered by below grade site improvements?

Response: Upon contract award, the Design-Build firm shall be responsible for developing the Project, including any/all Permitting reviews and approvals by the Department of Buildings.

RFI-18.

Question: Were green roofs and rain gardens considered as an alternative to the stormwater detention tank during design?

Response: The path for alternative design considerations can be presented upon contract award of the Design-Build firm.

RFI-19.

Question: Has ComEd confirmed the noted service size and feed strategy?

Response: Upon contract award, separate meeting(s) will be conducted with City agencies, including ComEd, People's Gas, CDOT, DWM, etc., for coordination purposes. The Design-Build firm shall be responsible for scheduling, conducting, and documenting any/all required coordination meetings. PBC will support the Design-Builder's efforts.

RFI-20.

Question: For the roof sections that are below 20FT in height, the proposed UL #P908 assembly requires protected steel roof supports. How is this achieved with the proposed timber structure?

Response: The proposed timber structure will incorporate steel components where necessary to meet the requirements of the UL #P908 assembly. Specifically, the protected steel roof supports will be strategically integrated into the timber framework to ensure compliance with the assembly's performance criteria. Further design and review will be required by the Design-Builder post-transfer to finalize the integration of the steel supports with the timber structure and ensure full compliance with the UL #P908 assembly.

RFI-21.

Question: Is the Phase I environmental report available?

Response: Phase I environmental report will be provided as part of the Phase 2 solicitation.

RFI-22.

Question: Regarding the existing Firehouse building, does the budget assume that the below grade basement structure will remain or be removed?

Response: Upon contract award, the Design-Build firm shall be responsible for developing the Project, including any/all recommendations regarding pre-existing conditions.

RFI-23.

Question: Can structure be further discussed? Or is it decided that it will be glulam with composite deck?

Response: As noted in the 100% SD documents, the basis of design is noted as glulam with composite deck.

RFI-24.

Question: Is LEED v4 acceptable for DPD SDP? Or does it have to be LEED v4.1? Not specified in SDP or RFP packet. LEED v4 is easier to achieve and more general.

Response: The project has coordinated for a path to achieve current LEED v4/v4.1 Silver minimum certification along with compliance to DPD's Sustainable Development Policy.

RFI-25.

Question: EV ready or EV station?

- a. MEP narrative says EV station, PBC says EV ready
- b. What was priced? What is required for LEED?

Response: The Design-Build firm shall be responsible for the design, engineering, and installation of EV-Ready infrastructure as required to meet LEED and the Chicago Sustainable Development Policy.

RFI-26.

Question: Are the selected items in the LEED report card included in the RFP mandatory or can other items be selected to achieve the desired LEED rating?

Response: The items listed in the LEED report card are part of the initial strategy to achieve the desired minimum LEED Silver rating and required compliance with DPD's Sustainable Development Policy. However, other items may be selected or adjusted to meet the LEED requirements to achieve the desired rating. Any adjustments would need to be reviewed and approved by CPD to ensure they align with the project's sustainability goals and LEED certification requirements.

RFI-27.

Question: Is any work in the existing park area to be included in the scope of this project (i.e. elimination/reconfiguration of the existing playground located in the northwest corner of the park, protective vehicular barricades at Chicago/ Kedzie? If so, please advise which items are to be included.

Response: The Design-Build firm shall not be responsible for any work beyond the Project limits shown in the 100% Schematic Design Documents. However, the Design-Build firm will be responsible for properly protecting the Project and agencies, as required.

RFI-28.

Question: Will there be a Project labor Agreement for this project?

Response: At this time, there are no active Project Labor Agreements. The Design-Build firm will be required to comply with all applicable multi-project labor agreements enacted by the User Agency for which the PBC may deliver a project (as applicable at the time of award and during/throughout the Project).

RFI-29.

Question: Please confirm that this will be a prevailing wage project.

Response: Please refer to Section II (B)(6) of the RFP.

RFI-30.

Question: Will winning team need to include the cost of a LEED commissioning agent?

Response: Please refer to Section II (B)(6), Section III, and Section IV(B)(7) of the RFP.

RFI-31.

Question: Will the project be tax exempt?

Response: The Project is tax exempt.

RFI-32.

Question: Will the permit fees for the project be waived by the city?

Response: Please refer to Article 6 Permits and Licenses of Exhibit A Sample Form of Agreement included in the RFP.

RFI-33.

Question: Will ROW permit fees for the project be waived for this project?

Response: Please refer to Article 6 Permits and Licenses of Exhibit A Sample Form of Agreement included in the RFP.

RFI-34.

Question: Seeing that the new playground area referenced in the schematic design are slated for two separate age groups, will any further parameters be issued for its design or should this work be included as an allowance.

Response: As noted in the RFP, the Project includes playground equipment scope for two (2) age groups (2-5 and 5-12). Separate Allowances will not be established for the playground equipment.

RFI-35.

Question: Is the fence separating the current park area from the new project site to be reconfigured or replaced as part of the new project scope?

Response: The fence separating the current park area from the new project site will be removed as part of the project scope.

RFI-36.

Question: Has any conversations occurred with CDOT relative to the pavement restoration that CDOT will require for utility tie-ins in Kedzie?

Response: Upon contract award, separate meeting(s) will be conducted with City agencies, including CDOT, DWM, etc., for coordination purposes. The Design-Build firm shall be responsible for scheduling, conducting, and documenting any/all required coordination meetings. PBC will support the Design-Builder's efforts.

RFI-37.

Question: Is this building to be design as an emergency shelter? If so, please provide the pertinent design requirements.

Response: As noted during the Pre-Submission Conference and Site Walk-Through conducted on April 3, 2025, the new Fieldhouse will not be designed as an emergency shelter.

RFI-38.

Question: Will the project require a generator?

Response: As of now, the project does not require a generator. The Design-Build firm to coordinate and ensure compliance with all regulatory and code requirements for the project.

RFI-39.

Question: The RFP references that the teams need to submit the Joint Venture agreements as part of the submission. Due to the tight timeframe for the submissions would Teaming Agreements suffice for the purpose of the submission?

Response: Firms interested in submitting as a Joint Venture must complete the Schedule B - Joint Venture Affidavit and submit the same with their proposal. The final Joint Venture Agreement must be submitted at the time of Contract Execution.

RFI-40.

Question: The slideshow mentions that the selected Design-Builder will be expected to provide "initial cash flow projections for any and all critical work." Is this projection a required deliverable in Phase I or Phase II of the procurement process?

Response: Upon contract award, the Design-Build firm shall provide cash flow projections consistent with its planned activities. The Design-Build firm's cash flow projections shall include its staffing, Payment and Performance Bond and Insurance, design and engineering services, pre-construction activities, and construction work, at a minimum.

RFI-41.

Question: Do you have to be prequalified to submit a proposal?

Response: No prequalification of General Contractors nor Design-Build Firms is required to submit a proposal.

RFI-42.

Question: How will Zoning see 'Wall as wall' or 'Wall as window'?

Response: The Design-Build firm must coordinate with the regulatory agency regarding code compliance for the project.

RFI-43.

Question: Are the COMED lines intended to stay as is? If so, can the lines be sleeved?

Response: As noted during the Pre-Submission Conference and Site Walk-Through conducted on April 3, 2025, the existing ComEd infrastructure, including poles and overhead cables, are to remain. The Design-Build firm shall be responsible for properly coordinating and executing its work, including any protection of any/all pre-existing utilities.

RFI-44.

Question: Will the entire park be resurfaced?

Response: The Design-Build firm shall be responsible only for the work within the Project limits, as identified in the 100% Schematic Design Documents included in the RFP.

RFI-45.

Question: Can former PBC employees be listed as references?

Response: Current employees of PBC may not be listed as references.

This Addendum includes the following attached Documents:

1. None.

END OF ADDENDUM NO. 1