



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 DFSS Bronzeville Regional Senior Center – PS3102

PROJECT NO.: 10030

DATE OF ISSUE: October 28, 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)
Change 1 DELETE Section III – Project Description (Pages 9-13 of 47) in its entirety and REPLACE WITH Revised Section III – Project Description. Under 'Project Description' – updated parking spaces. Under 'Design-Builder: Scope and Performance Criteria' – added paragraphs #4 and #5.

ITEM NO. 3: REQUESTS FOR INFORMATION

RFI-1.

Question: We reviewed the recent RFP posted for Design-Build Services for DFSS Bronzeville Regional Senior Center and have a quick question. If known, what is the expected start date for construction?

Response: Please refer to Section III - Project Description, Anticipated Project Summary Schedule (Subject to Change) on Page 11 of 47 of the RFP.

RFI-2.

Question: After reviewing the documents on the Construct Connect website, none of the foodservice drawings or equipment specifications are available for download. Could you please send a link for these documents, or let us know when they will be available?

Response: The Public Building Commission issued a Request for Proposals for Design-Build Services. Upon award, the selected Design-Build firm will be responsible for the Project, including design, permitting, and construction. Bids from individual trade contractors, vendors, and suppliers will not be considered as part of this solicitation.

RFI-3.

Question: Are you looking to have an AV system designed or something mobile?

Response: The low voltage system is intended to be comprehensive. Upon Project award, the selected Design-Build firm will be responsible for overall system design and integration.

RFI-4.

Question: Why didn't you use the architect who developed the design concept for the DB?

Response: As noted during the Pre-Submission Conference conducted on October 14, 2025, the intent of the Design-Architect services is to confirm overall program, scope, budget, and schedule. The intent of the Design-Build RFP is for an integrated Project delivery, including final program, scope, design, engineering, permitting, and construction. Respondents are encouraged to reference the RFP for additional information.

RFI-5.

Question: Will we be able to discuss with the architect who developed the Schematic Design?

Response: Upon Project award, a Project kick-off meeting will be scheduled with the Project team, including the Design Architect. The intent of the meeting will be to transfer all Project knowledge to the selected Design-Build firm.

RFI-6.

Question: What is the phased construction?

Response: The Design-Build firm is responsible for all aspects of the Project, including any design, engineering, permitting, and construction phasing.

RFI-7.

Question: Do I need to submit audited financial statements?

Response: No. In the event Respondent does not have an audited financial statement, Respondent may submit a review or compilation prepared by an outside accountant with notes. The PBC will consider other financial documents in lieu of financial statements and/or review/compilation.

RFI-8.

Question: Are the MBE and WBE goals separate for Professional Services (Design) and Construction?

Response: The Design-Builder's MBE and WBE percentages will be based on the Design-Build entity's value of Design Phase Services and the Cost of Work. Please refer to Section II(B) of the RFP for further information.

RFI-9.

Question: Is the sewer connection to the street?

Response: Refer to Sheet C4.00 Utility Plan of the Schematic Design for proposed anticipated scope.

RFI-10.

Question: May we use the empty lot directly across the street?

Response: The Respondents may not presume the empty lot directly across the street, or any other adjacencies, is available for use. The Respondents shall be responsible for properly managing the Project within the limits of work identified in the Schematic Design.

RFI-11.

Question: Can the PBC be used as a reference by respondent?

Response: No.

RFI-12.

Question: May a contractor/consultant prohibited from submitting a response to this RFP be used as a reference?

Response: No.

RFI-13.

Question: Are respondents required to support the Illinois Works Apprenticeship Program?

Response: Yes.

RFI-14.

Question: Will selected respondent be required to participate in community and stakeholder meetings?

Response: Yes.

RFI-15.

Question: Is PBC is requiring the GC to be signatory to a union?

Response: The RFP is a Professional Services procurement. PBC is not procuring a General Contractor for the Project. However, it's the Respondent's responsibility to confirm any/all local union requirements, in accordance with any/all Collective Bargaining Agreements.

This Addendum includes the following attached Documents:

1. Revised Section III – Project Description.

END OF ADDENDUM NO. 1

SECTION III – PROJECT DESCRIPTION

PROJECT NAME:	DFSS Bronzeville Regional Senior Center
USER AGENCY:	City of Chicago Department of Family and Support Services (DFSS) and City of Chicago Department of Fleet and Facility Management (2FM) in partnership with the City of Chicago Department of Planning and Development (DPD)
PROJECT ADDRESS:	4711 - 4755 S. Calumet Avenue Chicago, IL 60605
PROJECT NUMBER:	10030
PROJECT WARD/ALD:	Ward-03 – Alderman Pat Dowell
DESIGN ARCHITECT:	RADA Architects (MBE/WBE) w/Support by Milhouse Engineering (MBE)
ARCHITECT OF RECORD:	Per Project Development [Design-Build Team]
PROCUREMENT:	Per Project Development [Design-Build Team]
CXA COMMISSIONING:	Per Project Development [Design-Build Team]

PROJECT DESCRIPTION:

The Public Building Commission of Chicago (PBC) along with its partners at the City of Chicago Department of Family and Support Services (DFSS), the City of Chicago Department of Fleet and Facility Management (2FM), and the Aldermanic Offices of the 3rd Ward, are embarking on the development of a new Regional Senior Center located in the heart of Bronzeville neighborhood. The project scope is anticipated to include but is not limited to a new, approximately +/- 25,000 sq. ft., two-story facility where a variety of social, educational & recreational activities are experienced by Chicago's senior community. This center will have state of the art comforts that allow seniors to feel at home while enjoying luxuries, building friendships, and strengthening themselves in mind and body. The Senior Center will serve Chicago seniors 60 years of age and older. Programming will consist of Fitness Exercise room, Wellness Program (dietician, Social Worker, Nurse, and Pharmacist), Golden Diner Program, and a computer class. There will be additional classes offered based on the preferences of seniors attending this center. Additionally, there will be special events (older American month celebration, Thanksgiving, Christmas, etc.).

The program area includes but not limited to; Entry/Reception/Lobby with security, Front Offices, Activity Rooms, Technology Center, Game Room, Movie Room, Dining Room with Commercial Warming Kitchen, Multi-purpose Rooms, men's and women's restrooms with Janitor's Closet, all-gender restroom, Two Passenger Elevators, Conference Room, Community Lounge, Admin Office Suite, storage, Fitness Room, Massage Room, outdoor terrace, utility rooms along with building support spaces.

The project will maximize efficiency with the use of natural light, and a mechanical system and building designed to reduce energy consumption while providing a comfortable environment for building activities. Potable water use will be reduced through plumbing fixture selection and native and adaptive plantings in the landscaping immediately surrounding the project. It will be designed to align with current code and ordinance, including the Chicago Sustainable Development Policy (SDP) (enacted in 2024) and the Energy Transformation Code (ETC) and Stormwater Ordinance, as well as the minimum LEED v4/v4.1 Silver Certification, as defined by the U.S. Green Building Council (USGBC). The Sustainable Development Policy (SDP) Matrix strategies are to include Bird Protection and Exceed Energy Transformation Code by 10%.

The north parcel will service as the subject property which will undergo a Tax Split for the development of the DFSS Senior Center Project. The future development to the south parcel is currently owned by the City of Chicago and not part of the project. The project will also include site improvements for an underground stormwater management infrastructure and for conformance to the landscaping ordinance, utilizing site BMP's [Best Management Practice]. The new parking lot will accommodate 40 spaces, including 2 ADA, EV-Ready (8) Stations and a loading berth. Enclosures have been provided for the Trash area and pad mounted transformer on the site.

The Project may be enrolled in the IEPA's Site Remediation Program, including the installation of environmental barriers by the Design-Builder for issuance of a comprehensive NFR letter by IEPA. The Design-Builder shall be responsible for properly designing any required environmental barriers, in accordance with environmental reporting prepared by others (Project Environmental Consultant). The Design-Builder is not responsible for preparing the environmental reports. In addition, the Design-Builder will be responsible for any/all dewatering activities, including design, engineering, permitting, implementation, and operations.

SECTION III – PROJECT DESCRIPTION

The proposed Full-Time Equivalent (FTE) has been preliminary defined at 6-8 personnel per the intended programming and the site minimum parking on the zoning ratio of 1:3. Additional site development will include 4 minimum new bicycle racks.

The estimated Full Time Equivalent [FTE] jobs created are [100, including [76] construction and [24] non-construction [professional services] jobs.

CITY OF CHICAGO – REGIONAL CENTER INFORMATION:

Chicago ranks as unique for its neighborhood communities which reflect the cultural diversity of the City. These communities are represented by five regions: Northeast, Northwest, Central West, Southeast, and Southwest. The Chicago Department of Family & Support Services has built a senior center in each of the five regions of Chicago.

The regional senior centers are conveniently located, accessible, available by public transportation and have free parking. Most programs are available free or at a nominal charge. Door to door transportation may be accessed through PACE's Special Services or Taxi Access Programs.

Listed below are the six (6) [Regional DFSS Senior Centers](#):

- Central West Regional Center
- Northeast "Levy" Regional Center
- Northwest "Copernicus" Regional Center
- Renaissance Court
- Southeast "Atlas" Regional Center
- Southwest Regional Center

STAKEHOLDER PARAMETERS & CRITERIA:

Design Excellence and Principles:

1. Design Excellence represents PBC and its stakeholder's commitment to a high-quality built environment, which celebrates and enhances Chicago's unique architectural and urban design legacy.
2. Design Excellence has applicable traits to downtown and in our neighborhoods – to streetscapes and open spaces – to residential, commercial, industrial and other uses.
3. Design Excellence comprises a range of policies and processes to shape the City's framework for planning, implementation, and evaluation of development. The following Principles were developed by PBC in collaboration with a series of stakeholders. They have informed the environment of Design Excellence in Chicago; Equity & Inclusion, Innovation, Sense of Place, Sustainability, and Communication.
4. Goals and Aspirations:
 - Maintain good stewardship of the public funds.
 - Achieve building efficiency through its operation of systems.
 - Develop safe, well designed, and inviting internal/external spaces.
 - Provide the best value by remaining conscious of the project delivery timeline and schedule without compromising quality and performance.
 - Focus on an inviting and responsive public space for its end-users and surrounding neighborhood.
 - Aspire to individual expressions of excellence by design, void of particular styles or predetermined uniformity.
 - Maintain a collaborative relationship between Owner-Developer, User Agency, and the community to ensure successful culmination of our vision.
 - Provide support for effective sustainable design strategies.
5. Objectives:
 - Strive for sustainability efforts and best practices.
 - Direct design toward sensitivities to end users, neighborhood and district.
 - Maintain a flexible design approach for opportunities.
 - Target sustainability goals to conserve, protect and sustain resources for healthy and high performing spaces.

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PROJECT CONSIDERATIONS:

- All Regulatory and Entitlement Compliance
- Logistics expertise
- Permitting: Standard Plan Review (SPR) Process
- Project Basic and Building Commissioning Process
- Project Phasing will be required
- Environmental: IEPA Site Remediation Program (SRP) Enrollment and NFR Ltr Issuance
- Environmental Site Remediation Scope
- Site Stormwater Management Infrastructure per Chicago Stormwater Management Ordinance
- ComEd Energy Efficiency Program
- Utility Coordination with CoC Agencies (ComEd, DWM, CDOT, etc.)
- Certifications: LEED v4/v4.1 per USGBC,
- Compliance: CoC DPD Sustainable Development Policy (SDP)
- Occupants: None applicable, Full site available for the construction of the building and site development

ANTICIPATED PROJECT SUMMARY SCHEDULE: SUBJECT TO CHANGE

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

1. Pre-Planning Due Diligence (DA)	May – August 2025	In-Progress
2. Design-Build (DB) Procurement:	Sept '25 – Jan '26	Q3 2025 – Q1 2026
3. PBC Board Approval of DB	Jan '26	Q1 2026
4. Stakeholder Engagement:	June '25 – Feb '26	Q3 2025 – Ongoing
5. Design + Engineering + Permitting:	Feb '26 – Aug '26	Q1 2026 – Q3 2026 (7-mo Duration)
6. Construction (Phased):	Mar '26 – Oct '27	Q1 2026 – Q4 2027 (19-mo Duration)
7. Opening:	Dec '27	Q4 2027

ANTICIPATED DESIGN BUILDER (DB) BUDGET:

1. Anticipated Budget Range: \$23,500,000 - \$24,000,000

The budget includes, but is not limited to: Stakeholder Engagements, Design and Engineering, LEED v4/v4.1 and Commissioning (Cx), Permitting, Wayfinding, Regulatory and Entitlements, Certifications, General Conditions, General Requirements, Bond and Insurance, Pre-Construction, Design Builder's Fee, Allowances, Contingencies, Site Remediation, and Cost of Construction.

DESIGN-BUILDER: SCOPE AND PERFORMANCE CRITERIA:

1. **Proposed Project Schedule:** Upon receiving the Notice to Proceed ("NTP"), the Design Builder shall complete design, permitting, and construction activities in order to achieve the following Substantial Completion and milestone completion dates. The Design Builder shall coordinate their permitting and entitlement process with the Department of Planning and Development and Department of Buildings for reviews and approvals required for the Project. Commencement of Work will be approved via an executed NTP, after PBC Board approval and receipt of Payment and Performance Bond and compliant Certificate of Insurance.
2. **Substantial Completion:** Substantial Completion of all work, including but not limited to all applicable Site Improvements included in this proposal, including all applicable site improvements, is anticipated in **Quarter-4 2027**. A final project schedule will be developed as part of the Guaranteed Maximum Project Cost Proposal negotiations.
3. **Project Program:** The regional senior center serves as a focal point to Chicago residents, who are 60+ and their spouses, and caregivers where a variety of social, educational & recreational activities are available. The center is tailored to the needs and interests of the communities but will provide a core of programs and services including:
 - Information & Assessment - staff who will assist walk-in clients or on the telephone
 - Caregiver Resource Corners
 - Life Enrichment Activities which include classes and workshops, day trips and tours, and special events and parties

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- Senior Net Computer Learning Centers - classes for adults, age 50+, taught by volunteers
 - Fitness Centers - cardiovascular, strength, and flexibility training offered by personal trainers with state-of-the-art fitness equipment to help seniors stay active and keep in shape
 - Wellness Program - nurse, dietitian, and pharmacist on site & available by appointment
 - Volunteer opportunities
 - Golden Diners - hot lunches (breakfast at certain locations) for a donation
 - Monthly caucus meetings on current topics of interest to seniors
 - Gift shops and much, much more!
 - Refer to the Schematic Design Basis of Design for the reconciled programming.
4. **Design Coordination and Basis of Design (BOD) Development:** The following provisions listed herein establish the requirements for coordination by the Design-Builder during the design, engineering, permitting, and construction phases of the Project. The Design Builder shall be responsible for maintaining the design intent embodied in the BOD while developing the design to meet all programmatic, technical, environmental, and regulatory requirements.
5. **Design Architect Interface:** The Design-Builder shall interface with the Design Architect, as needed.
6. **Other Project Requirements:**
- Regulatory Code Compliance: Design Builder shall provide all notifications and obtain all required permits from jurisdictions having authority including but not limited to the following agencies:
 - City of Chicago Department of Buildings (Building Permits);
 - City of Chicago Department of Planning and Development;
 - Chicago Sustainable Development Policy
 - Chicago Department of Transportation (Right of Way Permit, Driveway Permit, House Number);
 - Office of Underground Coordination;
 - Chicago Fire Department (Sprinkler, Fire Alarms);
 - Department of Water Management (Sewer Permit, Water Taps);
 - Metropolitan Water Reclamation District;
 - Utility Coordination (ComEd, People's Gas, DWM, etc.);
 - Illinois Environmental Protection Agency;
 - Chicago Energy Conservation Code;
 - Americans with Disabilities Act Accessibility Guidelines;
 - Guide to the Chicago Landscape Ordinance;
 - U.S. Green Building Council;
 - ComEd Energy Efficiency Program;
 - Certifications (as identified for Project).
 - Sustainable Design Requirements:
 - Sustainable building design and construction are key prerequisites of the long-term operational plans of this building. It is important that the project optimize the potential of the building and/or site, optimize energy use, protect and conserve water, optimize building use space and material use, enhance indoor environmental quality (IEQ), as well as optimize operational and maintenance practices.
 - Required coordination for current applicable codes and ordinances, including the Chicago Sustainable Development Policy (SDP) (Enacted in 2024), the Energy Transformation Code (ETC) and the CoC Stormwater Ordinance. The SDP Matrix strategies are to include Bird Protection and Exceed Energy Transformation Code by 10%, as well as the minimum LEED v4/v4.1 Silver Certification, as defined by the U.S. Green Building Council (USGBC).
 - Energy Efficiency: The project is enrolled in the ComEd Energy Efficiency Program for New Construction incentives to manage the project's energy consumption and reduce costs. Additionally, the DB's AOR can benefit from the High Performance Design Incentives for using of ComEd's (Slipstream) Energy Modeling Software "Sketchbox" to evaluate and provide parallel information to the DB's own Energy Model (i.e. IES-VE, eQuest, Open Studio) as a requirement of the process.

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Coordination will be throughout the project design phases by the DB/AOR, with updates to the energy model and ComEd's analysis of the projected incentives. Construction verification of submittals and final installed components will help finalize the incentives with ComEd at substantial completion.

- Environmental Requirements:
 - The Design Builder shall provide all environmental work, including but not limited to design, required for site remediation in accordance with the IEPA Site Remediation Program, as required.
 - Proposers strategy and approach to address the environmental design and remediation, including its soil management plan and environmental barrier installation for the Project, as needed, in accordance with the IEPA's Site Remediation Program (SRP) requirements. Determination regarding enrollment into the IEPA's SRP is anticipated in November 2025. The proposer shall submit its schedule for the work, including any coordination items related to environmental reporting by others: Comprehensive Site Investigation (CSIR), Remedial Objectives Report (ROR), and Remedial Action Plan (RAP). Submission of the CSIR, ROR, and RAP by others to the IEPA is anticipated in December 2025, if required. Upon submittal of the CSIR, ROR, and RAP reports, the IEPA requires 90 calendar days for review and approval; the IEPA's approval is anticipated in February 2026. If required, environmental barrier installation by the Design-Builder is required no later than May 2027, prior to Project Completion and turn-over.
 - Capital grants will be reviewed to determine environmental review requirements. Based on the scope of the project, the grantee may be required to complete additional environmental approvals before disbursement of grant funds can be initiated. Upon Contract Award, a Project Kickoff meeting will be conducted to review all project requirements.
- Commissioning Requirements:
 - The Design Builder shall employ a third-party Commissioning Agent (CxA) for the project as part of coordinating the commissioning for the work.
 - Building Commissioning will be part of the requirements for this project as identified in the LEED scorecard and workplan.
- Due Diligence:
 - Alta/NSPS Survey: Included in the 100% Schematic Design documents
 - Environmental Phase-I ESA Report
 - Environmental Phase-II ESA Report (to be issued by addendum when/if available)
 - Geotechnical Report
 - Traffic Study Report (to be issued by addendum when/if available)
 - Legal: The DB will be responsible for all zoning and legal aspects including but not limited to, coordination and support for the zoning requirements.
 - Zoning: The PBC will provide support for the zoning compliance requirements and anticipates a Plan Development process in partnership with the Department of Planning (DPD).

DESIGN-BUILDER (DB) PROCUREMENT: VALUE ADD

- Stakeholder and Community Engagement, Community Hiring, Collaboration, Design Assist, Constructability Reviews, Market Conditions Analysis, Cost Estimating, Innovation + Design Excellence, MBE/WBE Trade Contractor Opportunities, Student Hiring, Partnerships + Joint Ventures, MEP Coordination, Controls + Budgeting + Cash Flow Projections, Project Closeout

DESIGN BUILDER (DB) CONSTRUCTION CONSIDERATIONS:

- Pre-Construction Services: Estimating, Budget & Schedule Development, and Permitting
- Execution Strategy: Design, Engineering and Permitting, Trade Contractor Procedures, Phasing and Logistics, Safety, QA/QC, Construction management, and Closeout.

END OF PROJECT DETAILS