



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.: 02
PROJECT NAME: Construction Management at Risk Services for Various Chicago Public Schools (Package 2)
CONTRACT NO.: PS3025
DATE OF ISSUE: January 17, 2019

NOTICE OF CHANGES, MODIFICATIONS, OR CLARIFICATIONS TO CONTRACT DOCUMENTS

The following changes, modifications, or clarifications are hereby incorporated and made an integral part of the Contract Documents. Unless clearly expressed otherwise by this Addendum, all terms and conditions defined in the original Contract Documents shall continue in full force and effect and shall have the same meaning in this Addendum. Issued Addenda represent responses/clarifications to various inquiries. Contractors shall be responsible for including all associated labor/material costs in its bid. Drawings/specifications corresponding to inquiry responses will be issued with the Issue for Construction Documents, upon issuance of building permit.

ITEM NO. 1: CHANGE TO KEY DATES AND EVENTS

Change 1 The Pre-Submission Conference has been **CANCELLED**. **PLEASE NOTE: New date/time, with location details, will be announced in a forthcoming addendum.**

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

Change 1 REMOVE RFP Project Pages 1, 2, 4, 5, 6, 7, 8, and 9 and REPLACE WITH Revised RFP Project Pages 1, 2, 4, 5, 6, 7, 8, and 9.

ITEM NO. 3: REQUESTS FOR INFORMATION

None.

This Addendum includes the following Documents and/or Specifications:

1. Revised RFP Project Pages 1, 2, 4, 5, 6, 7, 8, and 9

END OF ADDENDUM NO. 02

PROJECT DETAILS

PROJECT NAME: Charles A. Prosser Career Academy Renovations
PROJECT ADDRESS: 2148 North Long Avenue, Chicago IL 60639
PROJECT NUMBER: 05375
PROJECT WARD: 36
ALDERMAN: Gilbert Villegas
DESIGN ARCHITECT: FGM Architects
ARCHITECT OF RECORD: Tilton Kelly Bell Architects

PROJECT DESCRIPTION:

The CTE wing is approximately 38,500 square feet and houses programs such as auto mechanics, auto body, diverse learning, art, culinary arts, graphic arts, communication arts, cabinet making, HVAC, wood technology and a machine shop. This wing is proposed to be renovated to not only address water leaks, interior finishes, fire protection, MEP and IT upgrades but also programming needs. The entire wing is intended to receive a full roof replacement and half of the wing to be tuckpointed. The scope is proposed to include select window replacement and new window guards as well as select exterior door replacement.

Interior renovations are intended to include painting throughout. Programming improvements are anticipated to include new spaces including a culinary arts lab with café, a low voltage/solar lab, two digital media labs, a fabrication lab, and a computer lab classroom with offices and a conference room. Renovations are proposed to take place in the wood technology/cabinet makers space, auto mechanics, HVAC lab and machine shop. Corridor renovations are intended to include new flooring, doors, ceilings with lighting, and fire separation with a new 4-hour rated link enclosure to the main building. The wing is also intended to receive a new girls toilet room, new HVAC and electrical systems.

The project is also proposed to include site improvements such as a driveway and parking lot paving and permeable pavers along with planted islands and stormwater detention. ADA path of travel improvements, both interior and exterior, are proposed to be addressed in all areas where altering a primary function.

SUBSTANTIAL COMPLETION:

September 2019

CONSTRUCTION BUDGET:

\$8,000,000.00 - \$9,000,000.00

PROJECT DOCUMENTS:

Project Program
Zoning Analysis
Schematic Design Drawings
System Narrative
Specification's Table of Contents
Alta Survey

REVISED – PROJECT 2 – RICKOVER HIGH SCHOOL EDUCATION PROGRAM

PROJECT DETAILS

PROJECT NAME: Rickover High School Education Program
PROJECT ADDRESS: 5700 West Berteau Avenue, Chicago IL 60634
PROJECT NUMBER: 05415
PROJECT WARD: 38
ALDERMAN: Nicholas Sposato
DESIGN ARCHITECT: FGM Architects
ARCHITECT OF RECORD: Globetrotter Engineering

PROJECT DESCRIPTION:

The proposed purpose of this project is to renovate and convert a private HS building into the Rickover Military High School program. Exterior work is intended to include partial roof replacement along with targeted roof repairs, as well as select masonry tuckpointing, concrete overhang repairs and select window and A/C replacement. MEP scope is proposed to include the conversion from a steam to hot water system, targeted plumbing renovations, new water heaters, new electrical switchboard, new fire alarm system, code required ventilation, targeted lighting and controls replacement.

Interior improvements are proposed to include the rebranding of the gymnasium, new signage, painting and window shade replacement throughout, replacement of all doors along corridors, and upgrades to the locker rooms and administrative spaces. There is intended to be a new science lab, art lab and blackbox theater. New furniture and equipment is anticipated to be required throughout.

Improvements to enhance the accessibility of the school are intended with two new elevators to access the main areas of the first and second floors. Restrooms are proposed to be upgraded including the addition of a new unisex toilet room. And the main entrance to the school will be accessible.

This project will also include site improvements such as targeted asphalt repair of the parking lot, building sign and scoreboard modifications, and flag pole replacement.

SUBSTANTIAL COMPLETION:

August 2019

CONSTRUCTION BUDGET:

\$13,000,000.00

PROJECT DOCUMENTS:

Project Program
Zoning Analysis
Schematic Design Drawings
System Narrative
Roof Report
Specification's Table of Contents
Alta Survey

REVISED – PROJECT 4 – WATERS ELEMENTARY SCHOOL ANNEX AND RENOVATIONS

PROJECT DETAILS

PROJECT NAME: Waters Elementary School Annex and Renovations
PROJECT ADDRESS: 4540 North Campbell Avenue, Chicago IL 60625
PROJECT NUMBER: 05305
PROJECT WARD: 47
ALDERMAN: Ameya Pawar
DESIGN ARCHITECT: LEGAT Architects
ARCHITECT OF RECORD: Bailey Edward Design, Inc. + Doyle & Assoc. Architects

PROJECT DESCRIPTION:

The project scope is anticipated to include, but is not limited to: a new approximate 30,000 sq. ft., three-story annex to an existing three-story school building intended to alleviate overcrowding. The proposed annex will include (6) standard classrooms, (1) special needs classrooms for 3 age groups, (1) computer classroom, (1) music classroom with storage, (1) art classroom with storage and Kiln, (2) admin offices, (1) conference room with (1) admin reception, a new library/media center, new student dining/multi-purpose room, hybrid kitchen and kitchen servery, kitchen office with (2) staff toilet/locker rooms, building storage, student toilets, utility rooms, an elevator for accessibility with building support spaces. The new annex project will be designed to achieve target LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project will also include site improvements for adding to the existing parking lot (existing 24 spaces, projected increase to 27 spaces incl. 2 ADA), loading area, stormwater management infrastructure, landscaping, and a new outdoor nature play area. Work within the existing school building will include renovating existing one-story annex into (2) typical classrooms, storage, admin, and toilet rooms.

The existing Full-Time Equivalent (FTE) is 47 and is projected to increase to a total of 78 after the annex is completed. The existing student enrollment is 627 and is projected to increase for an ideal capacity of 870 students. The school has a current capacity of 600 students.

SUBSTANTIAL COMPLETION:
August 2020

CONSTRUCTION BUDGET:
\$18,000,000.00

PROJECT DOCUMENTS:

Project Program
Schematic Design Drawings
Zoning Analysis
System Narrative
Specification's Table of Contents
Roof Report
Traffic Study
Boundary Survey

REVISED – PROJECT 5 – KENWOOD ACADEMY HIGH SCHOOL RENOVATIONS

PROJECT DETAILS

PROJECT NAME: Kenwood Academy High School Renovations
PROJECT ADDRESS: 5015 South Blackstone Avenue, Chicago IL 60615
PROJECT NUMBER: 05325
PROJECT WARD: 4
ALDERMAN: Sophia King
DESIGN ARCHITECT: N/A
ARCHITECT OF RECORD: Milhouse Engineering and Construction

PROJECT DESCRIPTION:

The proposed project is anticipated to include upgrading the mechanical, plumbing and ventilation systems which includes boiler and absorption chillers. The proposed scope of work may include a new DDC BAS system, new boiler/heating system, new chiller/cooling system, dehumidification in the pool area, mechanical ventilation, testing and balancing, as well as new hot water heaters, rodding/televising sewers, booster pumps, and new electrical panels. Also anticipated are targeted roof patching, repair and replacement with targeted replacement of roof mounted exhaust fans. Interior work is anticipated to include new corridor ceiling and lighting as well as renovated boys and girls locker rooms with new concrete floor, plumbing, fixtures, and finishes.

This project is anticipated to include work over two summers with close coordination of scope and schedule.

SUBSTANTIAL COMPLETION:
August 2020

CONSTRUCTION BUDGET:
\$9,000,000.00 - \$10,000,000.00

PROJECT DOCUMENTS:

Project Program
Scope of Work Diagram
Photos
Roof Report
Environmental Reports
Boundary Survey

PROJECT DETAILS

PROJECT NAME: Josephine Locke Elementary School Renovations
PROJECT ADDRESS: 2828 North Oak Park Avenue, Chicago IL 60634
PROJECT NUMBER: 05345
PROJECT WARD: 36
ALDERMAN: Gilbert Villegas
DESIGN ARCHITECT: LEGAT Architects
ARCHITECT OF RECORD: RADA Architects

PROJECT DESCRIPTION:

The intent of this project is to conduct a full roof replacement with new roof hatches and structural repairs with Fiber Reinforced Polymer and concrete repairs in the attic and basement prior to Dever beams removal at the main building. The scope is anticipated to also include raising parapets throughout and modify window opening as needed adjacent to low roof areas to accommodate additional roof insulation and flashing clearance. Associated mechanical, electrical and plumbing equipment replacement on the roof would be included as needed. Targeted masonry repairs including rebuilding of masonry and terra cotta window heads and spandrel beams, grinding and tuck pointing throughout and replacement of sealants at openings to mitigate previous water damage are intended to be in the project. Additionally, masonry work includes rebuilding of parapets, terra cotta copings, and the chimney stack with a new liner. The scope is anticipated to include replacement of all windows and window treatments at the main building as well as removal, salvage and re-installment of window air conditioning units. Interior improvements to address water damage are expected to include ceiling and wall patching and painting as well as the gym receiving new ceiling tiles, lighting and a refinished floor with striping and logo.

This project is also anticipated to include site improvements including asphalt repairs, new accessible parking and signage and landscaping.

The project is anticipated to include work occurring over two summers, during school breaks, and outside of school hours.

SUBSTANTIAL COMPLETION:
August 2020

CONSTRUCTION BUDGET:
\$12,000,000.00

PROJECT DOCUMENTS:

Project Program
Zoning Analysis
Schematic Design Drawings
Roof Report
Specification's Table of Contents
Preliminary Dever Beam Scope of Work
Environmental Reports
Boundary Survey

REVISED – PROJECT 7 – JOSEPH LOVETT ELEMENTARY SCHOOL RENOVATIONS

PROJECT DETAILS

PROJECT NAME: Joseph Lovett Elementary School Renovations
PROJECT ADDRESS: 6333 West Bloomingdale Avenue, Chicago IL 60639
PROJECT NUMBER: 05335
PROJECT WARD: 29
ALDERMAN: Chris Taliaferro
DESIGN ARCHITECT: LEGAT Architects
ARCHITECT OF RECORD: AltusWorks/Brush Architects

PROJECT DESCRIPTION:

The intent of this project is to conduct a full roof replacement with new roof hatches and structural repairs with Fiber Reinforced Polymer and concrete repairs in the attic and basement prior to Dever beams removal at the main building as well as new curbs and parapets. The associated rooftop mechanical, electrical and plumbing equipment is expected to be removed and reinstalled as needed for the roofing work. Additional exterior work will include targeted brick masonry, terra cotta, and window repairs. Terra cotta window heads are expected to be replaced after new steel lintels are installed as would spalled, cracked and loose concrete and brick. The entire main building is proposed to be tuck pointed and receive window, door, control joint, etc. sealants. A new concrete loading dock with metal canopy is intended to be installed and the chimney stack height reduced. It is anticipated extensive interior shoring will be required once the structural roof system is removed. Interior improvements to address water infiltration damage would include the replacement of plaster walls and ceilings and painting throughout, including the Annex Building. Wood floor repairs are intended in select classrooms and in areas of the gym needing to be refinished and receiving new striping. The auditorium, cafeteria and library are intended to receive new VCT flooring.

This project is also intended to include limited site improvements including asphalt paving, accessible parking including signage and minimal landscaping and chain link fence at dumpster enclosure.

The project is anticipated to include work occurring over two summers, during school breaks, and outside of school hours.

SUBSTANTIAL COMPLETION:
August 2020

CONSTRUCTION BUDGET:
\$10,000,000.00 - \$12,000,000.00

PROJECT DOCUMENTS:

Project Program
Zoning Analysis
Schematic Design Drawings
Roof Report
Specification's Table of Contents
Preliminary Dever Beam Scope of Work
Environmental Report
Boundary Survey

PROJECT DETAILS

PROJECT NAME: George Henry Corliss High School Renovations
PROJECT ADDRESS: 821 East 103rd Street, Chicago IL 60628
PROJECT NUMBER: 05315
PROJECT WARD: 9
ALDERMAN: Anthony Beale
DESIGN ARCHITECT: N/A
ARCHITECT OF RECORD: HardingMode Joint Venture

PROJECT DESCRIPTION:

The project's intent is to replace select roofs and provide targeted repairs to the remaining roofs and replace existing rooftop mechanical equipment, including rooftop units, natural gas piping, exhaust fans, and condensing units as well as roof insulation, aluminum coping, demolishing abandoned skylight, and access hatch. Proposed associated work will include lighting fixtures, cameras, satellite dishes, roof drains and plumbing roof vents. Proposed exterior work may also include targeted masonry tuck pointing and repair work on the exterior façade as well as lintel repair work. The proposed project provides for a distributed digital control building automation system (BAS) for control and monitoring of through the entire school (273,000 square feet) as well as testing and balancing. Limited interior improvements are proposed to mitigate the water infiltration damage, including the targeted removal and replacement of damaged ceiling tiles and painting all classrooms, corridors and stairwells.

The proposed project may also include site improvements of removing and replacing approximately 36,000 square feet of asphalt pavement and approximately 15,000 square feet of permeable paver at the north and south parking lots along with the driveway linking the two, fulfilling the Department of Water Management's stormwater management ordinance as well as the main entrance receiving concrete repair work. Associated with the parking scope would be landscaping, drainage, and fencing. Any necessary associated environmental remediation/abatement would also be included.

The project is anticipated to include work occurring over two summers, during school breaks, and outside of school hours.

SUBSTANTIAL COMPLETION:

August 2020

CONSTRUCTION BUDGET:

\$12,000,000.00 - \$13,000,000.00

PROJECT DOCUMENTS:

Project Program
Scope of Work Diagrams
Photos
Roof Report
Environmental Report

PROJECT DETAILS

PROJECT NAME: George Washington High School Renovations
PROJECT ADDRESS: 3535 East 114th Street, Chicago IL 60617
PROJECT NUMBER: 05365
PROJECT WARD: 10
ALDERMAN: Susan Sadlowski Garza
DESIGN ARCHITECT: N/A
ARCHITECT OF RECORD: Wallin-Gomez Architects

PROJECT DESCRIPTION:

This project is intended to perform designated roof placement and repair work, along with the replacement of expired rooftop equipment. Exterior façade improvements are anticipated to include masonry repairs and tuckpointing as well as reducing the chimney stack to 6 feet above roof level. The project is proposed to include limited interior improvements to address areas affected by water infiltration including the painting of classrooms, corridors, gymnasium, and auditorium along with targeted ceiling tile replacement. The gymnasium is proposed to receive new lighting, new wall padding and floor refinishing and striping. The auditorium is proposed to receive ADA improvements such as accessible and companion seating, assistive listening devices, and aisle lighting.

The project is also proposed include site improvements such as a new perimeter ornamental fence, repairing damaged stairs and stone end walls, a new concrete walkway at the West Main Entrance, and trimming overgrown trees.

The project is anticipated to include work occurring over two summers, during school breaks, and outside of school hours.

SUBSTANTIAL COMPLETION:
August 2020

CONSTRUCTION BUDGET:
\$10,000,000.00

PROJECT DOCUMENTS:

Project Program
Scope of Work Diagrams
Roof Report
Accessibility Report
Environmental Report
Boundary Survey