

Requisition for Products, Services or Proposals (RPSP)

Public Building Commission of Chicago • Richard J. Daley Center • 50 West Washington, Room 200 • Chicago, Illinois 60602 • Tel: 312-744-3090 • Fax: 312-744-8005



Date: 08.14.09
 Project Name: Gwendolyn Brooks CPA
 Project Location: 250 East 111th Street
 Project Number: 05240

PS/ Bid Number: PS1441-101
 Project Manager/Requestor: David E. Earnhart
 Owner Agency: CPS
 Date Service or Product Required: _____

Product or Service

- Request greater than \$500.00
- Amendment PS _____
- Sub-Order PS _____

Pre-Qualified Specialty Consultant

Request For Specialty Consultant:

- Phase I Environmental (Under \$50,000)
- Phase II Environmental (Under \$250,000)
- Environmental Design (Under \$50,000)
- Surveying (Under \$50,000)
- Commissioning (Under \$125,000)
- Materials Testing (Under \$150,000)
- Directed Source (Attach approved Direct Source Memo)

Solicitation Request

Proposal/Bid Request

- Construction Bid Solicitation _____
Project Name
- Professional Services _____
Describe
- Product _____
Describe

Existing Professional Services

- Amendment PS 1441
- Term Agreement PS _____
Task Order No. _____

Existing Contractor Services

- JOC: Job Order
Contract No. _____
Sub-Order No. _____

Estimated Value: \$ _____

Estimated Value: \$ _____

Approvals to solicit proposals/Bids _____

PM /Dep Dir Director Plan/Dev/COO Dir. Procurement

Estimated Value: \$ 8,925.00

- Directed Source (Attach approved Direct Source Memo)

Scope of Services or Product:

Installation of two groundwater monitoring wells. The borings for the original geo-technical report showed a shallow groundwater depth, inconsistent with other areas of the site. The monitoring wells will provide a more accurate assessment of the depth of groundwater for earth retention and de-watering activities during construction. This is an addition to PS1441.

Insurance Requirements (check applicable) for property related to requested services :

- Will there be construction or demolition on or within fifty (50) feet of railroad right of way?
- Does the PBC have the Right of Entry to the subject property? Provide the Right of Entry Agreement.
- Could the site conditions potentially have pollution exposures?
- Property Ownership: _____

Cost Code: 03.03 GL Code: 513168 Budget Available: \$ 28,135 Total: \$ 8,925.00

Program Controls / Director of Finance: [Signature] Date: 8/19/09

Consultant / Vendor/ Contractor Information:

Name: Environmental Protection Industries	Phone Number: 708.225.1115
Address: 16650 South Canal, South Holland, IL 60473	Contact Name: Sergio Meilman, smeilman@environmental-epi.
	Contact E-Mail Address:

Approvals:

I certify that this service or product's resultant cost complies with the project budget. [Signature] 08.14.09
 (PM Name)

Requestor (Project Resource/ Deputy Director): <u>[Signature]</u>	Date: <u>8-14-09</u>	Director of Procurement: <u>[Signature]</u>	Date: <u>8/20/09</u>
Director of Planning or Development or COO: <u>[Signature]</u>	Date: <u>8/20/09</u>	Executive Director: <u>[Signature]</u>	Date: <u>8/20/09</u>
Procurement Use Only	Received By: <u>[Signature]</u>	Received Date: <u>8-21-09</u>	Date Completed: Date Requestor/PM notified:



Budgeted, Committed, Payment Costs

	Budget			Committed			Payment Applications/Percentage			Variance		
	Original Amount (A)	Revised (B)	Projected (C)	Original Amount (D)	Revised (E)	Projected (F)	(G)	(H = G/E)	Payment (I = E-G)	Original (J = A-D)	Approved (K = B-E)	Projected (L = C-F)
01 - Planning												
01.01	522415	Preliminary Property Appraisals	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
01.02	522210	Demolition Assessment/Planning	4,000.00	4,000.00	0.00	0.00	0.00	0.00	0%	0.00	4,000.00	0.00
01.03	513119	Environmental Assessment/Planning	4,000.00	4,000.00	2,500.00	0.00	0.00	0.00	0%	0.00	4,000.00	2,500.00
01.04	513173	Facility/Site Test Fits/Layouts	160,000.00	160,000.00	160,000.00	0.00	0.00	0.00	0%	0.00	160,000.00	160,000.00
01.05	513183	Conceptual Estimating	15,000.00	15,000.00	15,000.00	0.00	0.00	0.00	0%	0.00	15,000.00	15,000.00
01.06	513186	Other Planning Costs	2,000.00	2,000.00	7,500.00	7,500.00	7,477.95	100%	22.05	22.05	-5,500.00	0.00
01.07	513163	Site Survey	15,000.00	15,000.00	15,000.00	13,000.00	13,000.00	100%	0.00	2,000.00	2,000.00	2,000.00
			200,000.00	200,000.00	200,000.00	20,500.00	20,477.95	100%	22.05	179,500.00	179,500.00	179,500.00
02 - Land Acquisition and Site Control												
02.01	513200	Legal Fees - Acquisition	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.02	513203	Legal Fees Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.03	522420	Title Reports & Fees	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.04	522423	Plot of Survey	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.05	522410	Appraisal Cost	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.06	522100	Land Acquisition	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.07	522300	Relocation Costs	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.08	513163	Site Survey (Legal)	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
02.09	524800	Abatement, Demo, Fencing & Signage	2,025,346.00	2,025,346.00	1,475,401.08	1,475,401.08	445,795.80	30%	1,029,605.28	549,944.92	549,944.92	0.00
02.11	523700	Utility Relocation Fees	385,000.00	385,000.00	385,000.00	750.00	0.00	0%	750.00	384,250.00	384,250.00	0.00
02.12	523720	Public Right of Way Amendment	10,000.00	10,000.00	10,000.00	0.00	0.00	0%	0.00	10,000.00	10,000.00	0.00
02.13	522150	Other Land Acquisition Costs	50,000.00	50,000.00	50,000.00	0.00	0.00	0%	0.00	50,000.00	50,000.00	0.00
02.15		Demolition Contract Contingency	0.00	0.00	0.00	153,180.00	153,180.00	0%	153,180.00	-153,180.00	-153,180.00	0.00
			2,470,346.00	2,470,346.00	1,920,401.08	1,629,331.08	445,795.80	27%	1,183,535.28	841,014.92	841,014.92	-153,180.00
03 - Environmental												
03.01	513140	Environmental Testing	300,000.00	300,000.00	300,000.00	0.00	0.00	0%	0.00	300,000.00	300,000.00	0.00
03.03	513168	Geotechnical Testing	40,000.00	40,000.00	40,000.00	11,865.00	11,865.00	100%	0.00	28,135.00	28,135.00	0.00
03.06	523800	Site Preparation/Remediation	2,831,727.00	2,831,727.00	3,381,671.92	3,089,739.56	221,572.64	7%	2,868,166.92	-258,012.56	-258,012.56	184,632.36
03.07	523950	Other Environmental Costs	100,000.00	100,000.00	100,000.00	0.00	0.00	0%	0.00	100,000.00	100,000.00	100,000.00
03.08		Site Prep Contract Contingency	0.00	0.00	0.00	233,100.00	233,100.00	0%	233,100.00	-233,100.00	-233,100.00	-125,800.00
			3,271,727.00	3,271,727.00	3,821,671.92	3,334,704.56	233,437.64	7%	3,101,266.92	-62,977.56	-62,977.56	-158,832.36

Project ID: 05240

Job No:

Project No: CPS-26

Date: 8/18/2009

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	Budget			Committed			Payment			Variance		
	Original Amount (A)	Revised (B)	Projected (C)	Original Amount (D)	Revised (E)	Projected (F)	Applications (G)	Percentage (H = G/E)	Payment (I = E-G)	Original (J = A-D)	Approved (K = B-E)	Projected (L = C-F)
04 - Design												
04.01 521105 Design Architect Fees	1,300,000.00	1,300,000.00	1,188,000.00	365,570.34	936,766.20	936,766.20	674,875.57	72%	261,980.63	934,429.66	363,233.80	251,233.80
04.02 521100 AOR Basic Fees	3,030,000.00	3,030,000.00	3,142,000.00	3,030,000.00	3,030,000.00	3,030,000.00	1,684,900.00	56%	1,335,010.00	0.00	0.00	112,000.00
04.03 521500 AOR Reimbursables	303,000.00	303,000.00	303,000.00	395,000.00	415,000.00	415,000.00	220,140.11	53%	184,859.89	-92,000.00	-112,000.00	-112,000.00
04.04 521600 AOR Additional Services	80,000.00	80,000.00	80,000.00	0.00	0.00	0.00	0.00	0%	0.00	80,000.00	80,000.00	80,000.00
04.05 513166 Geotechnical Consultants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
04.10 513600 Commissioning Agent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
04.11 513700 Developer Services Fees	29,968.00	29,968.00	29,968.00	0.00	0.00	29,968.00	0.00	0%	0.00	29,968.00	29,968.00	0.00
04.12 513250 Legal Fee - Zoning Board Approval,	30,000.00	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00	0%	0.00	30,000.00	30,000.00	0.00
04.13 513800 Other Design Related Costs	100,000.00	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00	0%	0.00	100,000.00	100,000.00	0.00
	4,872,968.00	4,872,968.00	4,872,968.00	3,790,570.34	4,381,766.20	4,541,734.20	2,590,005.68	59%	1,791,760.52	1,082,397.66	491,201.80	331,233.80
05 - Project Implementation												
05.01 513142 Project Management Fees	1,689,835.00	1,689,835.00	1,689,835.00	1,857,684.00	1,858,818.91	1,858,818.91	295,564.65	16%	1,563,234.26	-167,849.00	-168,983.91	-168,983.91
05.02 520100 Project Management Reimbursables	188,984.00	168,984.00	168,984.00	0.00	0.00	0.00	0.00	0%	0.00	168,984.00	168,984.00	168,984.00
05.04 518700 Pre-Bid Advertising	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	0%	0.00	5,000.00	5,000.00	0.00
05.05 515200 Document Reproduction	20,000.00	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00	0%	0.00	20,000.00	20,000.00	0.00
05.06 518600 Community Outreach	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
05.07 513104 Affirmative Action Consulting	326,178.00	326,178.00	326,178.00	0.00	0.00	326,178.00	0.00	0%	0.00	326,178.00	326,178.00	0.00
05.08 593000 Professional Services Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
05.09 511300 PBC Administration - (3% of Const.	1,384,266.00	1,384,266.00	1,384,266.00	1,384,266.00	1,384,266.00	1,384,266.00	0.00	0%	1,384,266.00	-1.00	-1.00	-1.00
05.10 513900 Other Project Implementation Cost	100,000.00	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00	0%	0.00	100,000.00	100,000.00	0.00
	3,694,265.00	3,694,265.00	3,694,265.00	3,241,963.00	3,243,087.91	3,694,265.91	295,684.65	9%	2,947,603.26	452,312.00	451,177.09	-0.91
06 - Construction												
06.01 513136 Testing and Inspection	250,000.00	250,000.00	250,000.00	12,842.32	12,842.32	247,842.32	0.00	0%	12,842.32	237,157.68	237,157.68	2,167.68
06.02 514100 General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
06.03 521900 Building Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
06.04 524300 General Construction	39,063,323.00	39,063,323.00	39,063,323.00	0.00	0.00	37,950,706.00	0.00	0%	0.00	39,063,323.00	39,063,323.00	1,112,617.00
06.05 524350 General Construction Allowances	1,050,000.00	1,050,000.00	1,050,000.00	0.00	0.00	1,050,000.00	0.00	0%	0.00	1,050,000.00	1,050,000.00	0.00
06.06 591100 General Construction Contract Cont	1,171,900.00	1,171,900.00	1,171,900.00	0.00	0.00	1,171,900.00	0.00	0%	0.00	1,171,900.00	1,171,900.00	0.00
06.07 513105 IT Systems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
06.08 526000 FF&E - Furnishings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
06.09 519100 Public Artwork Program - (1.3% of	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00



PBC Program Management Office
Project ID: 05240
Job No:
Project No: CPS-26

Gwendolyn Brooks Addition
Date: 8/18/2009
Page: 3 of 3

Budgeted, Committed, Payment Costs

	Budget			Committed			Payment Applications/Percentage			Variance		
	Original Amount (A)	Revised (B)	Projected (C)	Original Amount (D)	Revised (E)	Projected (F)	(G)	(H = G/E)	Payment (I = E-G)	Original (J = A-D)	Approved (K = B-E)	Projected (L = C-F)
06.10 591000 Construction Contingency	2,858,240.00	2,858,240.00	2,858,240.00	0.00	0.00	2,858,240.00	0.00	0%	0.00	2,858,240.00	2,858,240.00	0.00
	44,393,463.00	44,393,463.00	44,393,463.00	12,842.32	12,842.32	43,278,688.32	0.00	0%	12,842.32	44,380,620.68	44,380,620.68	1,114,774.68
09 - User Agency Controlled												
09.01 Legal Fees & Acquisition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
09.02 Temporary Facility Needs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
09.03 Design and Management	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
09.04 Pre-Purchased Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
09.05 Fixed Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
09.06 Construction Phase	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
09.07 Post Construction Phase	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
09.08 Miscellaneous	3,616,032.00	3,616,032.00	3,616,032.00	3,616,032.00	3,616,032.00	3,616,032.00	0.00	0%	3,616,032.00	0.00	0.00	0.00
	3,616,032.00	3,616,032.00	3,616,032.00	3,616,032.00	3,616,032.00	3,616,032.00	0.00	0%	3,616,032.00	0.00	0.00	0.00

NO - Not Assigned

NOT CO	NOT COSTED											
		0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00
PBC Total:		58,902,769.00	58,902,769.00	58,902,769.00	12,029,901.30	12,622,232.07	57,271,609.07	28%	9,036,830.35	46,872,867.70	46,280,535.93	1,631,159.93
User Agency Total:		3,616,032.00	3,616,032.00	3,616,032.00								
Overall Total:		62,518,801.00	62,518,801.00	62,518,801.00	15,645,933.30	16,238,264.07	60,887,641.07	28%	9,036,830.35	46,872,867.70	46,280,536.93	1,631,159.93



ENVIRONMENTAL PROTECTION INDUSTRIES

April 15, 2009

Mr. David Earnhart
PUBLIC BUILDING COMMISSION OF CHICAGO
50 West Washington Street
Chicago, Illinois 60602

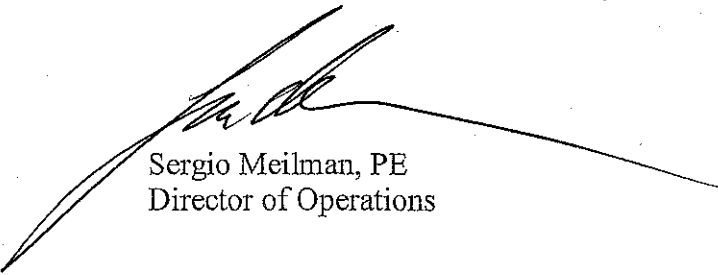
**RE: Groundwater Well Installation and Monitoring Proposal
Gwendolyn Brooks College Preparatory High School
250 East 111th Street
Chicago, Illinois
EPI Proposal # 09-207**

Dear Mr. Earnhart:

EPI respectfully submits this proposal to install two (2) groundwater monitoring wells and provide field services to measure the groundwater level for an initial period of three (3) months, with an option for three (3) additional months.

Thank you for the opportunity to submit this proposal. If you have any questions, please do not hesitate to contact us.

Sincerely,
Environmental Protection Industries



Sergio Meilman, PE
Director of Operations

enclosure



**Groundwater Well Installation and Monitoring Proposal
Gwendolyn Brooks College Preparatory High School
250 East 111th Street
Chicago, Illinois
EPI Project/Proposal #09-207
April 15, 2009**

Introduction

Environmental Protection Industries (EPI) is pleased to provide this proposal to Public Building Commission (Client). This proposal has been prepared in response to a request by the Client in connection with a City of Chicago Public Building Commission (PBC) project. The intent of the proposed investigation is to provide personnel and equipment for the installation of two (2) wells and to monitor the wells to determine the groundwater elevations.

Scope of Work

1.0 Drilling & Monitoring

EPI proposes to mobilize the appropriate equipment, supplies and personnel to advance two (2) soil borings on the subject property. The monitoring wells will be installed in the East and West wing additions (one well per location) to a depth of 25 feet, constructed of one-inch I.D. Sch. 40 PVC and flush mounted covers. Well screens will be 10 feet in length with 0.010-inch slots, the screen will be set so that it intercepts the surface of the water table. However, the well depth and the actual screened interval will be based on the groundwater elevations encountered at the time of the drilling activities. No soil sampling will be performed.

EPI will survey the permanent monitoring wells to evaluate current groundwater flow. The top of casing of each well will be surveyed to the nearest 0.01 feet relative to a designated benchmark. The groundwater flow direction below the property will be assessed using the static water levels and well elevation survey data. The potentiometric surface (groundwater elevation) in each well will be calculated by subtracting the depth to groundwater from the surveyed top of casing elevation from each well. A groundwater flow diagram will be prepared by plotting potentiometric values for each well on a scaled map of the property, and drawing equi-potential lines across the property. The directions of groundwater flow will be vectors perpendicular to the equi-potential lines.

The wells will be monitored once per week for a period of three (3) months.



2.0 Schedule

The drilling and well installation will be expedited and is planned to take one day. EPI will mobilize the appropriate personnel and equipment to measure the groundwater level and flow direction once per week for a period of three (3) months.

No samples will be collected for analytical testing.

3.0 Cost Estimate

The cost estimate, not to exceed, for the work proposed herein is **\$15,075.00**.

Work/Task to be Performed	Cost
Mobilization	\$450.00
Drilling & Well Installation	\$2,325.00
3 Month Monitoring (1 visit/week)	\$6,150.00
Cost Estimate	\$8,925.00

Work/Task to be Performed	Cost
*Additional 3 Month Monitoring (1 visit/week)	\$6,150.00
Cost Estimate	\$6,150.00

Project costs will be invoiced in accordance with the general Terms and Conditions of this proposal (See below).

4.0 Terms and Conditions

See Attached General Terms and Conditions.



5.0 Agreement

**Groundwater Well Installation and Monitoring Proposal
Gwendolyn Brooks College Preparatory High School
250 East 111th Street
Chicago, Illinois
EPI Proposal # 09-207**

The undersigned authorizes EPI to perform the Scope of Work. The undersigned represents and warrants that he/she is fully authorized to execute this Agreement on behalf of the company, corporation, partnership, or legal entity or themselves, as the case may be; that they have read and understood this document, all attached documents, and all documents incorporated by reference; and that he/she intend the company, corporation, partnership, legal entity, or themselves, as the case may be, to be legally bound by the same.

Date: _____

Signature: _____

Name: _____

Title: _____

Company: _____



TERMS AND CONDITIONS

The Client authorizes EPI to perform the Scope of Work described herein (Contract/Proposal #09207).

The Client agrees that "Proposal" means this document and the Terms and Conditions described herein, together with all documents attached hereto and all documents incorporated by reference, and that such documents constitute the entire Proposal. The documents are intended to be construed consistently and as a whole, and anything that is required by one document shall be deemed to be required by all.

All changes in the Scope of Work, including increases and decreases thereto, must be set forth in written Change Orders accepted by both the Client and EPI. The Client shall approve or disapprove any Change Order proposed by EPI within three (3) business days of receipt of same. EPI's tender of the Change Order and the Client's response may be made by telefax.

Third Party Beneficiaries – No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

Force Majeure - Costs and schedule commitments shall be subject to negotiation for delays caused by Client's failure to provide information or access to the site as required, the Client's failure to timely respond to a Change Order request, or for delays caused by changes in the waste stream, unforeseen conditions at the site, unpredictable occurrences of force majeure events, such as fire, floods, strikes, riots, unavailability of labor or materials or services, bad weather, or action, inaction, or regulations of any governmental agency. Work stoppage or interruption caused by any of the above that result in additional cost and time to complete the Scope of Work, beyond that set forth in the Proposal, entitles EPI to an adjustment, by Change Order, to the cost and work schedule.

For performance of the services provided for herein, EPI shall be compensated by the Client upon receipt of invoice. The Client understands that the fee is not contingent upon the closing of a transaction or the ability to receive financing for the property. Payment for services is not contingent upon reimbursement from any local, state or federal program, and EPI does not guarantee full reimbursement under any program. Unpaid balances shall be subject to interest at the rate of 1.5% per month, or the maximum permissible under state law, whichever is less, commencing thirty (30) days from the invoice date. The Client shall reimburse EPI for any administrative and legal expenses that EPI may incur in collecting its fees and expenses, including reasonable attorney fees.

Client agrees to indemnify and hold harmless EPI, its agents, officers, employees, and its subcontractors, and assigns, from any and all claims, suits and causes of action relating in any way to loss, damage, injury and/or death to persons and property on or about the job site caused in whole, or in part, by the negligent, willful or intentional acts of the Client, its representatives, agents and employees or the property owner. EPI agrees to indemnify and hold harmless Client from all claims as described above where the claim arises out of the negligent, willful or intentional acts of EPI.

Should the Proposal be accepted and the project canceled after it is initiated, the project will be billed on a percentage completed basis, and the information collected will be submitted to the Client, upon request.