



# MEETING AGENDA

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

**Meeting Date:** January 30, 2018  
**Meeting Time:** 9:30 AM  
**Meeting Location:** Columbus Park  
500 South Central Avenue  
Chicago, Illinois 60644  
**Meeting Facilitator:** Patricia Montenegro  
Contract Officer

**Meeting Subject:** PRE-BID CONFERENCE  
**Project Name:** Chicago Park District – Group A  
**Facility Name/ Project Address/Project Number**  
Austin Town Hall Renovation/5610 W. Lake St – 11301  
Lincoln Park Cultural Center Renovation/2045 N. Lincoln Park W – 11303  
Columbus Park Renovation/500 S. Central Ave – 11302  
La Follette Park Renovation/1333 N. Laramie Ave – 11312  
**Contract Number:** C1594

## 1. Welcome and Introductions

## 2. Project Overview – Xavier Alarcon, Project Manager

- a. Project Overview
  - i. Architect of Record – Bailey Edward
  - ii. Scope of Work
    - a) Austin Town Hall Renovation
    - b) Lincoln Park Cultural Center
    - c) Columbus Park
    - d) La Follette Park
  - iii. Phasing Plan
- b. Time of Completion *{Book 1, Page 6, §II.E.}*
  - i. Austin Town Hall
    - a) Schedule Milestone #1: April 19, 2018
    - b) Substantial Completion: November 7, 2018
  - ii. Lincoln Park Cultural Center
    - a) Schedule Milestone #1: April 19, 2018
    - b) Substantial Completion: November 7, 2018
  - iii. Columbus Park
    - a) Schedule Milestone #1: April 19, 2018
    - b) Schedule Milestone #2: May 12, 2018
    - c) Substantial Completion: November 7, 2018
  - iv. La Follette Park
    - a) Schedule Milestone #1: April 19, 2018
    - b) Schedule Milestone #2: May 14, 2018 – May 25, 2018
    - c) Substantial Completion: November 7, 2018
- c. Liquidated Damages *{Book 1, Page 7, §II.H.}*
  - i. Substantial Completion: \$1,500 per day

## 3. Procurement Requirements and Contract Documents – Patricia Montenegro, Senior Contracts Manager

- a. Construction Contract Documents
  - i. Books 1, 2, 3, and drawings are available at:  
BHFX, LLC  
346 North Justine Street  
Chicago, Illinois 60607  
Contact Name: Ken Saulsbury | Telephone number: 312-782-2226  
<https://www.bhfxplanroom.com>

b. Mandatory Technical Review Meeting {Book 1, Page 5, (II)(A)(10)}

i. Mandatory Technical Review Meeting/Site Visit Date, Time, and Location for Prequalified Bidders:

PBC will host two Mandatory Tech Review Meetings and two Site Visits on two separate dates. The schedule is as follows:

**Day 1 of 2 – Columbus Park and Austin Town Hall - Tuesday, January 30, 2018 at 10:00 a.m.** in the in the Columbus Park Boxing Room (#105), located at 500 South Central Avenue, Chicago, Illinois 60604. Attendees are to enter through Main Entrance lobby near Congress and Central Avenue. Parking is available in the parking lot north of Congress Parkway on Central Avenue.

**Day 2 of 2 – Lincoln Park Cultural Center and La Follette Park - Friday, February 2, 2018 at 10:30 a.m.** in the Lincoln Park Cultural Center First Floor Auditorium, located at 2045 N. Lincoln Park W., Chicago, Illinois 60614. Attendees are to enter through West Entrance. Street parking is available but limited. Please arrive early.

An authorized representative of each Prequalified Bidder must be present and must sign in to both the Mandatory Technical Review Meeting and Site Visit Meetings' attendance sheets no later than 15 minutes after the scheduled start of the meetings on each day. Prequalified firms that do not sign-in on both Mandatory Technical Review attendance sheets and the Mandatory Site Visit Attendance sign-in sheets 15 minutes after commencement of each meeting will be deemed ineligible to bid.

Bidders shall be responsible for inspecting the Site to become familiar with the conditions relating to the Work to be performed, the facilities involved, and the site logistics required in the successful performance of this Contract. Failure of the Bidders to visit the Site shall not relieve or alter the Bidder's responsibility for completing the Work as required by the Contract Documents.

**\*NOTES:**

a. Only Prequalified Bidders who attend both Mandatory Technical Review Meeting and Mandatory Site Visit Meetings for both days will be eligible to bid.

b. Sub-contractors may attend the meetings.

c. Requests for Information/Questions Deadline {Book 1, page 8, (III)(A)}

ii. Questions are due no later than **Friday, February 9, 2018 by 4:30 p.m.**

iii. Must be submitted in writing, via email to PBC's Sole Point of Contact: Patricia Montenegro, Contract Officer: [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org)

d. Bid Due Date and Opening/Submittal Requirements {Book 1, Page 5, (II)(A)(12)}

i. **Bids are due Wednesday, March 7, 2018 by 11:00 a.m.** and a Public Bid Opening will be held immediately following receipt of bids in the PBC Board Room on the 2nd floor of the Richard J. Daley Center, 50 West Washington Street, in Chicago, Illinois 60602.

ii. Two single-sided, fully executed, and sealed bids, including Bid Bonds, are due at the office of the Public Building Commission, Richard J Daley Center, 50 West Washington, Room 200, Chicago, Illinois 60602.

iii. Sealed packages must be received and stamped by our Front Desk Personnel by the designated due date/time.

e. Pre-Award Meeting/Submittal Requirements {Book 1, Page 6, (II)(A)(18)}

i. **A Pre-Award Meeting is tentatively scheduled for Thursday, March 8, 2018 at 10:30 a.m.** in the PBC Board Room on the 2nd floor of the Richard J. Daley Center, 50 West Washington Street, in Chicago, Illinois 60602.

For this meeting, the Lowest Responsive and Responsible Bidder shall be required to:

a. Have, at minimum, the Project Executive, Project Manager (if known), and Cost Estimator in attendance at the meeting

b. Invite principals of all MBE/WBE Subcontractors listed on Schedule D

c. Provide and be prepared to discuss the Schedule of Values for the project

d. Provide a list of Pre-Award meeting attendees in advance of the meeting

f. Notice of Award: {Book 1, Page 6, (II)(A)(19)}

i. Anticipated to be issued on or before **March 14, 2018.**

ii. The successful General Contractor will be required to return a compliant Certificate of Insurance and Payment and Performance Bond within seven (7) days of the issuance of the Notice of Award.

iii. The successful General Contractor will be required to prepare and submit Construction Submittal documentation, including but not limited to: Lockers on all relevant sites and Product Data information related to the Roofing Tile Work at the Lincoln Park Cultural Center.

4. **Book 1 and Book 2 Highlights** – Lori Ann Lypson, Chief Operating Officer/Chief of Staff
  - a. Construction Budget (Book 1, page 4) - \$4,300,000.00
  - b. List of Prequalified General Contractors (Book 1, page 5)
  - c. Mandatory Project Staffing (Book 1, page 6)
  - d. Scheduling Software Requirements (Book 1, page 6)
  - e. Prevailing Wage Rates (Book 1, page 7) (Prevailing Wage Act 820 ILCS 130/1-12)
    - i. LCP Tracker - Electronic payroll submission
  - f. MBE and WBE (Book 1 Page 6, Book 2 Page 127- 134)
    - i. **32% (This goal may be met by participation of a MBE firm, WBE firm, or a combination of both.)**
    - ii. City and County Certifications only
    - iii. B2Gnow : MBE/WBE Compliance monitoring
    - iv. Established Business, Manufacturers, Suppliers, and Brokers
    - v. Schedule D
    - vi. Schedule C
  - g. Schedule B – Joint Venture Affidavit (Book 1, page 25)
    - i. JV Agreement and Certification Letter
  - h. Bid Form (Book 1, page 15-16)
  - i. Community Hiring - 7.5% (Book 1, page 10) (Book 2, page 118)
  - j. Basis of Award
    - i. Award Criteria Figure
      - a. Maximum 70% - Minority Journeywork, Apprentice, and Laborer
      - b. Maximum 15% - Female Journeywork, Apprentice, and Laborer
    - ii. 50% - City of Chicago Residents
  - k. Assist Agency List (Book 1, page 45 – Exhibit 4)
  - l. Personnel (Book 2, Article 9, page 33)
    - i. Competency of Workers updated with clause requiring Commission approval or return of removed personnel
  - m. Payment Applications (Book 2, Article 16, page 91)
  - n. MBE/WBE Special Conditions (Book 2, Article 23, page 127)

NOTES



# Public Building Commission of Chicago **ASSIST AGENCIES**

Assist agencies are comprised of chambers of commerce and not-for-profit agencies that represent the interests of small, minority- and/or women-owned businesses.

## **BLACK CONTRACTORS UNITED \***

12000 Marshfield Ave  
Calumet Park, IL 60827

**Carole Williams**  
[bcunewera@att.net](mailto:bcunewera@att.net)  
(708) 389-5730  
[blackcontractorsunited.com](http://blackcontractorsunited.com)

## **CHATHAM BUSINESS ASSOCIATION: SMALL BUSINESS DEVELOPMENT, INC.**

800 E 78th St  
Chicago, IL 60619

**Melinda Kelly**  
[melindakelly@cbaworks.org](mailto:melindakelly@cbaworks.org)  
(773) 994-5006  
[cbaworks.org](http://cbaworks.org)

## **CHICAGO URBAN LEAGUE**

4510 S Michigan Ave  
Chicago, IL 60653

**Jason Johnson**  
[jjohnson@thechicagourbanleague.org](mailto:jjohnson@thechicagourbanleague.org)  
(773) 451-3547  
[thechicagourbanleague.org](http://thechicagourbanleague.org)

## **CONSTRUCTCONNECT \***

3825 Edwards Rd, #800  
Cincinnati, OH 45209

**Cassidy Bailey**  
[cassidy.bailey@constructconnect.com](mailto:cassidy.bailey@constructconnect.com)  
(800) 364.2059 ext. 7204

## **CONSTRUCTION BUSINESS DEVELOPMENT CENTER**

202 S Halsted St  
Chicago Heights, IL 60411

**Paul Murtagh**  
[pmurtagh@prairiestate.edu](mailto:pmurtagh@prairiestate.edu)  
(708) 709-3692  
[prairiestate.edu](http://prairiestate.edu)

## **FEDERATION OF WOMEN CONTRACTORS \***

4210 W Irving Park Rd  
Chicago, IL 60641

**Beth Doria**  
[fwcchicago@aol.com](mailto:fwcchicago@aol.com)  
(312) 360-1122  
[fwcchicago.com](http://fwcchicago.com)

## **HISPANIC AMERICAN CONSTRUCTION INDUSTRY ASSOCIATION (HACIA)**

650 W Lake St, #415  
Chicago, IL 60661

**Jorge Perez**  
[jperez@haciaworks.org](mailto:jperez@haciaworks.org)  
(312) 575-0389  
[haciaworks.org](http://haciaworks.org)

## **ILLINOIS BLACK CHAMBER OF COMMERCE**

411 Hamilton Blvd, #1404  
Peoria, IL 61602

**Kenyatta Fisher**  
[larryivory@illinoisblackchamber.org](mailto:larryivory@illinoisblackchamber.org)  
(309) 740-4430  
[illinoisblackchamber.org](http://illinoisblackchamber.org)

## **LATIN AMERICAN CHAMBER OF COMMERCE**

3512 W Fullerton Ave  
Chicago, IL 60647

**D. Lorenzo Padron**  
[d.lorenzopadron@laccusa.com](mailto:d.lorenzopadron@laccusa.com)  
(773) 252-5211  
[laccusa.com](http://laccusa.com)

## **RAINBOW/PUSH COALITION**

930 E 50th St  
Chicago, IL 60615

**John Mitchell**  
[jmitchell@rainbowpush.org](mailto:jmitchell@rainbowpush.org)  
(773) 256-2766  
[rainbowpush.org](http://rainbowpush.org)

## **WOMENS BUSINESS DEVELOPMENT CENTER**

8 S Michigan Ave, #400  
Chicago, IL 60603

**Frieda Curry**  
[fcurry@wbdc.org](mailto:fcurry@wbdc.org)  
(312) 853-3477  
[wbdc.org](http://wbdc.org)

## **U.S. MINORITY CONTRACTORS ASSOCIATION**

1250 Grove Ave, #200  
Barrington, IL 60010

**Larry Bullock**  
[larry.bullock@usminoritycontractors.org](mailto:larry.bullock@usminoritycontractors.org)  
(847) 852-5010  
[usminoritycontractors.org](http://usminoritycontractors.org)

**FOLLOW THE PBC:**



**OR VISIT US ONLINE AT [PBCCHICAGO.COM](http://PBCCHICAGO.COM)**

2017.12.05

\* Firm only receives electronic notification of PBC IFB Documents.

CHICAGO PARK DISTRICT - GROUP A - BID FORM

(Austin Town Hall, Lincoln Park Cultural Center, Columbus Park, La Follette)

FIRM NAME:										
LINE	DESCRIPTION	TOTAL BASE WORK ONLY	TOTAL BASE + ALTERNATE 1	TOTAL BASE + ALTERNATE 2	TOTAL BASE + ALTERNATE 3	TOTAL BASE + ALTERNATE 1+2	TOTAL BASE + ALTERNATE 1+3	TOTAL BASE + ALTERNATE 2+3	TOTAL BASE + ALTERNATE 1+2+3	
AUSTIN	AUSTIN TOWN HALL FACILITY REHABILITATION - PARK #207									
	1	Base Work Only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2	Alternate #1 - 1st Floor Accessible Restrooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	3	Alternate #2 - Entry Millwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4	Commission's Contract Contingency	\$ 51,000.00	\$ 54,500.00	\$ 51,500.00	\$ -	\$ -	\$ -	\$ -	\$ 55,500.00
	5	Site Work Allowance	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00
	6	Environmental Allowance	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
	7	TOTAL BASE BID - AUSTIN TOWN HALL	\$ 76,000.00	\$ 79,500.00	\$ 76,500.00	\$ -	\$ -	\$ -	\$ -	\$ 80,500.00
8	AWARD CRITERIA FIGURE - AUSTIN TOWN HALL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Accepted by the Commission										
LINCOLN	LINCOLN PARK CULTURAL CENTER FACILITY REHABILITATION - PARK #100									
	9	Base Work Only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	10	Alternate #1 - Interior Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	11	Alternate #2 - Allie Insulation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	12	Commission's Contract Contingency	\$ 52,000.00	\$ 60,000.00	\$ 53,000.00	\$ -	\$ -	\$ -	\$ -	\$ 61,000.00
	13	Environmental Allowance	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
	14	TOTAL BASE BID - LINCOLN PARK CULTURAL CENTER	\$ 77,000.00	\$ 85,000.00	\$ 78,000.00	\$ -	\$ -	\$ -	\$ -	\$ 86,000.00
	15	AWARD CRITERIA FIGURE - LINCOLN PARK CULTURAL CENTER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accepted by the Commission										
COLUMBUS	COLUMBUS PARK FACILITY REHABILITATION - PARK #201									
	16	Base Work Only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	17	Alternate #1 - Restroom Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	18	Alternate #2 - Athletic Building Gym Floor Finish and Stripping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	19	Alternate #3 - Storm Windows Athletic Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	20	Commission's Contract Contingency	\$ 58,500.00	\$ 66,000.00	\$ 60,500.00	\$ 59,500.00	\$ 67,500.00	\$ 66,500.00	\$ 61,500.00	\$ 68,500.00
	21	Site Work Allowance	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
	22	Environmental Allowance	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
23	TOTAL BASE BID - COLUMBUS PARK	\$ 133,500.00	\$ 141,000.00	\$ 135,500.00	\$ 134,500.00	\$ 142,500.00	\$ 141,500.00	\$ 136,500.00	\$ 143,500.00	
24	AWARD CRITERIA FIGURE - COLUMBUS PARK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Accepted by the Commission										
LA FOLLETTE	LA FOLLETTE PARK FACILITY REHABILITATION - PARK #201									
	25	Base Work Only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	26	Alternate #1 - Stone Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	27	Alternate #2 - Additional Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	28	Commission's Contract Contingency	\$ 52,500.00	\$ 54,000.00	\$ 68,000.00	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00
	29	Environmental Allowance	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
	30	TOTAL BASE BID - LA FOLLETTE	\$ 77,500.00	\$ 79,000.00	\$ 93,000.00	\$ -	\$ -	\$ -	\$ -	\$ 95,000.00
	31	AWARD CRITERIA FIGURE - LA FOLLETTE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accepted by the Commission										
32	GRAND TOTAL BASE BID - ALL PARKS	\$ 364,000.00	\$ 384,500.00	\$ 383,000.00	\$ 134,500.00	\$ 142,500.00	\$ 141,500.00	\$ 136,500.00	\$ 405,000.00	
33	GRAND TOTAL AWARD CRITERIA FIGURE - ALL PARKS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

**SURETY INFORMATION**  
(Please specify full legal name and address of Surety Company)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_