



## ADDENDUM

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

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**ADDENDUM NO.:** 02  
**PROJECT NAME:** Design-Build Services for Hancock Replacement School  
**CONTRACT NO.:** PS3022  
**DATE OF ISSUE:** January 11, 2019

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### 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**

None.

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

**Change 1 REMOVE** Page 8 of 39 Section III. Project Description and **REPLACE WITH** [Revised Section III. Project Description](#)

**ITEM NO. 3: REQUESTS FOR INFORMATION**

None.

This Addendum includes the following Documents and/or Specifications:

1. Revised Section III. Project Description

**END OF ADDENDUM NO. 02**

## REVISED SECTION III – PROJECT DESCRIPTION

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**PROJECT NAME:** Hancock Replacement School  
**PROJECT ADDRESS:** W. 64<sup>th</sup> Place & Long Avenue  
**PROJECT NUMBER:** 05195  
**PRINCIPAL:** Devon Herrick  
**PROJECT WARD:** 13  
**ALDERMAN:** Marty Quinn  
**DESIGN ARCHITECT:** SMNG-A, Ltd.

### PROJECT DESCRIPTION:

The new Hancock Replacement School will be located in the Clearing East area, just south of Chicago Midway International Airport (MDW), on a vacant lot with boundaries of; W 64<sup>th</sup> Pl. to the north, W. 65<sup>th</sup> St. to the south, S. Linder Ave. to the west and Long Ave to the east. This is situated just south across W. 64<sup>th</sup> Pl. of Grimes Elementary School and lies within the Chicago Midway International Airport Height Overlay District of the Municipal Code and not in the direct flightpath of any runway.

The new approximate +/- 175,000 sq. ft. two-story 1,080 student capacity high school building will accommodate (19) standard classrooms; (2) LRE-3 diverse learning classrooms with (2) pullout spaces; (1) computer classroom; (7) science classroom suite [including (2) Chemistry, (2) Biology, and (3) Physics]; (3) music classroom suite [including (1) instrumental, (1) choral, and (1) music theory]; (2) 2D/3D art classrooms with kiln and storage; (1) health classroom; (4) multi-purpose rooms that will double when partitioned as also (4) CTE/STE(A)M classrooms; (1) dance/wrestling room; (1) fitness/weight room, (1) two-position gymnasium with stage; supporting athletic general & team lockers, showers and toilets for boys/girls; (2) gym offices; (1) administrative center including a business office; (1) nurse & student services suite; (1) library center; (1) business office; student dining facility with a servery and hybrid kitchen; building storage, toilets, utility rooms, an elevator for accessibility; and building support space.

Building construction will be of structural steel frame. Exterior walls will be predominantly constructed of cold-formed framing and cavity-wall construction with brick veneer. Select program features will be highlighted with insulated metal or stone clad panels. Primary building entrances and select program elements will employ window wall glazing to facilitate way-finding and support the building hierarchy. The new building project will be designed to achieve LEED v4 Silver classification as defined by the U.S. Green Building Council (USGBC).

The project will also include site improvements for a new underground parking lot (projected at 29 required spaces for an FTE of 86), however the project design will incorporate roughly +/- 69 spaces, incl. 3 ADA. Also incorporated on site is an unofficial artificial turf soccer field, loading area, refuse area w/enclosure, stormwater management infrastructure, landscaping areas, site lighting and furnishings and regulatory right of way improvements. The school is intended to accommodate a Full-Time Equivalent (FTE) program requirement of 86 faculty and staff personnel after completion. The projected student enrollment is 1,080 and has a utilization range from 864 to 1,296 students.

### PROPOSED PROJECT SCHEDULE:

The proposed design and construction schedule as well as any other proposed dates for this procurement discussed in this RFP are subject to change, modification or revision based on PBC or user agency requirements and input from the successful proposer. However, for the purposes of this RFP, the anticipated Substantial Completion and other Milestone dates shall be considered fixed.

**Present Design Build Entity Award Recommendation to Board for Approval:** 1<sup>st</sup> Quarter 2019  
**Substantial Completion:** 3<sup>rd</sup> Quarter 2021

The Design-Builder is responsible for developing and implementing a design, permitting and construction schedule to achieve the required Substantial Completion dates.

### PROPOSED CONSTRUCTION BUDGET:

\$50,000,000.00 - \$60,000,000.00

The Budget is anticipated to include but is not limited to professional design services for the building's design, construction management services and construction costs for the Project. Funds available and provided by Chicago Public Schools.