

CONTRACTOR: \_\_\_\_\_  
CONTACT NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY/STATE/ZIP: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**TO BE EXECUTED IN DUPLICATE**

**BOOK 1:**

**PROJECT INFORMATION, INSTRUCTIONS TO BIDDERS, AND EXECUTION DOCUMENTS**

**CONTRACT NO. C1602R**

**KENWOOD ACADEMY LINK AND MECHANICAL PROJECT  
5015 SOUTH BLACKSTONE AVENUE  
CHICAGO, IL 60615  
PROJECT #05326**

**PUBLIC BUILDING COMMISSION OF CHICAGO**



**Mayor Brandon Johnson  
Chairman**

**Ray Giderof  
Acting Executive Director**

**Richard J. Daley Center  
50 West Washington Street  
Room 200  
Chicago, Illinois 60602  
312-744-3090  
[www.pbcchicago.com](http://www.pbcchicago.com)**

**ISSUED FOR BID ON FEBRUARY 8, 2024**

*Any Contract entered into as a result of this bid process is governed by: All Volumes (as applicable) of Book1 "Project Information, Instructions To Bidders, and Execution Documents;" Book 2 "Standard Terms and Conditions for Construction Contracts" and Book 3 - "Technical Specifications" and the Drawings.*

PUBLIC BUILDING COMMISSION OF CHICAGO

TABLE OF CONTENTS

- I. INTRODUCTION..... 4
- II. PROJECT INFORMATION ..... 4
  - A. GENERAL INFORMATION ..... 4
  - B. MANDATORY PROJECT SPECIFIC CONTRACTOR STAFFING REQUIREMENTS ..... 6
  - C. SCHEDULING SOFTWARE REQUIREMENTS ..... 6
  - D. ONLINE COLLABORATION AND DOCUMENTATION MANAGEMENT SYSTEM REQUIREMENTS ..... 6
  - E. TIME OF COMPLETION ..... 6
  - F. COMMISSION'S CONTRACT CONTINGENCY ..... 6
  - G. COPIES OF DRAWINGS AND SPECIFICATIONS FURNISHED ..... 6
  - H. LIQUIDATED DAMAGES..... 6
  - I. PREVAILING WAGE RATES..... 7
- III. INSTRUCTIONS FOR BIDDERS..... 7
  - A. EXAMINATION OF DOCUMENTS BY BIDDER ..... 7
  - B. INTERPRETATIONS OF ADDENDA..... 7
  - C. PRE-QUALIFICATION OF BIDDERS ..... 7
  - D. EVIDENCE OF CONTINUING QUALIFICATIONS OF BIDDER..... 7
  - E. PREPARATION OF BID..... 8
  - F. BID DEPOSIT..... 8
  - G. BIDDER'S EXECUTION OF BID..... 9
  - H. AFFIDAVIT OF NON-COLLUSION ..... 9
  - I. MBE AND WBE COMMITMENTS..... 9
  - J. LOCAL BUSINESS SUBCONTRACTING PARTICIPATION AND COMMUNITY HIRING..... 9
  - K. DISCLOSURE OF RETAINED PARTIES ..... 10
  - L. SUBMISSION OF BID..... 10
  - M. WITHDRAWAL OF BIDS BEFORE BID OPENING ..... 10
  - N. OPENING OF BIDS ..... 10
  - O. EVALUATION OF BIDS ..... 10
  - P. BASIS OF AWARD ..... 10
  - Q. PERFORMANCE AND PAYMENT BOND AND INSURANCE ..... 11
  - R. PROTESTS ..... 11
  - S. LICENSING ..... 11
  - T. AWARD OF CONTRACT, CANCELLATION, OR REJECTION OF BIDS ..... 12
  - U. ALTERNATES-COMMISSION DISCRETION..... 12
  - V. PROJECT LABOR AGREEMENT (PLA) ..... 12
- IV. BID AND EXECUTION DOCUMENTS ..... 13
  - A. CONTRACTOR'S BID..... 13
  - B. BID FORM – KENWOOD ACADEMY LINK AND MECHANICAL PROJECT ..... 14

**PUBLIC BUILDING COMMISSION OF CHICAGO**

- C. SITEWORK ALLOWANCE SCHEDULE ..... 15
- D. CAMERA ALLOWANCE ..... 17
- E. ENVIRONMENTAL ALLOWANCE..... 17
- F. ALTERNATES..... 17
- G. ACCEPTANCE OF THE BID..... 18
- V. BID SUPPORT DOCUMENTS..... 19
  - A. BASIS OF AWARD (AWARD CRITERIA FIGURE) ..... 19
- VI. ADDITIONAL DOCUMENTS TO BE EXECUTED ..... 23
  - Affidavit of Non-collusion..... 23
  - SCHEDULE B - Joint Venture Affidavit (1 of 3)..... 24
  - SCHEDULE C - Letter of Intent from MBE/WBE (1 of 2)..... 27
  - SCHEDULE E - Request for Waiver from MBE/WBE Participation ..... 31
  - Disclosure of Retained Parties..... 32
  - Performance and Payment Bond ..... 34
  - Bond Approval..... 37
  - DOCUMENT SUBMITTAL CHECKLIST ..... 38
  - EXHIBIT #1 COOK COUNTY PREVAILING WAGE RATES – EFFECTIVE FEBRUARY 8, 2024 ..... 39
  - EXHIBIT #2 INSURANCE REQUIREMENTS ..... 40
  - EXHIBIT #3 PROJECT COMMUNITY AREA MAP..... 43
  - EXHIBIT #4 ASSIST AGENCIES..... 44

# PUBLIC BUILDING COMMISSION OF CHICAGO

## I. INTRODUCTION

Thank you for your interest in bidding on this project, which is being undertaken by the Public Building Commission of Chicago. The Public Building Commission of Chicago (hereafter, the PBC, or Commission) is a municipal corporation with a statutory mandate to procure and award contracts for the construction of public buildings in the City of Chicago, and to oversee the construction of those public buildings until they are turned over to the user agency that will own and operate each new facility.

This is the first page of text of Book 1, which along with Book 2, Book 3, and the project drawings, comprise the PBC's construction contract. The balance of this Book 1 provides a brief description of the project, instructions for completing and submitting your bid, the bid pages, and the forms which must accompany your bid. Book 2 is the Standard Terms and Conditions of the contract. Book 3 is the Technical Specifications for the work to be performed on this project. The architect or engineer for the project will provide the drawings and other documents that may be necessary for you to bid on and/or perform the work. Each of the Books, along with the drawings and any other documents prepared by the architect or engineer, are Contract Documents. Collectively, the Contract Documents comprise the Contract. The Contract Documents are defined in Section 1 of Book 2, Standard Terms and Conditions.

## II. PROJECT INFORMATION

### A. General Information

1. Bids will be received by the Public Building Commission of Chicago for the following Project in accordance with the Contract Documents set forth below:

**CONTRACT NO. C1602R**

**KENWOOD ACADEMY LINK AND MECHANICAL PROJECT  
5015 SOUTH BLACKSTONE AVENUE  
CHICAGO, IL 60615  
PROJECT #05326**

2. General Description of Scope of Work:

The project entails constructing an enclosed second level link between the main Kenwood Academy building and the Canter building along with associated site enhancements for landscaping and parking. Interior scope consists of HVAC improvements of mechanical units for the Athletic Wing of the school. Locker/Team/Trainer Room Conversion (3 areas): Renovated Trainer Room, Enlarged Teams Lockers, Renovated Electrical Room for Link/MEP, Lighting, ADA Scope. This Project includes a Phasing Plan.

3. Construction Budget for Base Work Only: **\$10,500,000.00** (excluding Allowances and Commission's Contract Contingency Funds).
4. User Agency: Chicago Public Schools
5. Project is located in Ward: 4
6. For purposes of the community hiring requirement, "Project Community Residents" shall mean persons domiciled within the Project Community Areas as designated on "Exhibit# 3 Project Community Area Map."
7. Requests for Information: Bidders are to submit requests for information, in writing, via email to the attention of Patricia Montenegro, PBC Contract Officer at: [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org).
8. Contract Documents Availability: Documents are available at: Aloha Document Services, Inc. dba Aloha Print Group, 141 West Jackson Boulevard, Suite A100A, Chicago, IL 60604. Contact name: Virginia (Ginger) Peak. Telephone number: 312-542-1300 or [orders@alohaprintgroup.com](mailto:orders@alohaprintgroup.com).  
Planroom: <https://sites.google.com/alohaprintgroup.com/psc-c1602r/home>
9. **Pre-Bid Meeting Date, Time, and Location: Thursday, February 15, 2024, at 2:00p.m.** via ZOOM virtual meeting platform. For meeting details, refer to Section II.A.21.
10. **Technical Review Meeting Date, Time, and Location: Thursday, February 15, 2024, at 2:30p.m.** via ZOOM virtual meeting platform. For meeting details, refer to Section II.A.21.

## PUBLIC BUILDING COMMISSION OF CHICAGO

11. **Site Visit Date, Time, and Location: Monday, February 19, 2024, at 9:00a.m.** at the Kenwood Academy High School, located at 5015 South Blackstone Avenue, Chicago, Illinois 60615. Contractors are to enter through the Main Entrance (Door #1).

Bidders shall be responsible for inspecting the Site to become familiar with the Project. Bidders are advised that access to the School is restricted. Failure of the Bidders to become familiar with the Project shall not relieve or alter the Bidder's responsibility for completing the Work as required by the Contract Documents.

**\*NOTES REGARDING MEETINGS:**

- a. Meetings referenced in Items #9 Pre-Bid and #10 Technical Review above are NOT mandatory.
  - b. Subcontractors and Suppliers are encouraged to attend the meetings.
  - c. Proper PPE must be worn at all times on the site.
  - d. Bidders shall comply with all COVID-19 protocols in accordance with CDC guidelines.
12. **PBC Class A Prequalified Bidders for the KENWOOD ACADEMY LINK AND MECHANICAL PROJECT are listed below:**

**Class A**

All-Bry Construction Company; All Construction Group; Berglund Construction Company; Blinderman Construction Company, Inc.; BOWA Construction; Brandenburg Industrial Service Company; Broadway Electric, Inc.; Burling Builders, Inc.; Clark Construction Group – Chicago, LLC; F.H. Paschen, S.N. Nielsen & Associates, LLC; Friedler Construction Company; Gilbane Building Company; GMA Construction Group; Henry Bros. Co.; Hunt Construction Group, Inc.; James McHugh Construction Company; K.R. Miller Contractors, Inc.; Path Construction Company, Inc.; Powers & Sons Construction Company, Inc.; The George Sollitt Construction Company; Turner Construction Company; Tyler Lane Construction, Inc.; UJAMAA Construction, Inc.; Walsh Construction Company II

13. **Bid Due Date and Public Bid Opening Date, Time, and Location:** Bids are due **Friday, March 8, 2024 at 11:00a.m.** and a Public Bid Opening will be held immediately following receipt of bids and will be live streamed on the PBC's [YouTube page](#).

- |  |                                 |
|--|---------------------------------|
| 14. Amount of Bid Deposit:                   | 5% amount of bid                |
| 15. Document Deposit:                        | N/A                             |
| 16. Cost for Additional Documents (per set): | At the Contractor's own expense |
| 17. MBE/WBE Contract Goals:                  | 26% MBE and 6%WBE               |
| 18. Source of Funding:                       | Chicago Public Schools (TIF)    |

19. **Pre-Award Meeting Date, Time, and Location:** A Pre-Award meeting is tentatively scheduled for **Monday, March 11, 2024 at 10:00a.m.** via ZOOM virtual meeting platform. For meeting details, refer to Section II.A.21.

For the Pre-Award 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
20. **Notice of Award** is anticipated to be issued following the **March 2024** PBC Board of Commissioners Meeting. 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.
21. **The Pre-Bid/Technical Review Meetings will be held on ZOOM virtual meeting platform. To join click on the link or call the number below:**

<b>Meeting Link:</b>	<a href="#">Kenwood Academy Link and Mechanical Project ZOOM</a>
<b>Meeting Phone Number:</b>	312-626-6799
<b>Meeting ID:</b>	874 9745 7163
<b>Meeting Passcode:</b>	None required

PUBLIC BUILDING COMMISSION OF CHICAGO

B. Mandatory Project Specific Contractor Staffing Requirements

The Contractor shall assign a Project Manager and a Superintendent full time to the Project Effective as of the date of Notice to Proceed and effective until Final Acceptance. The Project Manager and Superintendent must be at the Project Site full time from the date of commencement of construction activities through Substantial Completion and Acceptance of the Work, including the completion of Punch List Work, during Work Activities.

C. Scheduling Software Requirements

The Contractor shall utilize Primavera P6 Scheduling Software or other format approved by the Commission.

D. Online Collaboration and Documentation Management System Requirements

The Contractor shall use PBC's designated On-line Collaboration and Document Management system to track the Work, manage the Project, and follow the Commission's procedures for electronic submission and receipt of documents as directed by the Commission Representative.

E. Time of Completion

Substantial Completion must be achieved no later than May 30, 2025. Schedule Milestones must be completed as follows:

Table with 2 columns: Milestone Descriptions, Milestone Dates. Rows include Milestone #1: Pre-Construction Activities, Milestone #2: Selective Interior Renovations and North Parking Lot, and Substantial Completion: New Link, Central Parking Lot and MEP Work.

F. Commission's Contract Contingency

- 1. The Commission's Contract Contingency for this Project is: \$338,000.00.
2. The Commission has established a Contract Contingency for the exclusive use of the Commission, at the Commission's sole discretion.

G. Copies of Drawings and Specifications Furnished

The Commission will allow the Contractor one (1) complimentary electronic download set of Drawings and Specifications, if desired, for the execution of the Work to registered Prequalified Class A firms and Assist Agencies only.

H. Liquidated Damages

- 1. The Contractor agrees that the Work must be executed regularly and diligently to ensure completion within the time specified in Paragraph E above. The Contractor and the Commission understand and agree that the time for the completion of the Work described herein is reasonable time.





















































































