

May 27, 2015

REPORT ON THE AWARD OF CONSTRUCTION CONTRACTS AND CHANGES TO CONSTRUCTION CONTRACTS FOR THE BOARD OF EDUCATION'S CAPITAL IMPROVEMENT PROGRAM**THE INTERIM CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

This report details the award of Capital Improvement Program construction contracts in the total amount of \$2,971,493.50 to the respective lowest responsible bidders for various construction projects, as listed in Appendix A of this report. These construction contracts shall be for projects approved as part of the Board's Capital Improvement Program. Work involves all labor, material and equipment required to construct new schools, additions, and annexes, or to renovate existing facilities, all as called for in the plans and specifications for the respective projects. Proposals, schedules of bids, and other supporting documents are on file in the Department of Operations. These contracts have been awarded in accordance with section 7-3 of the Rules of the Board of Education of the City of Chicago.

This report also details changes to existing Capital Improvement Program construction contracts, in the amount of \$276,113.73 as listed in the attached May Change Order Log. These construction contract changes have been processed and are being submitted to the Board for approval in accordance with section 7-15 of the Rules of the Board of Education of the City of Chicago, since they require an increased commitment necessitated by an unforeseen combination of circumstances or conditions calling for immediate action to protect Board property to prevent interference with school sessions.

LSC REVIEW: Local School Council approval is not applicable to this report.

AFFIRMATIVE ACTION: The General Contracting Services Agreements entered into by each of the pre-qualified general contractors and other miscellaneous construction contracts awarded outside the pre-qualified general contractor program for new construction awards and changes to existing construction contracts shall be subject to the Board's Business Diversity Program for Construction Projects and any revisions or amendments to that policy that may be adopted during the term of any such contract.

FINANCIAL: Expenditures involved in the Capital Improvement Program are charged to the Department of Operations, Capital Improvement Program.

Budget classification: Fund – 436, 468, 476, 477, 479, 480, 481, 482, 483, 484 will be used for all Change Orders (May Change Order Log); Funding source for new contracts is so indicated on Appendix A

Funding Source: Capital Funding

GENERAL CONDITIONS:

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

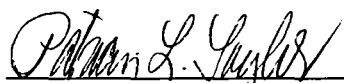
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

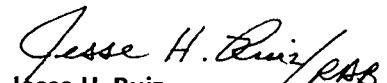
Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:


Patricia L. Taylor
Chief Facilities Officer

Approved:


Jesse H. Ruiz
Interim Chief Executive Officer

Approved as to legal form. 


James L. Bebley
General Counsel

Appendix A
May 2015

SCHOOL	CONTRACTOR	CONTRACT #	CONTRACT METHOD	CONTRACT AWARD	AWARD DATE	ANTICIPATED COMPLETION DATE	FISCAL YEAR	AFFIRM.	ACTION	H	A	WBE	PROJECT SCOPE AND NOTES	REASONS FOR PROJECT
Back of the Yards	F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES, LLC	2899608	BID	\$ 218,000.00	3/25/2015	9/1/2015	2015	AA	0	18	0	5	Convert the book storage room and most of the adjacent Nurse's Suite into a large digital Media Center. Along northern wall, a series of varying sized small collaborative spaces will be created. Small office/storage space will be re-purposed for use within the space, and allow for a secured location to store a laptop cart. Laptops and cart to be provided by the school. Create a new masonry half-wall that originates at the left (south) side of the internal library entrance. This L-shape wall will require students who are re-entering the school from the library to be funneled back through the main point of access into the school. This will require them to proceed through the already established secure perimeter to the school itself.	8
Coomley School	RELIABLE & ASSOCIATES	2906299	BID	\$ 178,270.00	4/13/2015	9/1/2015	2015	10	4	13	37	5	The scope of the project is to replace the existing heating only air handling unit located above the stage area and install a combination gas fired heating and cooling unit on the roof. The scope will include all the associated sheet metal work, electrical work and controls related to the installation of the cooling unit.	5
Gallistei School	K.R. MILLER CONTRACTORS, INC.	2899697	BID	\$ 1,666,877.00	3/25/2015	9/1/2015	2016	5	19	0	27	4	The proposed scope includes partial roof and parapet wall replacement, targeted envelope repairs, and electrical upgrades and new window air conditioning units.	4
Kelvyn Park School	ALL-BRY CONSTRUCTION COMPANY	2899693	BID	\$ 357,000.00	3/25/2015	9/1/2015	2015	25	0	0	14	8	Renovate the swimming pool to address active leaks and bring the empty pool back into operation. Replace all exposed piping from main drain to and including filtration system: controllers, probes, valves, pumps and fittings and storage tanks. Replace single non-compliant main drain with IDPH-compliant dual drain with VGR drain covers. Reset anchors for starting blocks. Clean corrosion from stainless steel gutter system. Repair ceramic tile pool deck at gutter edge. Localized tuck-pointing and repair of pool glazed bricks and tiles. Repair cracks in pool walls; rout and repair cracks in underside of deck slab; repair spalled concrete at underside of pool deck. Remove, clean and reinstall glazed pool bricks and tiles at west shallow end of pool for access and repair of concrete and related joint assembly beneath existing gutter. Replace corroded deck drain assemblies. Provide new sump pump at southeast foundation wall. Install ADA pool lift.	8
McCutcheon School	A.G.A.E Contractors, Inc	2899692	BID	\$ 187,646.50	3/25/2015	9/1/2015	2015	0	17	2	4	4	Annex: Floor finish replacement in science room and multipurpose room. Provide targeted roof repairs. Main Building: Provide repairs to sill assembly of storefront and related damaged floor slab and finish floor.	4
Tilton School	K.R. MILLER CONTRACTORS, INC.	2906534	BID	\$ 363,700.00	4/14/2015	9/1/2015	2015	2	45	0	10	4	Repair/replace crushed and clogged (6 total) roof lateral drains at auditorium. Access area of work from corridor stairwells and not auditorium. Demolish and patch floor, plaster and interior exposed brick walls to access roof conductors. Prep and Paint stairwells/auditorium and backstage wardrobe area.	4
													\$ 2,971,493.50	

Reasons:

1. Safety
2. Code Compliance
3. Fire Code Violations
4. Deteriorated Exterior Conditions
5. Priority Mechanical Needs
6. ADA Compliance
7. Support for Educational Portfolio Strategy
8. Support for other District Initiatives
9. External Funding Provided

CHANGE ORDER LOG

School	Vendor	Project Number	Original Contract Amount	Number Change Orders	Total Change Orders	Revised Contract Amount	Total % of Contract	Oracle PO Number	Board Rpt Number
Dewitt Clinton School									
2015 Clinton ACD	Broadway Electric	2015-22751-ACD	\$77,290.00	1	\$28,140.00	\$105,430.00	36.41%		
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						<u>Reason Code</u>	
01/26/15	03/17/15	GC to provide the following: 1. Replace (1) one existing 100 amp breaker with a new 200 amp circuit breaker in existing AC-2 space and provide a new 200 amp feeder in the existing 2" conduit raceway. Provide engraved nameplates. 2. At existing panels AC-1 and AC-2 replace both panels' 30 space interiors with 42 space interiors. Then replace the existing 150 amp breaker with a new 225 amp breaker in existing panelboard space. Provide engraved nameplates. 3. Add (1) one new panel to AC-3 in storage room 105a and install it next to the existing AC panels.						2809638 Omission - AOR	\$28,140.00
									Project Total
									\$28,140.00
Teachers Academy for Mathematics and Science (TAMS) Training - City Wide									
2015 TAMS ICR	K.R. Miller Contractors, Inc	2015-11060-ICR	\$4,000,000.00	19	\$1,183,186.20	\$5,183,186.20	29.58%		
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						<u>Reason Code</u>	
03/06/15	03/10/15	The existing smoke detectors within the ductwork were installed on the improper side per code. GC to correct existing conditions by moving the smoke detectors to the proper side of ductwork to meet code.						2841300 Discovered Conditions	\$7,247.03
02/25/15	03/02/15	Add (2) 25 pair CAT5e cables from the MDF to the IDF cabinet on the 3rd floor. Add (3) CAT6 cables to the warehouse storage area.							\$8,504.01
03/16/15	03/18/15	GC to build out an office space for building engineer/manager in room BP-1-122.							\$9,654.33
03/03/15	03/10/15	Install wall-mounted toilet seat cover dispensers in each stall of all existing women's rooms on floors garden, 1, 2 and 3. Provide and install sanitary disposal at all stalls at women's 1st, 2nd, & 3rd floors. Install signage. Cut grommets in/retrofit existing furniture to work with power/data at the table surface at several locations.							\$7,362.28
03/16/15	03/18/15	Provide and install new window roller shades at all exterior windows (except stairways) on floors 1, 2, and 3.							\$46,475.01
03/03/15	03/10/15	GC made repairs to the following to bring them into working order: - Four existing rooftop units were cleaned and made operational - One existing rooftop unit heat exchanger was temporarily caulked and then fully replaced. - One existing rooftop unit ignition box was replaced.							\$16,914.35
03/18/15	03/23/15	GC to provide 36" deep urinal screens adjacent to sinks/countertops at all men's restrooms.							\$856.91
									Project Total
									\$97,013.92
John Greenleaf Whittier School									
2014 Whittier STR	K.R. Miller Contractors, Inc	2014-25861-STR	\$1,064,596.00	4	\$197,459.73	\$1,262,055.73	18.55%		
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						<u>Reason Code</u>	
03/04/15	03/04/15	Final change order to reconcile the remaining contingency amounts.						2627400	12-1024-PR8 (\$88.45)
									Project Total
									Allowance Credit (\$88.45)

CHANGE ORDER LOG

School	Vendor	Project Number	Original Contract Amount	Number Change Orders	Total Change Orders	Revised Contract Amount	Total % of Contract	Oracle PO Number	Board Rpt Number
Roberto Clemente Community Academy High School									
2014 Clemente CAR	K.R. Miller Contractors, Inc	2014-51091-CAR	\$1,061,000.00	18	\$189,180.55	\$1,250,180.55	17.83%		
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						<u>Reason Code</u>	
10/22/14	03/11/15	Owner directed change to provide upgraded power for culinary lab equipment as provided by CPS.						2694809 Owner Directed	\$42,508.00
								<u>Project Total</u>	<u>\$42,508.00</u>
Edgebrook School									
2015 Edgebrook ACD	Broadway Electric	2015-23071-ACD	\$50,210.00	1	\$7,864.00	\$58,074.00	15.66%		
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						<u>Reason Code</u>	
01/23/15	03/17/15	GC to provide the following: 1. Locate new panel AC-3 in the storage room attached to room 106. Install on the west wall directly opposite the door. 2. Reroute nine (9) circuits from the existing panel room 105A to new panel AC-3. 3. Provide conduit and wiring.						2809842 Omission - AOR	\$7,864.00
								<u>Project Total</u>	<u>\$7,864.00</u>
Urban Prep Academy for Young Men - South Shore									
2015 Urban Prep @ Doolittle	F.H. Paschen, S.N. Nielsen & Assoc	2015-66442-CSP	\$1,307,000.00	24	\$200,252.09	\$1,507,252.09	15.32%		
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						<u>Reason Code</u>	
01/19/15	03/06/15	Relocate the space temperature sensor in the cafeteria to the other side of the same wall.						2730027 Discovered Conditions	\$2,348.00
02/06/15	03/11/15	Provide (6) six new three way switches for gymnasium including 3/4" conduit and wiring to existing switch locations.						Discovered Conditions	\$4,288.00
12/19/14	03/11/15	Provide (2) two white boards with marker holder for classroom 222 and 221 on the instructor's side. Whiteboard surface to be installed on North wall of each classroom. Provide (6) six vinyl covered tack boards. Install tackboards on both sides of new whiteboard on North wall of classrooms 223, 222, and 221.						Owner Directed	\$3,211.00
10/27/14	03/06/15	Provide (6) administration drops consisting each of data, phone, IG duplex receptacle, and duplex receptacle within new raceway. Provide (1) 12 circuit, 60 amp, 3 phase subpanel CP2 to accommodate added circuits. Install (1) 60 amp, 2 pole branch circuit breaker in panel CP to feed new panel CP2. Mount panel directly below existing CP panel.						Owner Directed	\$20,750.00
								<u>Project Total</u>	<u>\$30,597.00</u>
Ames Middle School									
2014 Ames CSP	Reliable & Associates	2014-41111-CSP	\$3,583,488.00	22	\$425,410.55	\$4,008,898.55	11.87%		
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						<u>Reason Code</u>	
12/18/14	03/04/15	During testing and balancing of AHU-4 at Ames the VFD ceased functioning. GC to provide new VFD.						2700913 Discovered Conditions	\$8,453.83

CHANGE ORDER LOG

School	Vendor	Project Number	Original Contract Amount	Number Change Orders	Total Change Orders	Revised Contract Amount	Total Contract % of Contract	Oracle PO Number	Board Rpt Number
Ames Middle School									
2014 Ames CSP									
	Reliable & Associates	2014-41111-CSP	\$3,583,488.00	22	\$425,410.55	\$4,008,898.55	11.87%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	03/02/15	03/11/15	One of existing boilers in facility is non-operational. Commissioning for new BAS system cannot be completed until boiler is in operational condition. Contractor to re-tube leaking components of the existing boiler.					2700913	
								Discovered Conditions	\$8,953.38
								<u>Project Total</u>	\$17,407.21
Sidney Sawyer School									
2015 Sawyer ICR									
	F.H. Paschen, S.N. Nielsen & Assoc	2015-25231-ICR	\$61,169.09	1	\$6,104.61	\$67,273.70	9.98%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	03/25/15	03/27/15	Additional area of water damage discovered. GC to repair plaster and paint.					2886929	14-1217-PR2
								Discovered Conditions	\$6,104.61
								<u>Project Total</u>	\$6,104.61
Alexander Hamilton School									
2015 Hamilton ACD									
	Broadway Electric	2015-23501-ACD	\$81,270.00	1	\$7,864.00	\$89,134.00	9.68%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	02/06/15	03/27/15	Classrooms 104, 115, and 238 required new A/C units. New power was run to accommodate these units.					2809843	
								Discovered Conditions	\$7,864.00
								<u>Project Total</u>	\$7,864.00
M Jean De Lafayette School									
2014 Lafayette CSP									
	F.H. Paschen, S.N. Nielsen & Assoc	2014-24121-CSP	\$15,924,000.00	112	\$1,097,270.00	\$17,021,270.00	6.89%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	01/06/15	03/11/15	Existing / discovered condition of improperly wired outlets.					2698194	11-0525-PR8
	02/10/15	03/11/15	Existing / discovered condition of electrical device that required rework in Room 120A.					Discovered Conditions	\$29,411.00
	02/10/15	03/11/15	Discovered condition of existing conduits that conflicted with new LULA construction.					Discovered Conditions	\$17,096.00
	02/26/15	03/02/15	Credit for slight spray variation of locker custom paint coating in minimal locations.					Discovered Conditions	\$14,438.00
	03/02/15	03/16/15	Pneumatic line investigation and correction was required as the system controls were not operating correctly after initial operation was confirmed.					Other	(\$4,000.00)
	10/02/14	03/23/15	Deductive change order for a previously approved change order for added parking lot resurfacing. This scope is to be removed from the project.					Discovered Conditions	(\$17,283.00)
	02/05/15	03/11/15	Existing / Discovered condition and location of conduits required relocation.					Discovered Conditions	\$23,831.00
	02/23/15	03/02/15	Lack of system steam circulation required modification to assure operation of system radiators.					Discovered Conditions	\$18,662.00

CHANGE ORDER LOG

School	Vendor	Project Number	Original Contract Amount	Number Change Orders	Total Change Orders	Revised Contract Amount	Total % of Contract	Oracle PO Number	Board Rpt Number
M Jean De Lafayette School									
2014 Lafayette CSP	F.H. Paschen, S.N. Nielsen & Assoc	2014-24121-CSP	\$15,924,000.00	112	\$1,097,270.00	\$17,021,270.00	6.89%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	02/05/15	03/11/15	Code compliance electrical revisions required per City of Chicago inspection of elevator.					2698194	11-0525-PR8
	01/29/15	03/02/15	Existing discovered conditions required radiator piping work.					Code Compliance	\$1,396.00
								Discovered Conditions	\$2,882.00
								<u>Project Total</u>	<u>\$94,779.00</u>
Al Raby High School									
2014 Al Raby SIP	Wight & Company	2014-46471-SIP	\$13,304,000.00	49	\$612,502.64	\$13,916,502.64	4.60%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	03/19/15	03/27/15	Contractor to provide material and labor for the following: 1.) East end of Lower Level - route existing vertical cracks in foundation wall (two locations) and epoxy inject. 2.) Boiler Room (west side, between new switch gear room wall and existing foundation wall) - Install new floor drain. New drain to be tied into existing drainage piping under slab.					2692010	
								Discovered Conditions	\$13,890.11
								<u>Project Total</u>	<u>\$13,890.11</u>

CHANGE ORDER LOG

School	Vendor	Project Number	Original Contract Amount	Number Change Orders	Total Change Orders	Revised Contract Amount	Total % of Contract	Oracle PO Number	Board Rpt Number
Beulah Shoemsmith School									
2014 Shoemsmith BLR	Wight & Company	2014-25371-BLR	\$3,196,000.00	11	\$126,679.96	\$3,322,679.96	3.96%	2681966	\$25,100.00
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>							
10/06/14	03/02/15	City of Chicago required the following permit revisions; 1. Relocate second floor area of rescue from classroom 207 into Storage room 215-A at elevator addition. Provide a rated door at area of rescue with magnetic door hold open, smoke gaskets with sill, smoke detector and illuminated accessible sign. 2. Provide new acoustical ceiling and 2x2 light fixture at Area of rescue 215-A to match new Elevator lobby. 3. Provide 2 pairs of rated doors #112-1 and #112-2 with door closer. Use doors that were originally ordered for 1st and 2nd floors rated partitions between corridor and North stairs. 4. Provide a non rated partition and door" type 8" at first floor between corridor and North stairs lobby. Create shaft wall for rerouting conduits from existing classroom #108 per field condition obstruction and ceiling soffit. Provide new rated door at classroom 107-1, and modify existing door frame. 5. No fire rated partitions required at second floor between corridor and North stair landing. Create transition soffit between new and existing ceilings. 6. Existing doors for first floor boys and Girls toilets to remain as is- No Fire Assembly required-2nd floor Unisex toilet door. 7. Leave roof downspout in existing North wall. 8. Revise heating pipe routing to shaft in new partition at corridor doors 9. Delete installation of fire damper and associated modifications to existing classroom exhaust duct work. 10. Remove magnetic door hold open device in Stairway 129. AiPhone door station at exterior Vestibule 120 shall be in the same location as the removed door station. 11. Remove magnetic door hold open device in Stairway 213. 12. Revise Lighting in area of rescue 215A.							
Louisa May Alcott School									
2015 Alcott ACD	Broadway Electric	2015-22041-ACD	\$139,610.00	3	\$3,799.00	\$143,409.00	2.72%	2809832	\$25,100.00
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>							
02/13/15	03/17/15	In music room 001 and science lab 007 remove (1) 1-ton unit and related electrical requirements from the scope of work in both rooms. Change (1) 1-ton unit on north wall to a two ton unit in both rooms. In classroom 107 remove all A/C and electrical from scope of work. Two existing A/C units to remain as is without modifications. This room is the school office and should not have been included in the scope of work.							
Helen C Peirce School Of International Studies									
2015 Peirce ICR	K.R. Miller Contractors, Inc	2015-24891-ICR	\$1,084,842.35	2	(\$56,577.67)	\$1,028,264.68	-5.22%	2806565	(\$3,208.00)
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>							
03/25/15	03/30/15	Change order to reconcile remaining project contingencies.							
Project Total									
									(\$3,208.00)
Project Total									
									(\$79,384.65)

May 2015

These change order approval cycles range from 03/01/15 to 03/31/15

Date: 4/15/2015
Page: 6 of 6

15-0527-PR3

CPS
Chicago Public Schools
Capital Improvement Program

CHANGE ORDER LOG

School	Vendor	Project Number	Original Contract Amount	Number Change Orders	Total Change Orders	Revised Contract Amount	Total % of Contract	Oracle PO Number	Board Rpt Number
Helen C Peirce School Of International Studies									
2015 Peirce ICR	2015-24891-ICR			2	(\$56,577.67)	\$1,028,264.68	-5.22%		
	K.R. Miller Contractors, Inc		\$1,084,842.35					Reason Code 2806565	
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
	01/28/15	03/27/15	GC to provide playground equipment repair work.					Discovered Conditions	\$22,806.98
								Project Total	(\$56,577.67)
Oliver Wendell Holmes School									
2014 Holmes MCR	2014-23631-MCR			1	(\$35,280.00)	\$104,323.00	-25.27%		
	K.R. Miller Contractors, Inc		\$139,603.00					Reason Code 2656793	12-1024-PR8
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					Allowance Credit	(\$35,280.00)
	03/23/15	03/24/15	Change order to reconcile remaining project contingencies.					Project Total	(\$35,280.00)

Total Change Orders for this Period \$276,113.73