

June 24, 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 \$27,476,520.33 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 (\$107,486.45) as listed in the attached June 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 (June 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).

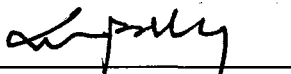
Approved for Consideration:


Mary De Runtz
Deputy Facilities Officer

Approved:


Jesse Ruiz
Interim Chief Executive Officer

Approved as to legal form: 


James L. Bebley
General Counsel

Appendix A
June 2015

15-0624-PR18

SCHOOL	CONTRACTOR	CONTRACT #	CONTRACT METHOD	CONTRACT AWARD	AWARD DATE	ANTICIPATED COMPLETION DATE	FISCAL YEAR	AFFIRM.	ACTION	AA	H	A	WB	BE	REASONS FOR PROJECT
Agassiz School	F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES, LLC	2911623	JOC	\$ 7,627.22	4/23/2015	5/30/2015	2015	76	0	0	0	0	0	0	The scope is to make emergency repairs to 2 classrooms impacted by water intrusion.
Collins School	RELIABLE & ASSOCIATES	2916898	BID	\$ 4,624,533.00	5/4/2015	9/6/2015	2016	25	0	0	0	0	8	0	The proposed scope includes roof replacement, parapet rebuild, exterior surface mounted lighting replacement.
Gallistel School	K.R. MILLER CONTRACTORS, INC.	2899697	BID	\$ 1,666,877.00	3/25/2015	9/6/2015	2016	5	19	0	0	27	0	0	The proposed scope includes partial roof and parapet wall replacement, targeted envelope repairs, and electrical upgrades and new window air conditioning units.
Hancock School	WIGHT & COMPANY	2908176	BID	\$ 9,604,000.00	4/16/2015	12/30/2015	2015	0	16	18	8	0	0	0	The adjacent convent will be renovated to house the new selective enrollment and CTE programs as well as provide additional classroom space. Work includes required program spaces, accessibility and interior improvements throughout the facility. The existing lunchroom will be reconfigured to accommodate two serving lines. Adjacent corridor and administrative spaces will be combined into a single space to expand the lunchroom. The existing 3053 sf lunchroom will be enlarged by 1,472 sf for an expanded lunchroom of 4,525 sf. This will increase the lunchroom capacity to 301 students. Based upon the ideal capacity of 1104 students, this will result in 4 lunch periods. In order to provide sufficient parking for faculty and staff, the existing parking lot will be improved.
Kelvyn Park School	ALL-BRY CONSTRUCTION COMPANY	2899693	BID	\$ 357,000.00	3/25/2015	9/6/2015	2015	25	0	0	0	14	0	0	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 fittings and storage tanks. Replace single non-compliant main drain with IDPH-compliant dual drain with VGB 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.
Lloyd School	K.R. MILLER CONTRACTORS, INC.	2919005	JOC	\$ 23,145.58	5/7/2015	6/30/2015	2015		TBD						The scope is to make emergency plaster repairs in the gym.
McCutcheon School	A.G.A.E Contractors, Inc	2899692	BID	\$ 187,646.50	3/25/2015	9/6/2015	2015	0	17	0	0	4	0	0	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.
O'Keefe School	ALL-BRY CONSTRUCTION COMPANY	2913466	JOC	\$ 149,791.03	4/28/2015	6/30/2015	2016		TBD						Provide a new 2-12 play lot with poured-in-place rubber surfacing and concrete containment curb.
Payton School	ELANAR CONSTRUCTION COMPANY	2916885	BID	\$ 768,000.00	5/4/2015	9/6/2015	2016	20	0	6	5	0	0	0	Site preparation and excavation, Erosion and sedimentation control, site demolition, new pavement, ornamental fencing and walls, landscape improvements, site furnishings, drainage utilities and site lighting all contribute to the construction of a parking lot at the intersection of North Wells Street and Oak Street.

Appendix A
June 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
Saucedo School	K.R. MILLER CONTRACTORS, INC.	2918417	BID	\$ 10,087,900.00	5/7/2015	12/30/2015	2016	18	18	18	0	4	Renovate the Saucedo Elementary Scholastic Academy in all areas affected/damaged by roof water infiltration, and pipe leakage. These areas include the fourth floor band room, all third floor classrooms and ancillary spaces. Some second floor classrooms, and first floor classrooms and office spaces, auditorium area, lunchroom, and gymnasium will require repairs and painting. The required exterior repairs include a new roof system, tuck-pointing terra-cotta coping and facade elements. There will be upgrades to the mechanical, electrical, and plumbing systems as it relates to the existing roof, and plumbing system failures.	4

\$ 27,476,520.33

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	
Genevieve Melody School										
2014 Melody ICR	F.H. Paschen, S.N. Nielsen & Assoc	2014-26351-ICR	\$574,000.00	9	\$21,920.86	\$595,920.86	3.82%	Reason Code 2696042	11-0525-PR8	
12/22/14	04/23/15	Replace existing deteriorated drain piping at water fountains. Demo wall on the second floor as required to replace the piping. Repair wall at area of demo to match existing condition. Provide a "box out" at area of replacement fountains (2nd and 3rd floor) of old school building. In addition provide replacement FRP panel at north and south walls of new unisex toilet room.						Discovered Conditions	\$11,454.00	
04/21/15	04/23/15	GC to provide and install shut off valves for the drinking fountains.						Discovered Conditions	\$1,611.00	
12/22/14	04/21/15	GC to provide and install (*) fire alarm strobe. Alarm is currently in trouble mode due to a bad sensor.						Safety Issue	\$1,211.00	
									Project Total	\$14,276.00
Christian Ebinger										
2015 Ebinger NAB	Friedler Construction Co.	2015-23051-NAB	\$5,071,800.00	1	\$58,656.60	\$5,130,456.60	1.16%	Reason Code 2872266	14-1022-PR5	
04/16/15	04/29/15	The contractor shall provide additional ACM abatement removal, including any additional containment that may be required, following all requirements of the environmental project manual. The proposal shall also include installation of new pipe insulation.						Owner Directed	\$58,656.60	
									Project Total	\$58,656.60
Jane Addams School										
2016 Addams MCR	All-Bry Construction Company	2016-22021-MCR	\$826,500.00	1	\$9,058.76	\$835,558.76	1.10%	Reason Code 2887952	14-1022-PR5	
04/10/15	04/23/15	Revise window type 4 (gymnasium) to be 4 separate window units. Add additional horizontal panning between units at existing horizontal wood beam. Interior wood trim and window guards to remain per base scope of work. The design called for full height windows at this location. However, there are existing wood mullions making the proposed installation impossible.						Omission - AOR	\$9,058.76	
									Project Total	\$9,058.76
Ferdinand W Peck School										
2015 Peck PKC	Oakley Construction Co, Inc.	2015-24871-PKC	\$273,800.00	2	(\$364.53)	\$273,435.47	-0.13%	Reason Code 2837144	11-0525-PR8	
03/26/15	04/27/15	The original project scope included no site improvements. During permit review, it was requested that ADA parking striping, sign and a depressed curb/sloped walk be added to the project. It was later determined that the existing sloped asphalt area would sufficiently provide access to the existing walk. Therefore, the scope associated with the new installation of the depressed curb and sloped walk is to be removed from the scope of the construction project. The ADA parking striping and signage is to shall remain in the contract.						Code Compliance	(\$4,320.62)	

The following change orders have been approved and are being reported to the Board in arrears.

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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
Ferdinand W Peck School									
2015 Peck PKC	Oakley Construction Co, Inc.	2015-24871-PKC	\$273,800.00	2	(\$364.53)	\$273,435.47	-0.13%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	04/24/15	04/29/15	Provide 4 signs indicating "Pick Up/ Drop Off" at locations. No concrete filled sign post protector is required at this location.					2837144	11-0525-PR8
									Project Total (\$364.53)
Ravenswood School									
2014 Ravenswood SIT	Reliable & Associates	2014-25061-SIT	\$1,348,800.00	7	(\$19,876.80)	\$1,328,923.20	-1.47%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	04/07/15	04/10/15	Cost to accelerate and complete the Ravenswood campus park project last summer due to the delayed project start. The project was initially bid to start and mobilize June 1st, but did not get approved till July 10th due to state funding and permit delays. To compensate, the general contractor worked accelerated hours during the week and weekends to allow partial use of the grounds at the start of school and completion in time for the ribbon cutting ceremony.					2734559	\$20,484.48
	04/07/15	04/10/15	Cost for re-work of concrete curb forms and associated excavation.						Omission - AOR \$6,339.86
									Project Total \$26,824.34
Roberto Clemente Community Academy High School									
2011 Clemente ADA	Chicago Commercial Contractors, LLC	2011-51091-ADA	\$11,707,311.00	86	(\$244,061.03)	\$11,463,249.97	-2.08%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	10/17/12	04/08/15	Relocate the motor and generator from the North elevator to the South elevator in order to keep the South car in operation.					2103523	\$8,817.33
	10/17/12	04/08/15	Repair the south elevator and return to service.						Owner Directed \$3,048.93
									Project Total \$11,866.26
John Harvard Elementary School of Excellence									
2014 Harvard ICR	Wight & Company	2014-23581-ICR	\$250,000.00	1	(\$18,404.38)	\$231,595.62	-7.36%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	03/10/15	04/08/15	Credit for unused contingency.					2661775	Allowance Credit (\$18,404.38)
									Project Total (\$18,404.38)

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
Leslie Lewis School									
2011 Lewis SIP	Chicago Commercial Contractors, LLC	2011-24151-SIP	\$6,918,442.00	13	(\$2,561,748.78)	\$4,356,693.22	-37.03%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	05/28/13	04/29/15	Adjustments for masonry credit, scaffolding, chiller start-up, plumbing and related work.					2126597	
								Allowance Credit	(\$134,978.00)
								Project Total	(\$134,978.00)

Total Change Orders for this Period (\$107,486.45)