

July 22, 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 \$5,575,800.00 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 \$412,661.78 as listed in the attached July 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 (July 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.

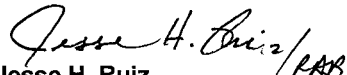
Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

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).

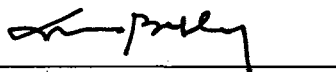
Approved for Consideration:


Mary De Runtz
Deputy Chief Facilities Officer

Approved:


Jesse H. Ruiz
Interim Chief Executive Officer

Approved as to legal form. 


James L. Bebley
General Counsel

Appendix A
July 2015

15-0722-PR6

SCHOOL	CONTRACTOR	CONTRACT #	CONTRACT METHOD	CONTRACT AWARD	AWARD DATE	ANTICIPATED COMPLETION DATE	FISCAL YEAR	AFFIRM.	ACTION	H	A	WB	REASONS FOR PROJECT
Alcott School	ALL-BRY CONSTRUCTION COMPANY	2933144	BID	\$ 1,339,000.00	6/4/2015	10/15/2015	2016	AA	0	17	0	12	9
										Provide the following site improvements: artificial turf field, playground with poured-in-place surfacing, running track, asphalt basketball court, cistern to collect building roof storm water (if the building conditions allow for it), fencing, drainage, utilities, and accessibility improvements.			
Amundsen School	F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES, LLC	2926109	BID	\$ 3,254,000.00	5/21/2015	12/31/2015	2016		TBD				9
										CIP: Provide interior improvements and renovations. Proposed scope of work includes: Replace bleachers in the main gymnasium (boys); replace gymnasium flooring in both boys and girls gym facilities; full upgrade of the existing fitness room including new walls and rubberized flooring; full upgrade of the existing girls shower room including new ceramic tile at floor and walls, new plumbing and lighting locations to accommodate new perimeter shower layout, and new accessible stall and bench. Clean and repair existing corridor and stairwell structural glazed face brick, refinish targeted areas of terrazzo flooring in corridors and stairwells, replace approximately 10% of lockers throughout the building, paint 100% of remaining lockers, paint interior building walls and ceilings at corridor and stairwells. ECCE: (Will not go forward unless we receive TIF Funds). Installation of programs, potentially Gaming and Web Design. Also, the inclusion of accessibility and general building improvements will be required to accommodate the new programs.			
Columbia Explorers Academy	K.R. MILLER CONTRACTORS, INC.	2933471	BID	\$ 410,000.00	6/5/2015	9/6/2015	2016	0	20	0	0	6	8
										Provide 3 Pre-K classrooms in an adjacent strip mall, adjacent to the existing Columbia Explorers Academy.			
Shields School	RELIABLE & ASSOCIATES	2933475	BID	\$ 572,800.00	6/5/2015	8/31/2015	2016	0	10	13	5	5	1
										At west unit 1, provide compliant accessible ramp and entry. For both west and east units, repair perimeter sink holes and replace rotting skirt. Provide new floor finish, ACT ceiling paint grid new tile, and new window shades. Pre-K classroom and dedicated Pre-K toilet room and adult toilet room upgrade to be accessible. Roof-mounted exhaust fan. Provide new perimeter skirt. Replace rotted wood fascia and soffit. Provide new gutters and down spouts. Support new toilet rooms and down spouts. Replace damaged security grills on HVAC units.			
				\$ 5,575,800.00									

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
Teachers Academy for Mathematics and Science (TAMS) Training - City Wide									
2015 TAMS ICR 2015-11060-ICR									
	K.R. Miller Contractors, Inc		\$4,000,000.00	26	\$1,084,845.04	\$5,084,845.04	27.12%		
		<u>Change Order Descriptions</u>						<u>Reason Code</u>	
04/10/15		05/26/15						2841300	14-0528-PR3
		The existing-to-remain HVAC system is not properly heating and cooling the space, particularly on the east side of the 2nd and 3rd floors. Additionally, the existing-to-remain fans throughout are extremely loud and disruptive to occupants. During a site walkthrough it was discussed that the existing-to-remain RTUs may need recharging or other servicing. Contractor to survey/inspect the existing-to-remain RTUs, provide a status report for each unit, and repair as needed.						Discovered Conditions	\$10,221.06
05/21/15		05/26/15							\$856.77
		GC to provide and install cane detection apron for the drinking fountains on the first and third floors per ADA standards.						ADA Conformance	
05/20/15		05/26/15							\$3,803.80
		GC to perform work outlined below: 1) Disconnect the mounting bracket and lower as necessary to relocate the 70" Smart display in Room 311. Patch and paint wall after relocation. 2) Disconnect existing AV equipment and racks in 4 conference rooms (311, 313, 220, & 119) to accommodate owner provided credenzas. Reconnect, install, and retest the equipment into the credenzas after delivery.						Owner Directed	
04/27/15		05/01/15							\$9,495.41
		Owner request to move the CPUs from behind the televisions to the SOC rack so they are more accessible.						Owner Directed	
05/20/15		05/26/15							\$1,517.04
		GC to install a temporary vapor barrier floor-to-ceiling and wall-to-wall to cover the entire east brick wall, including the windows to prevent problems due to low/high humidity.						Discovered Conditions	
04/27/15		05/01/15							\$764.76
		GC to replace the 3rd floor toilet in the ADA stall after clogging/overflow problems with the existing.						Owner Directed	
								Project Total	\$26,658.84
Lyman A Budlong School									
2015 Budlong BRM 2015-22391-BRM									
	Wight & Company		\$1,600,000.00	5	\$304,530.86	\$1,904,530.86	19.03%		
		<u>Change Order Descriptions</u>						<u>Reason Code</u>	
04/23/15		05/18/15						2803801	13-1120-PR5
		GC to construct an innovation lab in room 118 of the existing building. The work will include the demolition and environmental abatement of the existing room, installation of new floors, wall finishes, cabinets and sink, whiteboards/blackboards, doors refinishing and hardware, re-constructing a sloped ramp in the corridor outside of the room, and misc. finishes in the corridor.						Owner Directed	\$86,343.62
								Project Total	\$86,343.62
Louis Nettelhorst School									
2015 Nettelhorst STR 2015-24661-STR									
	K.R. Miller Contractors, Inc		\$199,955.22	3	\$37,270.57	\$237,225.79	18.64%		
		<u>Change Order Descriptions</u>						<u>Reason Code</u>	
04/29/15		05/27/15						2828875	14-0528-PR3
		GC to provide new stainless steel coping at the chimney cap to stop water infiltration between the masonry and gunite liner. Remove deteriorated steel frame within the chimney at the 52' level and insure that the interior surfaces of the structural wall at this level are sound. Patch and repair the brickwork as needed. In the third floor corridor remove damaged plaster down to the masonry substrate. Provide new metal furring and water resistant gypsum board. Provide new wood trim and door casing to match existing. Paint the new wall surface to match adjacent corridor finishes. Patch and repair water damaged area in the 3rd floor faculty toilet. Paint to match existing.						Discovered Conditions	\$31,048.73

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Louis Nettelhorst School									
2015 Nettelhorst STR 2015-24661-STR									
	K.R. Miller Contractors, Inc		\$199,955.22	3	\$37,270.57	\$237,225.79	18.64%		
		<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>	<u>Reason Code</u>				
	05/19/15	05/27/15	05/09/15	Contractor to repair an existing manhole in the parking lot. The manhole was partially collapsed at the start of the project, and was further damaged by a truck that ran over it.	2828875 Discovered Conditions			14-0528-PR3	\$2,528.11
	04/29/15	05/09/15		There is no existing fan or power associated with the existing duct system serving the 1st, 2nd, 3rd and basement stacked bathrooms. Contractor to supply power from existing panel in basement using existing lighting conduit and a separate circuit. Fan to be activated when the light is turned on in each bathroom. If wire cannot be pulled in existing conduits new wire mold will be installed from the 3rd floor down.	Discovered Conditions				\$3,693.73
						Project Total			\$37,270.57
Urban Prep Academy for Young Men - South Shore									
2015 Urban Prep @ Doolittle 2015-66442-CSP									
	F.H. Paschen, S.N. Nielsen & Assoc		\$1,307,000.00	24	\$202,180.09	\$1,509,180.09	15.47%		
		<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>	<u>Reason Code</u>				
	01/19/15	05/27/15		Relocate the space temperature sensor in the cafeteria to the other side of the same wall.	2730027 Discovered Conditions			13-1120-PR5	\$4,276.00
						Project Total			\$4,276.00
M Jean De Lafayette School									
2014 Lafayette CSP 2014-24121-CSP									
	F.H. Paschen, S.N. Nielsen & Assoc		\$1,924,000.00	117	\$1,225,953.00	\$1,149,953.00	7.70%		
		<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>	<u>Reason Code</u>				
	12/02/14	05/01/15	05/01/15	Insufficient support / bearing walls to support new roof top cooling unit, requires additional structural steel support.	2698194 Discovered Conditions			11-0525-PR8	\$38,190.00
	01/29/15	05/01/15		The existing electrical panel to remain did not have the proper safety components and needed modification.	Discovered Conditions				\$2,946.00
	04/27/15	05/04/15		Owner directed work to provide proper operation of old / back-up boiler with new system.	Owner Directed				\$5,928.00
	08/06/14	05/05/15		Additional smoke detectors added at roof top units as identified by the City of Chicago inspector on site.	Error - Architect				\$58,297.00
	10/28/14	05/01/15		Exterior doors contained many non-functioning hardware sets and required extensive paint work throughout the building.	Owner Directed				\$23,322.00
						Project Total			\$128,683.00
Theodore Herzl School									
2015 Herzl CSP 2015-23771-CSP									
	Friedler Construction Co.		\$4,752,800.00	26	\$301,500.05	\$5,054,300.05	6.34%		
		<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>	<u>Reason Code</u>				
	04/29/15	05/08/15		GC to replace all 27 isolation valves to regulate the steam and control overheating of the school. GC also to install 8 zone actuators.	2708951 Discovered Conditions			11-0525-PR8	\$19,766.25
						Project Total			\$19,766.25

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Walter Payton College Preparatory HS									
2014 Payton MEP	F.H. Paschen, S.N. Nielsen & Assoc	2014-70020-MEP	\$286,000.00	2	\$16,838.00	\$302,838.00	5.89%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	04/27/15	05/11/15	Provide and install in-line actuators for the intake air vents at east and west vestibules.					2860114 Error - Architect	11-0525-PR8 \$10,922.00
								Project Total	\$10,922.00
Isabel C O'Keefe School									
2016 O'Keefe NPL	All-Bry Construction Company	2016-24751-NPL	\$149,791.03	1	\$3,984.80	\$153,775.83	2.66%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	05/18/15	05/19/15	GC to remove additional discovered concrete footings underneath the existing pavement where existing playground equipment is to be removed.					2913466 Discovered Conditions	14-1217-PR2 \$3,984.80
								Project Total	\$3,984.80
Bowen High School									
2015 Bowen CAR	All-Bry Construction Company	2015-46491-CAR	\$625,000.00	3	\$12,788.70	\$637,788.70	2.05%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	05/06/15	05/19/15	Remove duct work 1" below top of slab, fill duct with compacted gravel and concrete.					2849415 Discovered Conditions	\$6,625.00
	05/06/15	05/11/15	Remove the discovered concrete curb between two existing concrete curbs. Ensure removal leaves a smooth surface that is level with adjacent slab.					Discovered Conditions	\$2,777.00
	05/06/15	05/26/15	GC to remove pneumatic lift. Remove lift pistons and working parts. Remove steel casing to at least 1" below slab. Fill casings with compacted granular fill and 6" of concrete.					Discovered Conditions	\$3,386.70
								Project Total	\$12,788.70
Albert G Lane Technical High School									
2015 Lane Tech MCR	Tyler Lane Construction, Inc.	2015-46221-MCR	\$50,164,330.00	5	\$509,736.00	\$50,674,066.00	1.02%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>	
	05/11/15	05/12/15	Existing roof leak at existing skylight caused plaster ceiling to fall. GC to provide plaster removal and repair of roof leak.					2864546 Discovered Conditions	11-0525-PR8 \$5,320.00
								Project Total	\$5,320.00

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
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>Reason Code</u>	
								2103523	
12/04/12		05/04/15						Error - Architect	\$7,200.00
12/04/12		05/04/15						Discovered Conditions	\$15,000.00
05/01/15		05/04/15						Discovered Conditions	\$54,448.00
								Project Total	\$76,648.00

Total Change Orders for this Period

\$412,661.78