

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

This report details the award of Capital Improvement Program construction contracts in the total amount of \$1,469,100.00 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 \$125,246.24 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).

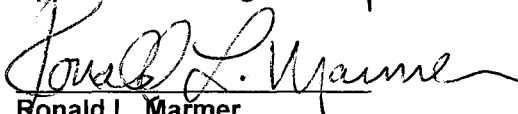
**Approved for Consideration:**

  
Mary DeRuntz  
Chief of Capital Improvement

**Approved:**

  
Forrest Claypool  
Chief Executive Officer

**Approved as to legal form.**

  
Ronald L. Marmer  
General Counsel

Appendix A  
July 2016

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
Amundsen School	RELIABLE & ASSOCIATES CONSTRUCTION COMPANY	3116997	BID	\$ 322,300.00	6/1/2016	8/26/2016	2016	AA	0	0	33	3	The purpose of this project is for the installation of CTE programs, potentially Gaming and Web Design. Renovation/conversion of 2 classrooms to provide a computer lab for a CTE (Web Design) training lab; and a standard computer lab renovation to provide a Maker's Space (3D Printing Lab). In addition, the inclusion of accessibility and general building improvements will be required to accommodate the new programs.	7
Prussing School	FRIEDLER CONSTRUCTION CO.	3117362	BID	\$ 1,146,800.00	6/3/2016	10/31/2016	2016	0	1	61	17	17	Replace the existing steam boilers with new ones. Replace the feed water pump, tank and refurbish the vacuum pump. Remove the existing breaching, install new flues for the boilers through the roof, clean the radiators, install control valves, replace inoperable steam traps, replace inoperable actuators, install new fresh air intake dampers, return dampers and relieve dampers. Refurbish the air handling units, install new filters in the air handling units, install new fire rated doors in the air handling unit serving the classrooms, replace the air compressor and refrigerated dryer, refurbish the controls by repairing all leaks, flashing the system and replacing the controllers in each air handling unit.	5
\$ 1,469,100.00														

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 of Change Orders	Total Change Orders	Revised Contract Amount	Total % of Contract	Oracle PO Number	Board Rpt Number
Skinner Pre-K Center	2016 Skinner West PKC Murphy & Jones Co., Inc.	2016-29282-PKC	\$58,667.00	3	\$19,145.84	\$77,812.84	32.63%		
		<u>Change Order Descriptions</u>					<u>Reason Code</u>		
	05/11/16	05/19/16			Contractor to provide labor and material for abatement to remove additional asbestos discovered in pre-K room.		Discovered Conditions	3004607	\$9,671.50
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Project Total:									\$9,671.50
Hancock High School	2015 Hancock CSP Wight & Company	2015-46021-CSP	\$9,604,000.00	99	\$1,413,209.88	\$11,017,209.88	14.71%		
		<u>Change Order Descriptions</u>					<u>Reason Code</u>		
	05/05/16	05/06/16			Contractor to provide labor and material to replace sub floor underpayment plywood as needed and provide new matching tiles in the area affected.		Discovered Conditions	2908176	14-1022-PR5 \$2,685.53
	03/29/16	05/11/16			Contractor to provide labor and material to install extension collars to all electrical switches and panels located in the newly added drywall finishes installed to meet the fire ratings of LL walls.		Discovered Conditions		\$1,289.83
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Project Total:									\$3,975.36



**CHANGE ORDER LOG**

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Phoenix Military Academy									
2016 Phoenix CSP 2016-55011-CSP									
K.R. Miller Contractors, Inc									
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>							
04/25/16	05/09/16	Contractor to provide labor and material to install the included pylon sign at the location provided by the school.	\$664,000.00	9	\$41,461.52	\$705,461.52	6.24%	3004958	
									\$15,073.18
									<b>Project Total: \$15,073.18</b>

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Walter Payton College Preparatory HS									
2014 Payton MEP	2014-70020-MEP		\$286,000.00	4	\$66,173.00	\$352,173.00	23.14%	2860114	11-0525-PR8
	F.H. Paschen, S.N. Nielsen & Assoc								\$46,731.00

Change Date    App Date    Change Order Descriptions

02/26/16    05/11/16

Reason Code  
Discovered Conditions

Question : Upon review of exposed existing conditions by project stakeholders, direction for items noted in meeting note E-1 needs to be provided in order to move forward with the project. The items are listed below: 1. Acoustical ceiling will not fit- need to revert to gyp board ceiling. 2. Insulation at perimeter is missing- both entrances. 3. Disconnects at west entry need to be relocated for access. 4. Need additional insulation around duct work. 5. Bottom mullions were caulked at sill - no weep holes. 6. Flashing on east canopy was back pitched - need to adjust SS upon reinstall. 7. Need to address detail 3/A4.02 - sheet metal enclosure. 8. East canopy new drain lines can be tied into existing line, eliminating masonry scope and changing steel scope. 9. West canopy new drain lines require review to determine if one drain could be relocated in lieu of adding second roof drain. 10. Determine scope of roof work based on reevaluation. 11. Review need of louver-damper sleeve in lieu of new louver without sleeve. 12. Review need to replace curbs. 13. Review need to replace knee walls between entrance doors and curtain walls. 14. Address existing exterior walls that need insulation. 15. Need to determine if existing wood blocking needs to be replaced with fire treated blocking. 16. Relocate power box above the ceiling for the auto door openers of west entrance.

Answer : The items listed below are numbered to correspond with the numbers above. (1) The ACT ceiling as originally specified will be kept in the project. A perimeter transition piece is being added to allow the ceiling to drop 5" inches to allow for the installation and removal of the ceiling tiles. As part of this work, the sprinkler heads will be lowered, and centered in a ceiling tile and existing unit heaters will be dropped and adjusted to fit into the ceiling grid. (2) Insulation of the existing spandrel panels (and any other areas of the perimeter where insulation is missing) will be added to the project scope. Proposed insulation will be a foil faced mineral fiber board. (3) Electrical disconnects at the west vestibule will be moved to clear the existing wall. (4) Existing ductwork to remain will be insulated. (5) Not Applicable. (6) Not Applicable. (7) Detail 3/4.02 is being investigated and a sketch will be issued separate from this Bulletin. (8) Existing roof drain piping at the east canopy will be re-used. The new roof drain and associated piping will tie into the existing. This eliminates some beam penetrations, piping and all masonry work. (9) Existing roof drain piping at the west canopy will be re-used. The new roof drain's position on the roof will be changed (moved south) and associated piping will tie into the existing. This eliminates some beam penetrations, piping and all masonry work. (10) Slope of roof at west will be modified per the new roof drain layout. (11) Louver/damper work will proceed as designed. All existing ductwork back to the fan boxes will be removed. (12) Curb work will proceed as designed. All existing curbs to be removed and new (treated lumber) curbs to be installed. (13) The knee wall between the canopy and vestibule will be built per the drawings with the following clarifications: (a) existing studs can remain and be reused; (b) the air barrier is referring to a fluid-applied membrane air barrier as specified in Section 07 27 26; (c) the exterior sheathing is referring to glass-mat faced gypsum sheathing as specified in Section 06 16 43. (14) Additional Insulation - refer to item #2. (15) Existing wood blocking at top of existing curtain-wall/entrances is to remain and not a part of the project scope. (16) The power junction box for the door operator at both the east and west vestibules will be relocated / re-oriented to allow for access.

**CHANGE ORDER LOG**

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Total Change Orders for this Period \$125,246.24