

**APPROVE THE AWARD OF CONSTRUCTION CONTRACTS  
AND APPROVE CHANGES TO CONSTRUCTION CONTRACTS  
FOR THE BOARD OF EDUCATION'S CAPITAL IMPROVEMENT PROGRAM**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve the award of Capital Improvement Program construction contracts in the amount of \$3,891,120.73 to the respective lowest responsible bidders for various construction projects, as listed in Appendix A of this report. These construction contracts are 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 5-7 of the Rules of the Board of Education of the City of Chicago.

Approve changes to existing Capital Improvement Program construction contracts, in the amount of \$157,319.45 as listed in Appendix B of this report. These construction contract changes have been processed and are being submitted to the Board for approval in accordance with section 5-10 of the Rules of the Board of Education of the City of Chicago.

Approve changes to existing Capital Improvement Program construction contracts, in the amount of \$474,949.38 as listed in Appendix C of this report. These construction contract changes are being submitted to the Board for approval prior to processing in accordance with section 5-10 of the Rules of the Board of Education of the City of Chicago, since they require an increased commitment in excess of \$10,000 or 10% of the original contract amount, whichever is less, or, as provided under Section 5-4 of the Rules, are necessitated by an unforeseen combination of circumstances or conditions calling for immediate action to protect Board property or to prevent interference with school sessions.

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

**AFFIRMATIVE ACTION:** The General Contracting Services Agreement entered into by each of the pre-qualified general contractors stipulates goals of 50% MBE (32.0% African- American, 12.0% Hispanic, 2.0% Asian) and 10% WBE utilization for General Contractors. Other Miscellaneous Construction Contracts awarded outside the pre-qualified general contractor program have goals of 26% MBE (16% African-American; 7.5% Hispanic, 2.0% Asian) and 5.0% WBE utilization. Both the new construction contract awards and the changes to existing construction contracts are subject to the provisions of the M/WBE Plan and the Per Contract and Category Goals method of calculating M/WBE participation. Thus, contracts issued pursuant to the general contracting program are subject to compliance reviews on a contract-by-contract basis. The Office of Business Diversity will report aggregated compliance of the pre-qualified general contractors on a quarterly basis.

**FINANCIAL:** Expenditures involved in the Capital Improvement Program are charged to the Department of Operations, Capital Improvement Program.  
Budget classification: Fund – 415,458,478,492,481, 464, 467 & 468 will be used for all Change Orders (Appendix B & C); 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 July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.


**Ethics** – The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), 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:**

  
Heather A. Obora  
Chief Purchasing Officer

**Approved:**

  
Arne Duncan  
Chief Executive Officer

**Within Appropriation:**

  
John Maiorca  
Chief Financial Officer

**Approved as to legal form**

  
Patrick J. Rocks, Jr.  
General Counsel

APPENDIX A  
March 2006

CAPITAL IMPROVEMENT REGIONAL CONTRACT AWARD SUMMARY-March, 2006

REG.	SCHOOL	CONTRACTOR	WORK DESCRIPTION	CONTRACT AMT	AWARD	FUND	CON.	AFFIRM.	ACTION	AA	H	A	WBE
1	Chicago Academy High School	Pacific Construction	JOC-Renovation	\$637,501.45	1/24/2006	467	1070866			12	8	76	4
1	Rickover Naval	K.R. Miller	JOC-Renovation	\$3,845.48	2/10/2006	467	1079613			16	10	0	5
				<b>\$641,346.93</b>									
2	N/A	N/A	N/A	\$0.00	N/A	N/A	N/A			AA	H	A	WBE
				<b>\$0.00</b>									
3	Douglas Academy	K.R. Miller	JOC-Renovation	\$302,433.42	1/24/2006	467	1070868			16	8	0	5
3	South Loop Branch	K.R. Miller	JOC-Renovation	\$143,036.90	2/7/2006	467	1075842			6	14	0	1
				<b>\$445,470.32</b>									
4	Zapata School Branch	K.R. Miller	MCR-JOC	\$262,138.78	1/12/2006	467	1067148			AA	H	A	WBE
				<b>\$262,138.78</b>						24	12	0	6
5	Dawes School	Pacific Construction	MCR-JOC	\$23,503.00	1/9/2006	464	1065295			16	7.5	71.5	5
5	Powell School	Pacific Construction	MCR-JOC	\$16,691.37	2/9/2006	467	1078075			17	14	0	9
				<b>\$40,194.37</b>									

									AA	H	A	WBE
6	Bennett Elementary	H.L.F. Construction	Renovation	\$1,552,257.87	1/13/2006	464	1067364	34.2	23	0	16	
6	Foster Park	Friedler Construction	Renovation	\$933,800.00	2/9/2006	456/464	1064232	0	56	0	1.5	
6	O'Keefe School	Pacific Construction	MCR-JOC	\$13,147.00	2/16/2006	464	1080809	16	7.5	71.5	5	
				<b>\$2,499,204.87</b>								
N/A	CPS Central Office	K.R. Miller	MCR-JOC	\$2,765.46	2/10/2006	467	1078074	11	0	0	0	
				<b>\$2,765.46</b>								

ALL WORK TOTAL: \$3,891,120.73

March Change Order Log  
Changes Under \$50,000 and 10% (Cumulatively)

06-0322-PR2

FACILITY	CONTRACT #	REGION	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR #	CO.AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT % OF CON	TIME EXTN
ACE Tech Charter	948192	4	GC	Friedler Construction Company	1011	\$15,737	\$9,146	\$1,299,800	\$1,315,537	1.91%	15
<u>DESCRIPTION</u>											
>> In lieu of painted finish on ext. exposed concrete ceiling in toilet rooms on 2nd and 3rd flr., install furring channels and 5/8" gyp board with high gloss painted finish.											
ACE Tech Charter	948192	4	GC	Friedler Construction Company	1017	\$3,543	\$9,146	\$1,299,800	\$1,303,343	0.98%	15
<u>DESCRIPTION</u>											
>> 1. Add two interior signs in bathrooms. 2. Add cages to ext. ext signs and battery lights. 3. Scrape prep and paint doors and frames at misc. doors. 4. Scrape prep and paint radiator covers in boys and girls toilet rooms on 2nd and 3rd floors.											
Aral Middle School	966160	1	GC	G.F. Structures Corporation	1006	\$10,619	\$7,647	\$794,892	\$805,511	2.30%	0
<u>DESCRIPTION</u>											
>> Rework electrical power removing GFI receptacles, refrigerator and exhaust fan motor from computer "clean" power panels. >> Install fire rated access panel door for maintenance to mechanical damper.											
Armour School	1002053	4	GC	Tyler Lane Construction	3	\$1,483	\$4,569	\$1,180,345	\$1,181,828	0.51%	0
<u>DESCRIPTION</u>											
>> Per Code review increase exit stair from basement, 5'-6" to 6'-8"											
Bradwell School	1068175	5	AOR	Tripartite	01	\$8,750	\$0	\$143,935	\$152,685	0.00%	0
<u>DESCRIPTION</u>											
>> IRCA Roof Consulting Fee											
Clinton School	516647	1	AOR	General Energy Corp.	1003	\$5,000	\$1,900	\$70,470	\$75,470	9.79%	0
<u>DESCRIPTION</u>											
>> Redesign and modifications to air distribution system serving corridors. >> es office. Provide heat tape for water line in AHU #4 plenum. Provide danfoss valve for radiator in room #105B. Provide (8) new switches in plenum area.											
Dewey Academy	1003618	4	GC	Tyler Lane Construction	03	(\$5,039)	\$0	\$428,503	\$423,464	0.00%	0
<u>DESCRIPTION</u>											
>> Credit of remaining allowance money											
Fernwood School	814968	6	GC	F & V Construction Co., Inc. (NM)	05	\$14,235	\$117,774	\$2,320,433	\$2,334,668	5.69%	0
<u>DESCRIPTION</u>											
>> Remove nine existing exterior non functioning wall mounted light fixtures and provide new. Remove two existing exterior non functioning vestibule ceiling mounted light fixtures and provide new.											
Foreman High School	807294	1	GC	OCA Construction Inc.	007	(\$60,283)	\$0	\$990,809	\$930,526	0.00%	0
<u>DESCRIPTION</u>											
>> Credit for unused monies - project closeout											
Gillespie School	720426	6	GC	K.R. Miller Contractors, Inc.	06	\$14,237	\$35,159	\$1,007,000	\$1,021,237	4.91%	0
<u>DESCRIPTION</u>											
>> Provide permanent power supply/connection and panel for the existing classroom AC Units from new switchgear.											
Haley, Alex School	734482	6	GC	K.R. Miller Contractors, Inc.	02	\$4,425	\$19,256	\$986,000	\$990,425	2.40%	0
<u>DESCRIPTION</u>											
>> Provide variable controls for existing AHU-2 and AHU-3.											

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06-0322-PR2

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Kennedy High School	633399	5	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	1039	\$5,792	\$108,148	\$3,938,000	\$3,943,792	2.89%	0
<u>DESCRIPTION</u>											
>> Replaces 37R in its entirety. The costs are for a safety railing at cooling tower station, at edge of building roof line.											
Mireles Academy	689462	6	AOR	FGM, Inc.	02	\$2,200	\$0	\$29,500	\$31,700	0.00%	0
<u>DESCRIPTION</u>											
>> Revise electrical drawings and site plan to facilitate installation of a new transformer.											
Morgan Park High School	837363	6	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	6	\$26,400	\$33,227	\$3,944,000	\$3,970,400	1.51%	0
<u>DESCRIPTION</u>											
>> Provide electrical power for all new mechanical equipment in Buildings A & B basement mechanical rooms.											
>> Covert outdoor BB courts to parking area.											
Pasteur School	634589	5	GC	F.H. PASCHEN, S.N. NIELSEN/SCALE/JADE	10	\$36,595	\$0	\$273,500	\$310,095	0.00%	0
<u>DESCRIPTION</u>											
>> Complete additional interior finish repairs due to water leaks.											
Peabody School	1000842	2	GC	G.F. Structures Corporation	03	\$28,519	\$0	\$259,280	\$287,799	0.00%	0
<u>DESCRIPTION</u>											
>> New doors and frames on the CPC building											
Randolph Magnet	755954	5	GC	G.F. Structures Corporation	02	(\$9,728)	\$28,296	\$997,518	\$987,790	1.86%	0
<u>DESCRIPTION</u>											
>> Delete installation of the specified 4 ply, coal tar pitch roofing system. Instead, install a 4 ply asphalt and gravel roofing system.											
Reinberg School	921465	1	GC	OCA Construction Inc.	007	\$10,088	\$0	\$622,325	\$632,413	0.00%	0
<u>DESCRIPTION</u>											
>> Heat Tracing of Gutters											
Roosevelt High School	772232	1	GC	G.F. Structures Corporation	1016	\$9,204	\$53,779	\$1,956,771	\$1,965,975	3.22%	0
<u>DESCRIPTION</u>											
>> Per the Fire department review comments for the exit signs, they added 8 exit sign through out the school											
Sabin Magnet	740469	2	GC	Michuda Construction, Inc.	4	(\$9,733)	\$56,690	\$1,664,259	\$1,654,526	2.82%	0
<u>DESCRIPTION</u>											
>> Credit for unused allowances.											
Shoop School	90318	6	AOR	Yas / Fischel	1	\$19,830	\$0	\$0	\$19,830	0.00%	0
<u>DESCRIPTION</u>											
>> Storage, detail revisions, material cost increases, double-handling											
>> Additional Start-up Costs due to Stop-Work order											
>> Additional AOR Start-up Costs due to Stop-Work order											

March Change Order Log  
Changes Under \$50,000 and 10% (Cumulatively)

06-0322-PR2

FACILITY	CONTRACT #	REGION	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR. #	CO. AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT % OF CON EXTN	TIME EXTN
Solomon School	535997	1	GC	Michuda Construction, Inc.	1003	(\$2,482)	\$17,955	\$1,042,093	\$1,039,611	1.48%	0
<u>DESCRIPTION</u>											
>> Compensation for time required to complete Dept. of Bldg's Permit Process.											
>> Credit for unused allowances.											
Talcott School	693177	2	GC	K.R. Miller Contractors, Inc.	1003	(\$610)	\$24,532	\$439,000	\$438,390	5.45%	0
<u>DESCRIPTION</u>											
>> Credit for new sewer line at elevator pit.											
Tonti School Branch	814984	5	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	07	\$1,692	\$142,365	\$1,469,000	\$1,470,692	9.81%	0
<u>DESCRIPTION</u>											
>> Installation of an external temperature sensor for the boiler.											
Woodlawn School	946056	5	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	02	\$26,844	\$0	\$1,282,000	\$1,308,844	0.00%	0
<u>DESCRIPTION</u>											
>> Remove existing plaster and lathe ceiling in the Boiler Room. Re-secure/re-mount existing hangers/piping/conduit as necessary. Replace existing lights with new.											

**Total Change Orders: \$157,319.45**

March Change Order Log  
Changes Over \$50,000 or 10% (Cumulatively)

06-0322-PR2

FACILITY	CONTRACT #	REGION	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR #	CO.AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT % OF CON	TIME EXTN
Burnside Academy	817021	6	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	01	\$64,756	\$0	\$1,730,000	\$1,794,756	0.00%	0
<u>DESCRIPTION</u>											
>> Wage and materials escalation due to delayed NTP.											
Canter Middle School	755956	4	GC	Friedler Construction Company	1016	\$8,833	\$175,330	\$1,458,000	\$1,466,833	12.63%	0
<u>DESCRIPTION</u>											
>> Close the tops of the partial height walls in the Boys and Teacher's Bathrooms with a 3/4" solid surfacing material with a 2" apron. The surface is to be sloped 4" front to back and set in adhesive. Install sealant @ back and side walls. Paint & fill.											
Hanson Park School	592244	2	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	1a	\$19,755	\$103,776	\$1,033,000	\$1,052,755	11.96%	0
<u>DESCRIPTION</u>											
>> Rework plumbing and masonry to adjust water closet carriers to ADA acceptable heights.											
Henderson School	320443	5	GC	Michuda Construction, Inc.	1012	\$142,922	\$885,153	\$1,384,699	\$1,527,621	74.25%	0
<u>DESCRIPTION</u>											
>> Scaffolding rental, and removal. Disposal of terra cotta.											
Jamieson School	566382	1	GC	G.F. Structures Corporation	sow-45	\$2,658	\$190,226	\$1,338,584	\$1,341,242	14.41%	0
<u>DESCRIPTION</u>											
>> Furnish and install wood trim at walls and ceiling at the transition between new lobbies and existing building. Trim to match adjacent existing trim.											
Lindblom High School (at Donoghue)	775894	4	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	1183	\$11,363	\$1,793,857	\$13,873,000	\$13,884,363	13.01%	0
<u>DESCRIPTION</u>											
>> Pool costs related to State Health Inspectors											
McPherson School	706066	1	GC	Friedler Construction Company	1005	\$12,409	\$35,283	\$389,800	\$402,209	12.24%	0
<u>DESCRIPTION</u>											
>> Furnish and install a metal railing at the wheelchair parking areas in the Auditorium.											
Metcalfe Academy	837365	6	GC	OCA Construction Inc.	12	(\$2,709)	\$195,742	\$889,000	\$886,291	21.71%	0
<u>DESCRIPTION</u>											
>> Credit of unused allowance monies											
Metcalfe Academy	864102	6	AOR	GEC Design Group/Globetrotters Engineering Corporation	2A	\$3,090	\$7,376	\$44,950	\$48,040	23.28%	0
<u>DESCRIPTION</u>											
>> Redesign of parking off alley											
Morgan Park High School	837363	6	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	11	\$50,595	\$33,227	\$3,944,000	\$3,994,595	2.13%	0
<u>DESCRIPTION</u>											
>> Building A Toilet Room/Locker Room/ Bathroom Revisions											
>> Building A Toilet Room/LockerRoom/Bathroom Revisions											
Shoop School	747617	6	AOR	Yas / Fischel	3	\$14,320	\$35,024	\$244,440	\$258,760	20.19%	0
<u>DESCRIPTION</u>											
>> Additional Startup costs due to Stop-Work Order											



March Change Order Log  
Changes Over \$50,000 or 10% (Cumulatively)

FACILITY	CONTRACT #	REGION	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR #	CO AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT % OF CON	TIME EXTN
Sullivan High School	535999	1	GC	G.F. Structures Corporation	1008	\$18,840	\$164,505	\$967,121	\$985,961	18.98%	0
<b>DESCRIPTION</b>											
>> Upon review it was discovered that the OCIP policy expired on 4/2005. Work didn't conclude till 12/31/05.											
Sutherland School	623225	6	GC	F.H. Paschen/S.N. Nielsen, Inc.	04	\$2,160	\$195,609	\$1,065,000	\$1,067,160	18.57%	0
<b>DESCRIPTION</b>											
>> Complete additional soil removal and replacement of additional soil associated with Bulletin #17 paving.											
Warehouse	117017	4	GC	Walter S. Joslyn Construction Company	1033	\$125,958	\$911,638	\$3,032,304	\$3,158,262	34.22%	0
<b>DESCRIPTION</b>											
>> Reroute 4" conduit from MDF to IDF room											
>> Revised electrical scope.											
>> Credit MDF scope not performed.											
>> Contested material pricing later negotiated and verified											
>> Electrical demolition in B Building											
>> Misc T&M tickets throughout project. Work verified by TCC											
>> Electrical demolition in B Building											
>> Additional strip lighting											
>> Add AC outlets in student testing area											
>> Electrical repairs to existing overhead doors											
>> Provide power for water heater and pump											
>> Credit for deleted light fixtures											

Total Change Orders: \$474,949.38

06-0322-PR2