

**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 \$6,719,565.00 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 7-3 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 \$255,040.53 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 7-15 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 \$1,561,560.03 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 7-15 of the Rules of the Board of Education of the City of Chicago, since they require an increased commitment in excess of \$50,000 or 10% of the original contract amount, whichever is less, or, as provided under Section 7-5 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 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 – 470, 499, 436, and 474 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.

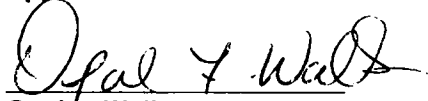
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

Indebtedness – The Board’s Indebtedness Policy adopted 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 June 23, 2004 (04-0623-PO4), 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:**

  
Opal L. Walls  
Chief Purchasing Officer

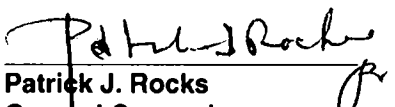
**Approved:**

  
Ron Huberman  
Chief Executive Officer

**Within Appropriation:**

  
Christina Herzog  
Acting Chief Financial Officer

**Approved as to legal form:** 

  
Patrick J. Rocks  
General Counsel

APPENDIX A  
NOVEMBER 2009

REG. SCHOOL	CONTRACTOR	WORK DESCRIPTION	CONTRACT AMT.	AWARD	FISCAL YEAR	CONTRACT BUDGET AMT.	FUND	CONTRACT #	AFFIRM. ACTION	AA	H	A	WBE
1	N/A		\$0.00 \$0.00										
2	K.R. Miller Contractors, Inc.	ADA-Renovation	\$794,000.00	10/15/2009	2010	\$ 1,500,000.00	436	1840393		29	11	0	6
2	Tyler Lane Construction, Inc.	MCR-Renovation	\$1,670,714.00 \$2,464,714.00	10/20/2009	2010	\$ 667,520.00	499	1837313		0	42	0	7
3	F.H. Paschen, S.N. Nielsen & Associates, LLC	JOC	\$490,752.00 \$490,752.00	10/21/2009	2010	\$ 490,752.00	499	1842581		54	0	0	0
4	Chicago Commercial Contractors, LLC	ADA-Renovation	\$863,099.00 \$863,099.00	10/1/2009	2009	\$ 850,000.00	436/499	1833084		0	25	0	8
5	F.H. Paschen, S.N. Nielsen & Associates, LLC	JOC	\$920,000.00 \$920,000.00	9/9/2009	2010	\$ 1,270,000.00	499	1820841		0	12	0	38
6	F.H. Paschen, S.N. Nielsen & Associates, LLC	BLR-Renovation	\$1,981,000.00 \$1,981,000.00	10/1/2009	2008	\$ 2,874,000.00	499	1833141		18	8	0	9
			<b>All Work Total:</b>										
													\$6,719,565.00

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

09-1123-PR6

FINAL

FACILITY	CONTRACT #	Board Report	REG	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR #	CO.AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT % OF TIME CON EXTN	
Bradwell School	1615473	08-0924-PR5	5	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	25	\$49,632	\$33,917	\$7,330,000	\$7,413,549	1.14% 0	
<u>DESCRIPTION</u>												
>> Provide and install safety netting around exterior terra cotta at selected locations around the perimeter of the building.												
Brennemann School	1687562	09-0325-PR1	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1006	\$22,809	\$0	\$1,421,000	\$1,443,809	1.61% 0	
<u>DESCRIPTION</u>												
E&O >> Furnish and install recirculating pumps for HV-1, HV-2, HV-4, and HV-5. Include all piping, accessories, electrical connections, and BAS connections as indicated on detail 2/M10.1. Demo and replace ceiling in kitchen area for access to piping.												
Brennemann School	1687562	09-0325-PR1	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1007	\$2,234	\$0	\$1,421,000	\$1,423,234	0.16% 0	
<u>DESCRIPTION</u>												
>> Furnish and install a new fan motor for unit HV-4.												
>> Remove and replace damaged VCT and cover base at unit ventilators in the annex building.												
Chalmers School	1111265	06-0628-PR16	3	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	COR #4	\$5,101	\$34,588	\$1,783,000	\$1,822,689	2.23% 0	
<u>DESCRIPTION</u>												
>> Address scope added thru the permit review process												
>> Additional insulation in boiler room.												
CPS Central Offices	1289135	07-0425-PR3	3	GC	FHP Tectonics, Corp. dba F.H.Paschen/S.N. Nielsen and Associates	cps1	(\$14,641)	\$107,767	\$1,694,000	\$1,787,126	5.50% 0	
<u>DESCRIPTION</u>												
>> Credit remaining allowance in contract.												
Englewood Academy	1733852	09-0722-PR6	5	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	13	\$33,294	\$0	\$2,133,000	\$2,166,294	1.56% 0	
<u>DESCRIPTION</u>												
>> Provide caulking for horizontal control joints.												
Gale Academy	1522009	08-0602-PR11	1	GC	Heneghan Wrecking Co. Inc.	1005	(\$50,116)	\$0	\$135,781	\$85,665	-36.91% 0	
<u>DESCRIPTION</u>												
>> Credit for unused allowances.												
Grant Campus Unit	1738480	09-0722-PR6	3	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	06	\$21,355	\$0	\$1,696,000	\$1,717,355	1.26% 0	
<u>DESCRIPTION</u>												
>> Provide and install conduit in attic to new light fixtures.												
Grant Campus Unit	1738480	09-0722-PR6	3	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	08	\$10,796	\$0	\$1,696,000	\$1,706,796	0.64% 0	
<u>DESCRIPTION</u>												
>> Extend piping to new roof drain location (6 locations).												
Hartigan Community Arts Specialty School	1678812	09-0225-PR4	4	GC	Chicago Commercial Contractors, LLC	TBD3	\$11,052	\$0	\$2,266,940	\$2,277,992	0.49% 0	
<u>DESCRIPTION</u>												
>> Miscellaneous ceiling installation.												
Kenwood Academy	1567901	08-0723-PR6	4	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1026	\$12,849	\$225,781	\$3,527,000	\$3,765,630	6.77% 0	
<u>DESCRIPTION</u>												
E&O >> Provide new doors and hardware at link doorway and move and reinstall doors to allow for proper exiting.												

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

FACILITY	CONTRACT #	Board Report	REG	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR.#	CO AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT OF CON EXTN	TIME
Lane Tech High School	1696668	09-0325-PR1	1	GC	Chicago Commercial Contractors, LLC	12	\$33,377	\$41,849	\$4,185,070	\$4,260,296	1.80%	0
<u>DESCRIPTION</u>												
>> Install plastic liners for (3) ponds in Memorial Garden.												
>> Install plaster for (3) ponds in Memorial Garden.												
Lane Tech High School	1696668	09-0325-PR1	1	GC	Chicago Commercial Contractors, LLC	17	\$16,355	\$41,849	\$4,185,070	\$4,243,274	1.39%	0
<u>DESCRIPTION</u>												
>> Additional landscaping.												
Mason School	1745469	09-0722-PR6	3	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1005	\$16,702	\$0	\$1,592,000	\$1,608,702	1.05%	0
<u>DESCRIPTION</u>												
>> Install additional asphalt.												
Mornill School	1715459	09-0624-PR8	5	Window	Jensen Window Corporation	1	\$37,855	\$0	\$1,053,116	\$1,090,971	3.59%	0
<u>DESCRIPTION</u>												
>> Install curved windows at auditorium and gymnasium in lieu of solid metal insulated panels												
Parkside Academy	1567685	08-0625-PR7	5	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	6	(\$12,554)	\$0	\$3,649,000	\$3,636,446	-0.34%	0
<u>DESCRIPTION</u>												
>> CREDIT Change the gauge thickness of the sheet metal cornice material from the specified 20GA to 22GA. And change the support steel from the specified 3" X 3" X 3/8" to a 2" X 2" X 3/16" support angle												
Peterson School	1423163	07-1114-PR9	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	15	\$8,032	(\$191,859)	\$14,136,000	\$13,952,173	-1.30%	0
<u>DESCRIPTION</u>												
>> GC to deduct 1 Aliphone from out side entrance.												
>> GC to provide credit for pouring the Generator slab directly on the existing concrete floor												
>> GC to delete slab depression at main corridor per ASI # 32												
>> GC to delete light fixtures at existing parapet												
>> Delete (9) F14 step fixtures												
>> Per the structural engineer the FRP SP shear can be eliminated.												
>> GC to provide credit to not paint the air tunnel floor												
>> GC to provide labor and material to provide a 2" and 3" condensate line in lieu of a 1" line												
>> Per EOR, GC to provide several missing dampers in the Reheat Boxes												
>> Provide credit not to remove the existing IT service entrance												
>> Per EOR, GC to provide the labor and materials to remove and re-install a 3-way valve. Additional piping will be required												
>> GC to provide labor and material to install Dual-Temp drain line per MSK-1 as directed by the AOR in ASI # 72												
>> GC to provide 1 additional Danfoss valve on an existing unit heater.												
>> GC to credit back Allowance												
Peterson School	1677000	09-0225-PR4	1	GC	Michuda Construction, Inc.	012	\$26,631	(\$152,272)	\$3,497,892	\$3,372,251	-3.59%	0
<u>DESCRIPTION</u>												
>> Furnish (30) replacement terra cotta pieces for deteriorated/unusable pieces discovered in the two alcoves on the west elevation.												
Summer Academy	1721956	09-0624-PR8	3	GC	All-Bry Construction	stdb2	\$24,276	\$71,513	\$1,629,000	\$1,724,789	5.88%	0
<u>DESCRIPTION</u>												
>> Install trees per permit requirements.												

Total Change Orders: \$255,040.53

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

FACILITY	CONTRACT #	Board Report	REG	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR #	CO AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT % OF CON	TIME EXTN
Coonley School	1567900	08-0723-PR6	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1030	\$8,123	\$373,600	\$3,643,000	\$4,024,723	10.48%	0
<p><u>DESCRIPTION</u> &gt;&gt; Provide surface mounted electrical panels in lieu of recessed electrical panels.</p>												
Coonley School	1567900	08-0723-PR6	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1031	\$3,411	\$373,600	\$3,643,000	\$4,020,011	10.35%	0
<p><u>DESCRIPTION</u> &gt;&gt; Provide drywall at bathrooms 300A/B and warming kitchen.</p>												
Coonley School	1567900	08-0723-PR6	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1032	\$1,051	\$373,600	\$3,643,000	\$4,017,651	10.28%	0
<p><u>DESCRIPTION</u> E&amp;O &gt;&gt; Provide additional markerboards and tackboards not included in original contract.</p>												
Coonley School	1567900	08-0723-PR6	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1033	\$5,922	\$373,600	\$3,643,000	\$4,022,522	10.42%	0
<p><u>DESCRIPTION</u> &gt;&gt; Provide electrical revisions including: (1) provide outlet at principal's office for A/C unit, (2) revise conduit at flush valve sensors, (3) replace stage lighting fixtures.</p>												
Coonley School	1567900	08-0723-PR6	1	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1034	\$15,973	\$373,600	\$3,643,000	\$4,032,573	10.69%	0
<p><u>DESCRIPTION</u> &gt;&gt; Provide hardware and carpentry revisions (1) provide hardware revisions identified during submittal review, (2) provide aluminum ramps at doors 00E-1, 00E-2, and 00E-3, and (3) refinish cabinet at Room 307.</p>												
Juarez High School	1524387	08-0602-PR11	3	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	016A	\$211,427	\$464,531	\$22,561,000	\$23,236,958	3.00%	193
<p><u>DESCRIPTION</u> &gt;&gt; Provide extended general conditions and revise project completion date from 8/14/09 to 2/23/10. SOW 16A is for lime and extended general conditions only. SOW 16B will be submitted separately for labor and material escalation.</p>												
Juarez High School	1524387	08-0602-PR11	3	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	016B	\$220,763	\$464,531	\$22,561,000	\$23,246,294	3.04%	0
<p><u>DESCRIPTION</u> &gt;&gt; Provide labor escalation costs associated with union labor wage increases after June 1, 2009, due to project completion delay from 8/14/09 to 2/23/10. SOW 16A is submitted separately for general conditions costs and lime extension.</p>												
Juarez High School	1524387	08-0602-PR11	3	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	019	\$122,540	\$464,531	\$22,561,000	\$23,148,071	2.60%	0
<p><u>DESCRIPTION</u> E&amp;O &gt;&gt; Provide revisions to structural steel as revised on issue for Construction and shop drawings.</p>												
Kenwood Academy	1567901	08-0723-PR6	4	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	1019	\$88,207	\$225,781	\$3,527,000	\$3,840,988	8.90%	0
<p><u>DESCRIPTION</u> E&amp;O &gt;&gt; Door and hardware corrections</p>												
Lane Tech High School	1696668	09-0325-PR1	1	GC	Chicago Commercial Contractors, LLC	11A	\$58,195	\$41,849	\$4,185,070	\$4,285,114	2.39%	0
<p><u>DESCRIPTION</u> &gt;&gt; Various work required to comply with the elevator inspection.</p>												
Lane Tech Stadium	1567902	08-0723-PR6	1	GC	Tyler Lane Construction, Inc.	BUL 41	\$1,840	\$420,606	\$4,003,526	\$4,425,972	10.55%	0
<p><u>DESCRIPTION</u> &gt;&gt; Install Owner provided toilet paper holders and soap dispensers in new public bathrooms, locker rooms and Referee Officials rooms.</p>												

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

FACILITY	CONTRACT #	Board Report	REG	TYPE	GENERAL CONTRACTOR ARCHITECT OF REC.	COR #	CO AMOUNT	PREVIOUS APPROVED CHANGES	ORIGINAL CONTRACT AMOUNT	REVISED CONTRACT AMOUNT	TOT % OF TIME CON EXTN
Lane Tech Stadium	1567902	08-0723-PR6	1	GC	Tyler Lane Construction, Inc.	BUL 44	\$3,133	\$420,606	\$4,003,526	\$4,427,265	10.58% 0
<b>DESCRIPTION</b>											
E&O >> Reroute supply ductwork in room #107 around structural beams and through room #106 to interior corridor due to lack of headroom clearance.											
Marconi Academy	1567897	08-0723-PR6	3	GC	QU-BAR, Inc., an Illinois Corp.	1010R	\$22,654	\$215,847	\$1,525,000	\$1,763,501	15.64% 0
<b>DESCRIPTION</b>											
>> Provide approximately 75 feet additional trenching/backfill, conduits and wire for feed from new ComEd transformer											
Marconi Academy	1567897	08-0723-PR6	3	GC	QU-BAR, Inc., an Illinois Corp.	1017	\$2,802	\$215,847	\$1,525,000	\$1,743,649	14.34% 0
<b>DESCRIPTION</b>											
>> Replace motor for exhaust fan TEF-1. As per RFI #43											
Marconi Academy	1567897	08-0723-PR6	3	GC	QU-BAR, Inc., an Illinois Corp.	0COR0	\$3,441	\$215,847	\$1,525,000	\$1,744,288	14.38% 0
<b>DESCRIPTION</b>											
>> Replace the domestic water heater flue stack											
Marconi Academy	1567897	08-0723-PR6	3	GC	QU-BAR, Inc., an Illinois Corp.	stbd7	\$19,729	\$215,847	\$1,525,000	\$1,760,576	15.45% 0
<b>DESCRIPTION</b>											
E&O >> Re-feed power to existing fan coil units in vestibules											
Mollison School	1678809	09-0225-PR4	4	GC	Chicago Commercial Contractors, LLC	1003	\$276,132	\$0	\$2,156,998	\$2,433,130	12.80% 0
<b>DESCRIPTION</b>											
E&O >> Additional first floor asbestos removal, ceiling demolition, electrical, and ceiling replacement work associated with the new mechanical piping.											
Mollison School	1678809	09-0225-PR4	4	GC	Chicago Commercial Contractors, LLC	1012	\$100,888	\$0	\$2,156,998	\$2,257,886	4.68% 0
<b>DESCRIPTION</b>											
>> Relocate electrical Panel DP-1.											
>> Correct EM circuiting that is included with general circuiting.											
>> Multiple code violations											
Morrill School	1749331	09-0722-PR6	5	GC	F.H. Paschen, S.N. Nielsen & Assoc., Inc.	07	\$241,678	\$0	\$1,579,000	\$1,820,678	15.31% 0
<b>DESCRIPTION</b>											
>> Repairs to existing concrete spandrel beams at window heads. The existing spandrel beams were built in 1926.											
Owen Academy	1523780	08-0602-PR11	5	Window	Jensen Window Corporation	1	\$60,963	\$0	\$457,433	\$518,396	13.33% 0
<b>DESCRIPTION</b>											
E&O >> Remove and replace 14 new fixed windows with 14 new operable windows.											
Washington Elementary School (George)	1567683	08-0625-PR7	6	GC	Tyler Lane Construction, Inc.	1024	\$92,688	\$115,977	\$1,187,126	\$1,395,790	17.58% 0
<b>DESCRIPTION</b>											
>> Apply Keim finish to the gymnasium of the school.											
										<b>Total Change Orders: \$1,561,560.03</b>	