

**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 \$12,149,667.00 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 \$208,302.32 as listed in the attached August 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 (August 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).

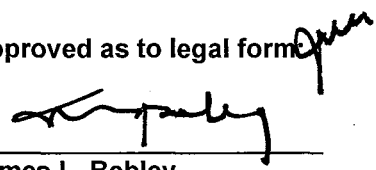
**Approved for Consideration:**

  
Mary De Runtz  
Deputy Chief Facilities Officer

**Approved:**

  
Forrest Claypool  
Chief Executive Officer

**Approved as to legal form**

  
James L. Bebley  
General Counsel

Appendix A  
August 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
								AA	N/A					
Davis, Miles	MURPHY & JONES, INC.	3000888	BID	\$ 24,767.00	7/14/2015	9/7/2015	2015						The purpose of this project is to construct a Parent University at Miles Davis ES. This will include designing and building a Parent University to service the parents of students on the South Side of Chicago. The scope of work will include converting approximately one large pre-k classroom into the main Parent University room by painting, providing IT upgrades, and various FF&E items, as well as converting two storage spaces into two offices/collaborative work zones. In the main Parent University space, a pre-k toilet room, a pre-k sink, and a pre-k water fountain will be modified to standard adult heights.	8
Eberhart School	ALL-BRY CONSTRUCTION COMPANY	3000885	BID	\$ 204,000.00	7/14/2015	9/7/2015	2016	0	25	0	18		Provide a new 2-12 play lot with poured-in-place rubber surfacing and concrete containment curb.	8
Hammond School	F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES, LLC	2945320	BID	\$ 860,000.00	6/24/2015	12/31/2015	2015	27	0	0	5		Exterior renovations including replacement of the auditorium roof and masonry work to address conditions allowing water to infiltrate the building envelope, and damage interior finishes. Interior Finish renovations at the auditorium walls and ceilings to address water damage. Door replacement at the vestibule to replace deteriorated wood doors due to water infiltration within the adjacent masonry wall. Window replacement is required in two classrooms to raise sills as necessary to accommodate new roof system and required flashing clearances. Subject classroom walls will be painted due to the window scope.	4
Libby School	ALL-BRY CONSTRUCTION COMPANY	3000884	BID	\$ 205,000.00	7/14/2015	9/7/2015	2016	0	30	0	17		Provide a new 2-12 play lot with poured-in-place rubber surfacing and concrete containment curb.	8
Payton High School	ELANAR CONSTRUCTION COMPANY	3000886	BID	\$ 768,000.00	7/14/2015	12/31/2015	2016	20	0	6	5		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.	7
Saucedo School	K.R. MILLER CONTRACTORS, INC.	3000887	BID	\$ 10,087,900.00	7/14/2015	12/31/2015	2016	7	29	0	4		Renovate 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, first floor classrooms, 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

\$ 12,149,667.00

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
<b>LaSalle Language Magnet</b>									
2014 Lasalle II NPL	Reliable & Associates	2014-29101-NPL	\$433,800.00	6	\$97,202.25	\$531,002.25	22.41%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
05/28/15	06/12/15		Contractor to tie-in existing roof drain lines to the new sewer line. Ensure minimal disturbance to trees and repair landscape disturbed by work.						
04/21/15	06/08/15		Unmarked electrical line (fire pump feed) was struck. The pipe is deteriorated and needs to be replaced. GC to perform fire pump electrical work excavation, installation, and site repair. Approximate length of trench is 200 lineal feet.						
05/28/15	06/01/15		While performing demo/excavation concrete was discovered below grade slabs. GC to remove discovered concrete.						
<b>M Jean De Lafayette School</b>									
2014 Lafayette CSP	F.H. Paschen, S.N. Nielsen & Assoc	2014-24121-CSP	\$15,924,000.00	119	\$1,245,576.00	\$17,169,576.00	7.82%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
06/18/15	06/19/15		Credit for ADA parking stall work not completed per CPS direction.						
10/02/14	06/19/15		Deductive change order for a previously approved change order for added parking lot resurfacing. This scope is to be removed from the project.						
<b>William H Seward Communication Arts Academy</b>									
2015 Seward SEC	Pace Systems, Inc.	2015-25301-SEC	\$77,155.50	1	\$4,833.37	\$81,988.87	6.26%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
05/15/15	06/08/15		Addition of 2 door contacts on the west side of the building and addition of 1 new motion sensor on the first, second, and third floors (3 total).						
<b>Bowen High School</b>									
2015 Bowen CAR	All-Bry Construction Company	2015-46491-CAR	\$625,000.00	9	\$67,625.97	\$662,625.97	6.02%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
06/10/15	06/29/15		Provide cost for providing ceiling mounted unit ventilator, including condensate pump, in lieu of the floor mounted unit.						
06/18/15	06/19/15		Contractor to provide temporary power to the MDF room to keep the IST Technology equipment operational during scheduled power shut down. Contractor shall provide assessment of all existing conditions, IST equipment power requirements, generator requirements, and connection requirements.						
<b>Project Totals</b>									
						\$4,833.37		2904873	14-1022-PR7
						\$4,833.37		2698194	11-0525-PR8
						\$17,283.00			
						\$17,283.00			
						\$62,221.93			
						\$15,703.16			
						\$37,667.77			
						\$8,851.00			
						\$531,002.25			
						\$97,202.25			
						\$1,245,576.00			
						\$17,169,576.00			
						\$4,833.37			
						\$67,625.97			
						\$662,625.97			
						\$4,833.37			
						\$15,703.16			
						\$37,667.77			
						\$8,851.00			
						\$531,002.25			
						\$97,202.25			
						\$1,245,576.00			
						\$17,169,576.00			
						\$4,833.37			
						\$67,625.97			
						\$662,625.97			
						\$4,833.37			
						\$15,703.16			
						\$37,667.77			
						\$8,851.00			
						\$531,002.25			

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<b>Bowen High School</b>									
2015 Bowen CAR	All-Bry Construction Company	2015-46491-CAR	\$625,000.00	9	\$37,625.97	\$662,625.97	6.02%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
06/10/15	06/15/15	Premium time to remove sections of the existing concrete slab to allow for installation of underground plumbing piping. Work was done on a Saturday because the building's water was unexpectedly shut down to accommodate work the school was performing on the existing water piping.							
								Reason Code	
								2849415	\$943.40
<b>Albert G Lane Technical High School</b>									
2015 Lane Tech SEC	Pace Systems, Inc.	2015-46221-SEC	\$155,049.00	3	\$4,885.93	\$159,934.93	3.15%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
05/15/15	06/05/15	Provide contacts for (6) roof hatches in lieu of (4) roof hatches.							
05/22/15	06/05/15	Provide motion detector in lieu of door contacts.							
05/22/15	06/08/15	Provide motion detectors in lieu of door contacts.							
								Reason Code	
								2898915	\$4,616.00
								Omission - AOR	\$90.31
								Discovered Conditions	\$179.62
								Discovered Conditions	\$4,885.93
								Project Total	\$15,193.66
<b>Christian Ebinger</b>									
2015 Ebinger NAB	Friedler Construction Co.	2015-23051-NAB	\$5,071,800.00	8	\$121,519.93	\$5,193,319.93	2.40%		
	<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>						
05/28/15	06/01/15	During excavation of existing pea gravel in abandoned and inaccessible basement areas west of the boiler house, the contractor encountered debris, including cinders, portions of old concrete with embedded steel reinforcing bars, snow blowers and other discarded equipment. Additional labor costs were incurred in order to properly dispose of this material.							
05/28/15	06/15/15	The contractor shall provide additional ACM asbestos removal.							
05/28/15	06/01/15	Credit for the following change in scope: 1. Omit removal of (5) five existing door frames. 2. Omit (5) five new hollow metal door frames, and fully grouted installation. 3. Omit patching of any interior finishes associated with frame replacement.							
06/26/15	06/29/15	Contractor shall provide all labor, materials, and tools to relocate existing conduit, located in unfinished piping space, where new duct work is to be installed.							
06/01/15	06/03/15	Contractor shall provide the following pavement patching: 1. Provide gravel sub-base and new asphalt patch near the southwest corner of the new chiller enclosure to infill area removed during the design phase for sub-surface investigation. 2. Saw-cut and remove area of irregular concrete patch installed north of the new concrete slab over the abandoned basement spaces. Provide gravel sub-base and new asphalt patch.							
								Reason Code	
								2872266	\$26,100.78
								Discover Conditions	(\$3,180.00)
								Owner Directed	\$726.52
								Discovered Conditions	\$1,165.00
								Omission - AOR	\$1,165.00
								Project Total	\$4,885.93

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<b>Christian Ebinger</b>									
2015 Ebinger NAB	2015-23051-NAB	Friedler Construction Co.	\$5,071,800.00	8	\$121,519.93	\$5,193,319.93	2.40%	2872266	14-1022-PR5
		<u>Change Date</u> <u>App Date</u> <u>Change Order Descriptions</u>						<u>Reason Code</u>	
		05/28/15 06/01/15 Contractor shall provide all labor, materials, equipment, and tools to raise existing overhead power lines to meet City of Chicago Building Code.						Code Compliance	\$10,638.83
								<u>Project Total</u>	\$45,598.13
<b>Canter Middle School</b>									
2015 Canter CSP	2015-23981-CSP	Chicago Commercial Construction	\$4,475,268.78	13	\$72,751.31	\$4,548,020.09	1.63%	2917266 / 289546314-1217-PR2	
		<u>Change Date</u> <u>App Date</u> <u>Change Order Descriptions</u>						<u>Reason Code</u>	
		06/04/15 06/23/15 Following tuckpointing work, local masonry rebuild and pressure-washing, the north facing single story masonry façade and south entrance are still showing areas of extreme discoloration. Provide masonry washing at north single story masonry façade as well as south entrance.						Discovered Conditions	\$8,035.86
		06/04/15 06/18/15 Per DOB permit comments, (3) three new trees had to be added to existing parking to comply with zoning and landscaping ordinances.						Permit Code Change	\$2,650.00
								<u>Project Total</u>	\$10,685.86
<b>Ferdinand W Peck School</b>									
2015 Peck PKC	2015-24871-PKC	Oakley Construction Co, Inc.	\$273,800.00	3	\$1,754.68	\$275,554.68	0.64%	2837144	11-0525-PR8
		<u>Change Date</u> <u>App Date</u> <u>Change Order Descriptions</u>						<u>Reason Code</u>	
		05/19/15 06/12/15 Deduct the new security camera head end equipment and provide three (3) exterior cameras.						Owner Directed	\$2,119.21
								<u>Project Total</u>	\$2,119.21
<b>George Washington High School</b>									
2015 Washington SEC	2015-46331-SEC	Pace Systems, Inc.	\$151,073.00	1	\$678.23	\$151,751.23	0.45%	2904880	14-1022-PR7
		<u>Change Date</u> <u>App Date</u> <u>Change Order Descriptions</u>						<u>Reason Code</u>	
		06/03/15 06/08/15 GC to add (1) door contact at the boys gymnasium door that was left off of the contract drawings.						Omission - AOR	\$678.23
								<u>Project Total</u>	\$678.23

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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	
<b>Albert G Lane Technical High School</b>										
<b>2015 Lane Tech MCR 2015-46221-MCR</b>										
Tyler Lane Construction, Inc.										
Change Date	App Date	Change Order Descriptions	\$50,164,330.00	12	\$135,239.00	\$50,299,569.00	0.27%	Reason Code 2864546	11-0525-PR8 \$133,017.00	
06/12/15	06/18/15	GC to provide scope relating to the renovation of Aquaponics Lab including: 1. Accommodate relocation of fish tanks, planter tables, and other equipment by the school. Coordinate scheduling of work with Lane Tech H.S. STEM Director - work shall be done so as to maintain continuity of operation for the Aquaponics systems. 2. Remove existing vinyl base and synthetic sheet flooring. 3. Remove existing hardwood flooring, plywood underlayment, and wood sleepers down to structural concrete slab 4. Remove thresholds at all existing doors. 5. Provide 3" of light weight concrete above existing slab so as to align classroom floor elevation with corridor floor. 6. Properly prepare the concrete slab for epoxy flooring installation. 7. Provide Sherwin Williams epoxy flooring. 8. Provide 4" high vinyl base. 9. Provide ADA thresholds at floor transitions. 10. Modify steel legs on two existing planter tables. 11. Rod and televise five floor drains to vertical riser. 12. Provide new clean-outs. 13. Provide new floor drains. Re-route all new and existing floor drains to existing ejector pump in basement. 14. Remove and re-install existing three compartment sink and hand sink. 15. Modify existing east entrance by removing side light and adding Label door.								
05/27/15	06/03/15	Revise six (6) windows from fixed units to accessible awning units.						School Request	\$10,808.00	
06/15/15	06/17/15	Credit for value engineering items negotiated prior to award.						Owner Directed	(\$570,311.00)	
06/03/15	06/08/15	Provide and install elevator signage.						Omission - AOR	\$437.00	
06/08/15	06/10/15	Abatement of asbestos floor tile and installation of VCT.						Discovered Conditions	\$488,135.00	
									Project Total	\$62,086.00

**Total Change Orders for this Period**

**\$208,302.32**