

May 24, 2017

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 \$35,819,288.00 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 \$195,777.66 as listed in the attached May 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, 485 & 486 will be used for all Change Orders (May 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. 


Ronald L. Marmer
General Counsel

Appendix A
May 2017

SCHOOL	CONTRACTOR	CONTRACT #	CONTRACT METHOD	CONTRACT AWARD	AWARD DATE	ANTICIPATED COMPLETION DATE	FISCAL YEAR	AFFIRM. ACTION	ACTION			PROJECT SCOPE AND NOTES	REASONS FOR PROJECT
									AA	H	A		
Chavez	FHPaschen	3269615	GC	\$ 1,736,000.00	3/13/2017	12/31/2017	2017	10	21	0	11	The scope of work is roof and window replacement and targeted masonry repair.	4
Hefferan	FHPaschen	3269617	GC	\$ 3,702,000.00	3/13/2017	12/31/2017	2017	10	21	0	11	The scope of work is roof, window, and HVAC replacement and targeted interior repairs.	4
De Diego	FHPaschen	3269661	GC	\$ 5,396,000.00	3/13/2017	12/31/2017	2017	0	30	0	21	The scope of work includes roof and lexan window replacement as well as masonry repairs/rebuilds. Associated finish repairs will be done where water infiltration occurred.	4
Brighton Park	All-Bry	3269603	GC	\$ 211,000.00	3/13/2017	7/31/2017	2017	0	25	0	5	The scope of work is to provide a new 2-12 play lot with poured-in-place rubber surfacing and concrete containment curb.	8
Jackson	All-Bry	3269604	GC	\$ 259,000.00	3/13/2017	7/31/2017	2017	0	25	0	5	The scope of work is to provide a new 2-12 play lot with poured-in-place rubber surfacing and concrete containment curb.	8
Madero	All-Bry	3269605	GC	\$ 130,000.00	3/13/2017	7/31/2017	2017	0	25	0	5	The scope of work is to provide a new 2-12 play lot with poured-in-place rubber surfacing and concrete containment curb.	8
Fairfield	All-Bry	3269606	GC	\$ 179,000.00	3/13/2017	7/31/2017	2017	0	25	0	5	The scope of work is to provide a new 2-12 play lot with poured-in-place rubber surfacing and concrete containment curb.	8
Harper	FHPaschen	3269602	GC	\$ 344,000.00	3/13/2017	7/31/2017	2017	79	0	0	14	The scope of work is masonry repair based on previously reported issues.	4
Juarez	FHPaschen	3269117	JOC	\$ 30,000.00		4/15/2017	2017	66	0	0	6	The scope of work is emergency roof stabilization and cleanup.	1
Chicago Ag	Kee	3276624	GC	\$ 1,444,000.00	3/21/2017	9/30/2017	2017	0	42	26	13	The purpose of this project is to construct a therapeutic horse riding center at Chicago High School for Agricultural Sciences to serve as an educational tool for the students. The work consists of clearing the site and installing a new 9,000 SF riding arena.	7
Perspectives IIT	Blnderman	3270604	GC	\$ 2,296,000.00	3/15/2017	12/31/2017	2017	4	8	0	28	The scope of work includes a full window replacement and also includes associated masonry and interior renovations.	4
U of C Donoghue	Blnderman	3270605	GC	\$ 3,785,000.00	3/15/2017	12/31/2017	2017	4	8	0	28	The scope of work consists of a full roof and window replacement and also includes associated masonry and interior renovations.	4
Dawes	O.C.A	3270606	GC	\$ 4,945,350.00	3/15/2017	9/30/2017	2017	9	8	0	56	The scope of work includes (2) 8-classroom Modular buildings, a new playground and removal of the existing playground. Scope also includes additional site and parking lot improvements and utility upgrades.	8
Bridge	O.C.A	3270607	GC	\$ 3,053,650.00	3/15/2017	9/30/2017	2017	9	8	0	56	The scope of work includes (1) 8-classroom Modular building and additional site improvements. Existing rooms 107,109, and 111 to be converted into a new kitchen/lunchroom. The existing lunchroom 112 is to be converted into a classroom, and room 105 to be converted into an Art space.	8
Smyth	Murphy & Jones	3272582	JOC	\$ 40,000.00		5/31/2017	2017	0	100	0	0	The scope of work is to modernize the existing incline lift from 1st floor to 2nd floor at Smyth school.	6
Sauganash	FHPaschen	3277125	GC	\$ 828,500.00	3/31/2017	12/31/2017	2017	0	41	0	5	The scope of work includes tree and stump removal, removal of gravel walking path, strip lawn and topsoil, earth excavation and disposal, undercut for removal of existing underdrain system, drainage infrastructure, installation of concrete containment curb and aggregate base material for the construction of an artificial turf field with inlaid sports field markings, concrete sidewalk, HMA pavement with synthetic running surface, fence repairs and painting, accessibility improvements.	8
Brown	Tyler Lane	3277134	GC	\$ 1,596,281.00	3/31/2017	10/15/2017	2017	10	11	0	20	The scope of work includes the addition of a new Science lab, new STEM lab, new Art room, and targeted interior upgrades. Scope also includes returning district administration spaces to classrooms, targeted ADA improvements, and addressing foundation seepage issues.	7
Salazar	Friedler	3277126	GC	\$ 2,618,207.00	3/31/2017	10/15/2017	2017	4	6	20	29	The scope of work includes roof and window replacement, targeted masonry renovations, interior finish renovations to address damage caused by water infiltration.	4

Appendix A
May 2017

REASONS
FOR
PROJECT

PROJECT SCOPE AND NOTES

ACTION

AFFIRM.

FISCAL YEAR

ANTICIPATED
COMPLETION DATE

AWARD DATE

CONTRACT
AWARD

CONTRACT
METHOD

CONTRACT #

CONTRACTOR

SCHOOL

SCHOOL	CONTRACTOR	CONTRACT #	CONTRACT METHOD	CONTRACT AWARD	AWARD DATE	ANTICIPATED COMPLETION DATE	FISCAL YEAR	AFFIRM.	ACTION	AA	H	A	WBE	PROJECT SCOPE AND NOTES	REASONS FOR PROJECT
Cardenas	Friedler	3277129	GC	\$ 1,284,983.00	3/31/2017	10/15/2017	2017	4	6	20	29			The scope of work includes targeted roof replacement at main and annex buildings, interior finish renovations to address damage caused by water infiltration, and replacement of rooftop mechanical units.	4
Hammond	Friedler	3277127	GC	\$ 1,893,122.00	3/31/2017	10/15/2017	2017	4	6	20	29			The scope of work includes roof replacement, masonry renovation, targeted interior renovation due to water infiltration, and fire alarm work.	4
Faraday	Broadway Electric	3275945	VT	\$ 22,940.00		4/12/2017	2017		N/A					The scope of work includes emergency repairs to pull new secondary cables from the transformer to the switchgear.	1
Christopher	Murphy & Jones	3275962	VT	\$ 24,255.00		4/24/2017	2017	0	100	0	0			The scope of work is to excavate subgrade for investigation of potential pool leak at Christopher School. Will need to saw cut and remove some concrete walk adjacent to the pool.	1
														\$ 35,819,288.00	

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

CPS

May 2017

Chicago Public Schools
Capital Improvement Program

These change order approval cycles range from
03/01/2017 to 03/31/2017

4/17/17
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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	
Capital/Operations - City Wide										
2016 42 W. Madison DOR 2016-12150-DOR										
Murphy & Jones Co., Inc.										
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>			
03/21/17	03/29/17	Contractor to provide labor and material to revolving door to remove existing weather stripping and install new weather stripping to provide weather tight seal.	\$86,887.00	1	\$2,032.00	\$88,899.00	2.34%	3118898	\$2,032.00	
Canter Middle School										
2015 Canter CSP 2015-23981-CSP										
Reliable & Associates										
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>			
12/23/16	03/06/17	Contractor to provide labor and material to install drain tile to existing sump pit, extend sanitary piping, and install new sump pump, associated plumbing and electrical to address ground water issues in fan room.	\$87,887.00	3	\$43,657.38	\$131,544.38	49.67%	3236292	\$19,676.06	
Ernst Prussing										
2016 Prussing BLR 2016-25031-BLR										
Friedler Construction Co.										
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>					<u>Reason Code</u>			
03/01/17	03/17/17	Contractor to provide credit in order to comply with the amended court order, the contractor shall preserve (remove, salvage, catalogue, and move to CPS Storage as outlined in the spec) the gas regulators, burners, gas valves, gas boosters, sheet metal door, and all other original material already replaced, as listed by CPS.	\$1,146,800.00	11	\$23,586.03	\$1,170,386.03	2.06%	3117362	-\$28,000.00	
03/20/17	03/29/17	Contractor to provide credit for repairing select windows.					Owner Directed		-\$6,514.00	
Project Total: \$2,032.00										
Project Total: \$19,676.06										
Project Total: -\$34,514.00										

The following change orders have been approved and are being reported to the Board in arrears.

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
Jonathan Y Scammon School									
2015 Scammon ROF-1 2015-25241-ROF-1									
K.R. Miller Contractors, Inc									
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>							
03/24/17	03/24/17	Contractor to provide labor and material to install new area ramp for CPS Food Service transport.	\$6,647,700.00	12	\$340,976.36	\$6,988,676.36	5.13%	3083919	\$884.99
Reason Code: Owner Directed									
Project Total: \$884.99									
Beulah Shoemith School									
2014 Shoemith BLR 2014-25371-BLR									
Wight & Company									
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>							
03/10/17	03/10/17	Contractor to provide credit in the form of contract reduction due to two sub-contractors who are unable to provide final waivers.	\$3,196,000.00	15	\$171,258.53	\$3,367,258.53	5.36%	2681966	-\$5,421.45
Reason Code: Owner Directed									
Project Total: -\$5,421.45									
Jose De Diego Community Academy									
2016 De Diego MCR 2016-31261-MCR									
Madison Construction Company									
<u>Change Date</u>	<u>App Date</u>	<u>Change Order Descriptions</u>							
02/23/17	03/29/17	Contractor to provide credit for lintels that did not require new paint as discovered on site.	\$10,940,540.00	37	\$615,587.76	\$11,556,127.76	5.63%	3093138 / 3118027	-\$20,200.00
Reason Code: Allowance Credit									
03/01/17	03/24/17	Contractor to provide labor and material for additional masonry work at select window openings.							\$195,450.77
Reason Code: Discovered Conditions									
02/23/17	03/23/17	Contractor to provide labor and material to install exterior alley light fixture shields.							\$2,423.27
Reason Code: Owner Directed									
Project Total: \$177,674.04									

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
AI Raby High School									
2014 AI Raby SIP	Wight & Company	2014-46471-SIP	\$13,304,000.00	52	\$653,841.88	\$13,957,841.88	4.91%		
Change Date	App Date	Change Order Descriptions							
03/06/17	03/07/17	Contractor to provide labor and materials to replace the defective Boiler communication card.						2692010	\$4,598.30
									Project Total: \$4,598.30

CHANGE ORDER LOG

School	Vendor	Project Number	Original Contract Amount	Number of Change Orders	Total Change Orders	Revised Contract Amount	Total % of Contract	Reason Code	Oracle PO Number	Board Rpt Number
Dyett High School										
2016 Dyett CSP 2016-66021-CSP										
Wight & Company										
Change Date	App Date	Change Order Descriptions								
03/21/17	03/29/17	Contractor to provide labor and material to replace eight pitch pans at existing roof mechanical penetrations that are leaking.	\$11,050,000.00	64	\$1,462,902.56	\$12,512,902.56	13.24%	Omission - AOR	3078956 / 3200473	\$3,367.62
03/21/17	03/23/17	Contractor to provide labor and materials to replace and then paint water damaged panels.						Omission - AOR		\$1,953.00
03/21/17	03/23/17	Contractor to provide labor and material to repair leaks in the refrigeration system of condensing unit, including system vacuuming, new refrigeration, and new compatible oil.						Discovered Conditions		\$5,516.37
03/21/17	03/24/17	Contractor to provide material and labor to install a new expansion tank to replace the existing for the hot water system located in the Academic Building, in order to maintain manufacturer warranty.						Discovered Conditions		\$6,972.75
03/21/17	03/23/17	Contractor to provide labor and material to weld removable mullions in place to support the installation of new curtain wall double doors.						Error - Architect		\$2,404.08
03/21/17	03/24/17	Contractor to provide labor and material to replace damaged pool steps.						Discovered Conditions		\$905.72
03/23/17	03/24/17	Contractor to provide labor and materials to install and remove temporary fencing at south side of school until permanent structures are completed						Owner Directed		\$3,414.82
03/21/17	03/29/17	Contractor to provide labor and materials to build a partial height wall in order to support new black out shades in the theater tech room.						Omission - AOR		\$6,313.36
										Project Total: \$30,847.72

Total Change Orders for this Period \$195,777.66