



Hinsdale Township High School District 86

Construction Management Services

Presented by:

Bulley & Andrews, LLC

1755 W Armitage Ave

Chicago, IL 60622

773.235.2433

www.bulley.com

May 14, 2019

BULLEY & ANDREWS

Building Matters®

HINSDALE
TOWNSHIP
HIGH SCHOOL
CENTRAL





Hinsdale Township High School District 86

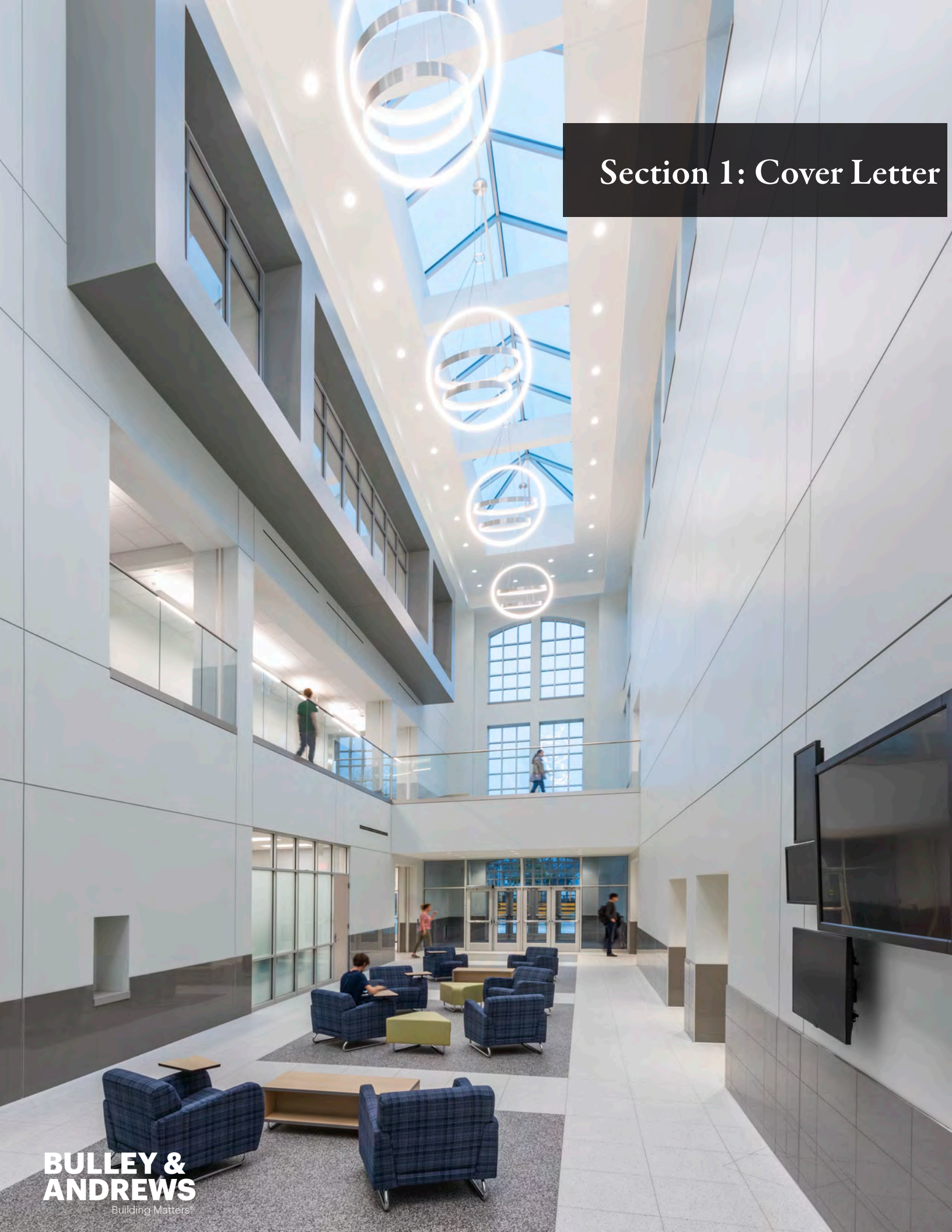
PROPOSAL FOR CONSTRUCTION MANAGER AT RISK

May 14, 2019

Table of Contents

Section 1: Cover Letter	1
Section 2: Company Overview	3
Section 3: CM Experience	26
Section 4: CM Services	34
Section 5: Project Schedule	40
Section 6: Insurance	43
Section 7: Professional Fees	46
Section 8: Appendix	52

Section 1: Cover Letter



Cover Letter

Established in 1891, and family-owned still today, Bulley & Andrews (B&A) is one of the Midwest's oldest and most accomplished construction management firms. With our regional focus and Chicago based location, all decisions relative to your project are made at our corporate office located at 1755 W. Armitage. There is no bureaucracy on any B&A project - ever. We take great pride in how easy we are to work with.

The Bulley family's primary mission is to provide our clients with a higher level of service - the kind of service that exceeds expectations. Accordingly, B&A commits to the terms, conditions, and services described in the RFP, as well as recognizes Addendum 1.

It is important to note, B&A's commitment to the SD86 community started well before the submission of this response; it is evidenced in the previous projects B&A has delivered in the village of Hinsdale. These projects dramatically improved the quality of life and/or augmented services which have had a meaningful impact to the community at large. Our shared history with Hinsdale starts with new numerous projects with Hinsdale Hospital including the Patient Pavilion, which opened in 2012, a facility that expands the hospital's ability to deliver world-class care. B&A also completed construction of the AMITA Health Cancer Institute & Outpatient Center, located on Salt Creek Lane, in 2016. This state of the art center supports and uplifts patients, families and staff as they embark on their journey to defeat cancer. This past November, B&A turned over the gleaming, new Hinsdale Middle School to joyous students, parents and administrators. The new building replaced an aging facility and provides future SD86 students with an ideal environment to foster lifelong learning. Each of these facilities are celebrated, successful projects that speak volumes to B&A's commitment to the residents of the Hinsdale community.

We encourage you to contact your professional colleagues, peers and neighbors associated with these projects to hear first-hand the competence and expertise you will experience with a B&A managed construction project.

We applaud your decision to demand more of your construction partner and the associated process. It is clear from your RFP that Hinsdale Township HS District 86 is seeking a higher level of service and certainty of outcome that can only be provided through a robust and comprehensive preconstruction period and delivered through construction management services. We stake our reputation on this professional approach and deliver on our commitments to communities and institutions everyday. We are not always the right fit for every project, but **we are the exact fit and solution for your building program.**

Timing is critical in our business. Our current capacity and commitments allow B&A to staff your program with the very best talent from our educational group. This team is highly skilled, confident and eager to deliver another iconic and important project to the Hinsdale community.

If you have any questions regarding this submittal, please reach out directly to me for clarification. On behalf of the Bulley family, I commit our firm and all its resources to the successful delivery of your program. I look forward to formally presenting our team, sharing our ideas that will bring value and clarity to your program, and gaining a deeper understanding of your goals and objectives.

Sincerely,



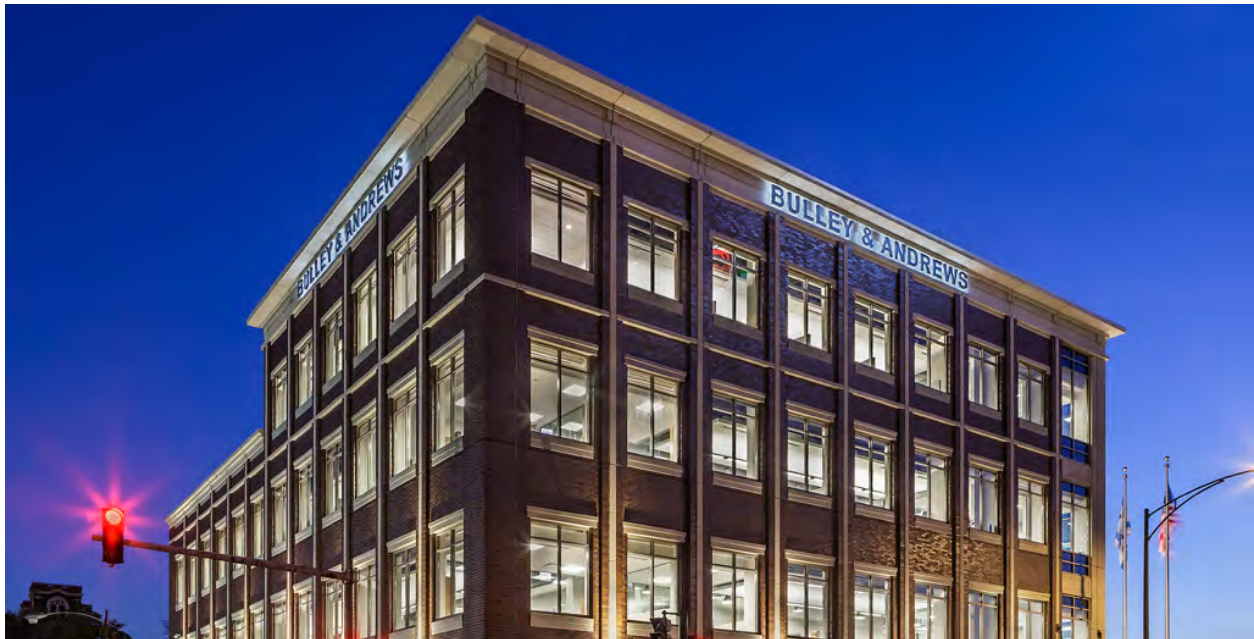
Tim Puntillo
President

Section 2: Company Overview



Company Overview

128 Years of Service



Established in 1891, Bulley & Andrews is one of the Midwest's oldest and most accomplished general contracting firms. Founded by Frederick Bulley, an English stonemason, and Alfred Andrews, an architect, the two men oversaw projects ranging from Chicago mansions to office buildings and industrial facilities.

B&A quickly established a reputation for on-time, on-budget construction. The standard of excellence set by Fred Bulley in the 19th century continues today and our motto remains "honesty, integrity, and service in construction."

More than 70 percent of B&A's work is from repeat clients, which serves as a testament

to our commitment to client satisfaction. We maintain long lasting relationships through dedication to quality workmanship and unparalleled attention to detail. Among the longest of these are The University of Chicago (since 1912) and The Northern Trust Company (since 1928). Our involvement with clients ranges from multi-phased, multimillion-dollar projects to on-going maintenance programs.

B&A has a regional focus and has been responsible for over \$2 billion worth of work during the past decade. Our systematic growth has been cited in Engineering News Record (ENR) where we are consistently listed among the nation's Top 400 Contractors, and in Crain's Chicago

“

Building relationships, building trust, is more important than bringing every dollar to the bottom line. And quality and workmanship are not just goals but a way of life at Bulley & Andrews.

”

Business, where we are repeatedly named one of Chicago's 25 largest general contractors. Our annual volume is \$452 million.

Significant events in our more recent history include:

2016

Bulley & Andrews celebrates 125 years of building history, relationships and success. The firm moves into a new, 4-story building to serve as our new headquarters supporting our continued growth and investment in staff and technology.

2010

The firm acquired the assets of Takao Nagai Associates, a firm specializing in concrete restoration and waterproofing. Operating as a subsidiary of B&A, **Bulley & Andrews Concrete Restoration's**

(BACR) concrete repair expertise complements our extensive restoration experience. 2005

Bulley & Andrews established a subsidiary: **Bulley & Andrews Masonry Restoration, (BAMR)**. The group oversees and performs all services necessary to maintain, protect and preserve a building's exterior including inspection and analysis, masonry restoration, facade restoration, tuck-pointing, cleaning and sealing.

2004

Bulley & Andrews formalized a residential and restoration group which specializes in high-end residences and historical

restoration. We have been involved in myriad notable projects including the relocation of the Harriet Rees House and restoration of the Richard H. Driehaus Museum and Robie House. Our work has been featured in such high-end shelter publications as Architectural Digest, Elle Decor, Traditional Home and Veranda.

2003

Bulley & Andrews introduced Cleanroom technology to our host of services. Dedicated to the creation of contamination-controlled environments, this division provides a turnkey approach for these highly specializes spaces.

Capabilities



Markets

Through the years, B&A's staff and professional services have expanded to meet the needs and challenges of the building markets we serve including:

- Cleanrooms/Labs
- Commercial
- Corporate
- Educational
- Financial
- Healthcare
- High-End Residential
- Hospitality
- Industrial
- Institutional
- Retail
- Restoration
- Sacred Spaces
- Senior Living

Services

B&A provides a full range of services to manage the building process including:

- Preconstruction
- General Contracting
- Construction Management
- Design/Build

Self-Performance

B&A has the capability to self-perform the following trades with our field forces:

- Excavation
- Masonry Restoration
- Concrete Restoration
- Selective Demolition
- Concrete
- Carpentry
- Drywall

Corporate Organization



OUR TEAM

Executive chairman, Allan E. Bulley, Jr., and chairman and CEO, Allan E. Bulley, III are the third and fourth generations, respectively, to lead Bulley & Andrews. Yet family pride and commitment to the firm extend far beyond ownership. Now in its 128th year, B&A employs a number of tradesmen whose families' relationships with the organization span generations, and include fathers, grandfathers, brothers and sisters, many of whom have been with B&A for 25+ years.

MANAGEMENT

Staff includes six members of executive management, nine business unit managers and approximately 80 project management/engineers and administrative staff, as well as 300+ field personnel.

Each member of our management team has a multi-dimensional background including academics, field operations, project management, and estimating. In the field, our experienced superintendents have backgrounds in the building trades.

SAFETY

B&A views safety and training as a top priority. We are proud of our excellent safety record, which is achieved through the dedication of our employees and our rigorous safety program.

Our Experience Modification Rate (EMR) is 0.63, among the

lowest in the industry and well below the nationwide industry standard (1.0). Our rating is important to owners because it decreases insurance rates resulting in direct cost savings.

Location:

1755 West Armitage Avenue
Chicago, IL 60622
773.235.2433

PERSONNEL

Principals	6
Business Unit Leaders	9
Project Management	80
Estimators	4
Safety Specialists	4
Marketing/BD	4
Superintendents	48
Field Personnel	260
Support Staff	30

FINANCIAL STRENGTH

For over a century Bulley & Andrews has maintained a conservative and fiscally sound approach to management. Our financial strength is evidenced by a relationship with the same banking institution for nearly 90 years, a net worth in excess of \$50 million, and a bonding capacity of \$500 million. Our Dun & Bradstreet rating is 4A2, the highest rating a company our size can achieve.

- Ranked #203 on ENR's Top 400 Contractors List
- Classifications/Licenses
- An Illinois Corporation; incorporated in 1906
- Chicago Contractor's License: TCG04239
- Contractors Score: 2362

Contact:

Tim Puntillo
President
773.645.5813
tpuntillo@bulley.com

Social Footprint

BUILDING MATTERS® MOST WHEN WE GIVE BACK

At Bulley & Andrews, it is not just about what we build, but why. We are personally motivated and professionally dedicated to making a mark on the built world and significant contributions in our communities. Our entire team is dedicated to applying our skills, inside and outside of the office, to improve lives and grow organizations in measurable and meaningful ways.

B&A's staff is supported and encouraged to be active and engaged in the community. Employees are offered two days, annually, to volunteer for a charitable organization and/or at a K-12 school or related activity. The following is a list of organizations that have benefited from our social consciousness.

- African American Contractors Association
- Archdiocese of Chicago
- American Brain Tumor Association
- American Red Cross
- Care For Real
- Chicago Shakespeare Theater
- Comer Children's Hospital
- DuPage Children's Museum
- Emerald City Theater
- Greater Chicago Food Depository
- Girls in the Game
- Goodman Theater
- Habitat for Humanity
- Hurricane Harvey Relief
- IFS: Shoebox Project
- Illinois Holocaust Museum
- Landmarks Illinois
- Lincoln Park Zoo
- Lyric Opera
- MetroSquash
- Newberry Library
- Noble Network of Charter Schools (NNCS)
- Northlight Theater
- National Association of Women in Construction
- Northwestern Settlement
- One America Appeal
- Opportunity Knocks
- Rebuilding Together
- Ronald McDonald House Charities
- The Night Ministry
- The Salvation Army
- Teach for America
- Women's Club of Evanston
- YWCA Evanston/Northshore

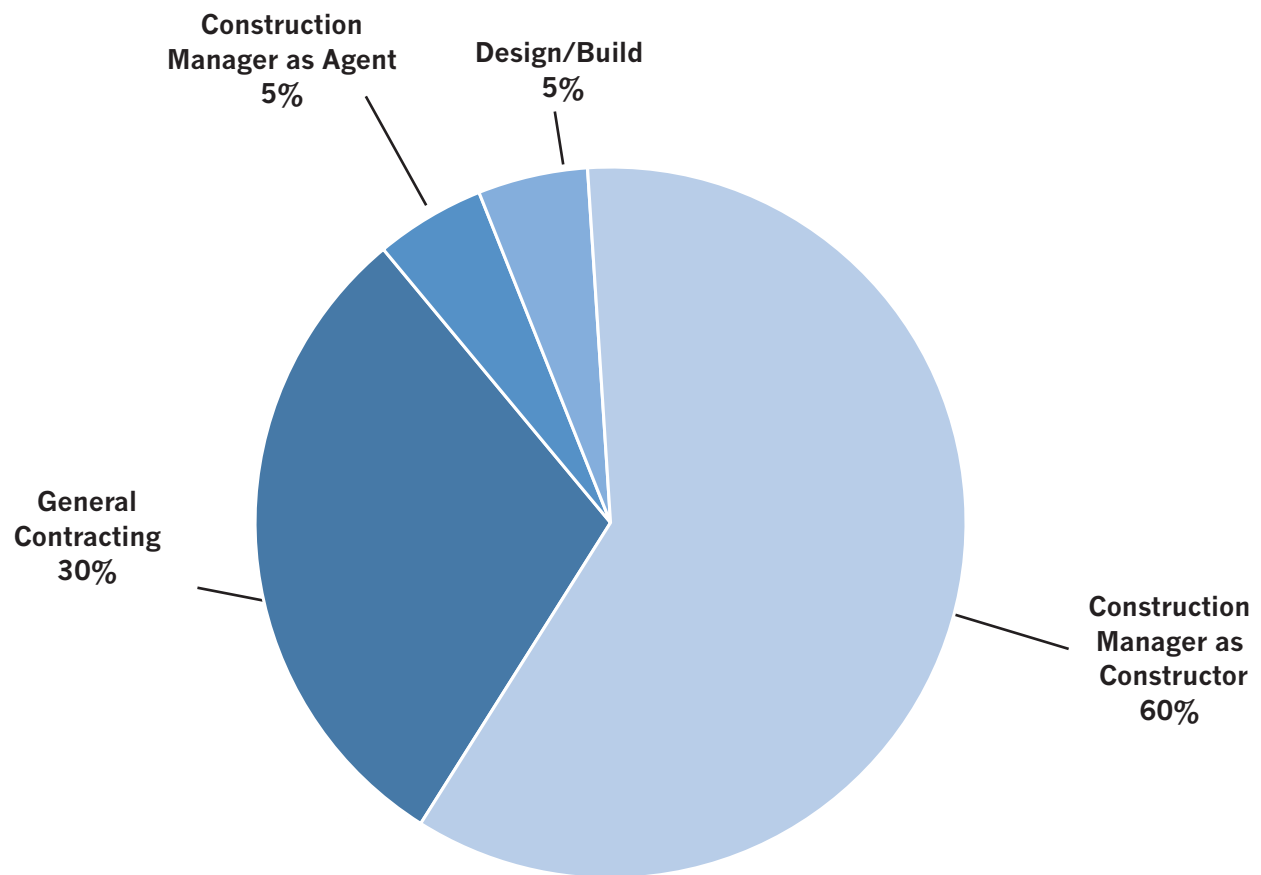


“It’s not only what we build, but why. B&A looks for opportunities for our work to improve lives and grow organizations in measurable & meaningful ways.”

Tim Puntillo
President

CM Experience

The graphic below demonstrates B&A's percentage of work that is procured under varying delivery methods including: General Contracting, Design/Build Construction Manager as Constructor and Construction Manager as Agent.



Proposed Project Staff

The resumes provided in this section represent a carefully curated team for Hinsdale Township High School District 86's (SD86) building program. Considerable thought went into each assignment knowing how pivotal the right combination of technical skill, relevant experience and a collaborative mentality is to the overall success of your program. Ultimately, selection is centered on balancing quantitative and qualitative skills while providing maximum support, commitment and value throughout all phases of the project. Key attributes of B&A's team include:

- Professionally competent and highly experienced in anticipating and mitigating the challenges associated with complex construction requiring tight tolerances and exacting execution.
- Well-versed in implementing advanced construction techniques and project management strategies. These elements will be leveraged collectively to achieve cost, schedule and quality certainty.
- A collaborative and engaging mentality which will mirror how SD86 serves its community.
- A stewardship ethos ensuring SD86 receives the best value for its program dollar.

Just as SD86 is at the heart of the community, B&A's team will work tirelessly to put the project's best interest at the center of all its efforts.

Considerable thought went into each assignment knowing how pivotal the right combination of technical skill, relevant experience and a collaborative mentality is to the success of your program.

To elaborate on each team member, their roles, core competencies and why they are tapped for this special assignment, we offer the following summary:

Tim Puntillo, LEED AP is president of Bulley & Andrews. As principal in charge for the project, he provides the level of leadership that allows us to finish projects as strong as we start, regardless of the scope or complexity. His extensive institutional experience, technical acumen and sound guidance fortifies our team with the support necessary to fulfill our commitment to excellence and overall client satisfaction.

Peter Kuhn, LEED AP is the division leader of B&A's educational division. He will provide executive oversight for SD86's program. During the 13 years he has been with B&A, he has overseen the successful completion of some of our most unique, celebrated and complex projects, including building programs for CCSD 181, SD 218, SD97, Northwestern University, The University of Chicago and the Noble Network of Charter School.

Champion of a well-thought out plan, Peter will leverage his penchant for excellence and keen oversight to ensure we identify and succeed in meeting every milestone for success. His responsiveness and attention to detail inspires colleges and industry partners alike to do their best work which provides clients peace of mind that their visions will become reality.

Bill Truty, is your senior project manager for Hinsdale South. As personable as he is professional, Bill is widely recognized for his passion and enthusiasm for construction. He is remarkably skilled at identifying challenges, developing highly effective solutions and keeping his eye on the total scope of the work while executing the smallest of details.

Bill is renowned for his ability to coordinate projects seamlessly while managing challenging logistics,

mitigating disruption to surrounding areas and engaging students as well as the community as part of his projects. He will leverage lessons learned from projects he supported at Hinsdale Middle School and Rowe Middle School and apply them to benefit SD86's building program.

Jason Hayhurst is your senior project manager for Hinsdale Central's project. He and Bill will be highly involved during preconstruction providing value engineering with product and method selection, setup and mobilization of project, awarding of contracts, conducting all project meetings, processing all change orders requests as well as closely monitoring the schedule and subcontractor performance.

Jason is highly regarded for his ability to manage myriad of details seamlessly while coordinating complex logistics, avoiding disruptions to the surrounding area, and delivering time-sensitive, budget-conscious projects proficiently.

With over 25 years of industry experience, Jason's expertise includes the SD97's building program for Lincoln Elementary and Longfellow Elementary, DePaul University's Holtschnelder Performance Center for the School of Music and Gorton Community Center.



Al Lindstrom, your project senior superintendent for Hinsdale Central, ensures quality control, manages the day-to-day on-site construction process, monitors schedule conformance activities and maintains the company's on-site safety program. He was named **Outstanding Superintendent of the Year 2019** by the ASA.

This is a strong testament to his professionalism, commitment to excellence, and respect he has earned from the subcontractor community.

An industry veteran with nearly 30-years of experience, Al commands his work-sites with quiet



Committed to leveraging best practices toward future success, Peter & Bill led junior staffers through the CCSD181 project.

confidence, a solution-driven mindset and a spirit of comradery that helps all those who are contributing to the project reach their greatest potential. He is especially skilled at integrating various shop drawings into a completed structure while honoring the design intent and derives significant satisfaction in delivering a high-quality building knowing the client will use and enjoy the structure for decades to come.

Al's reputation is backed by \$415MM worth of projects put in place during his career including four new high schools, one new junior high school, two new elementary schools and AMITA Health's Cancer Institute in Hinsdale. Al is currently completing a major addition for SD97's Longfellow Elementary.

Bruce Piecuch, the project's senior superintendent for Hinsdale South, is straight out of central casting. He sets the standard for his "hands-on" approach and the unparalleled personal commitment he makes to each and every project under his purview. *(During the 2011 snow storm, Bruce slept in the jobsite trailer for the Patient Pavilion project for Hinsdale Hospital. He wanted to be sure he could respond in a timely fashion should an emergency arise as a result of the inclement weather.)*

Bruce's most significant contribution to the project is during the construction phase. Like Al, he is the first person at the jobsite in the morning and the last person to leave at night. He will be on-site,

full-time and is responsible for putting work in place in accordance with the master schedule and weekly work plan, while promoting and maintaining site safety, quality control and positive community relations.

With more than 30 years of construction experience, Bruce is well-versed in the standard of excellence our clients expect and deserve. He is considered B&A's expert in completing complex projects and values establishing and maintaining great communication throughout the project. His reputation is backed by his project portfolio which includes SD 97's Lincoln Elementary, Wheaton Public Library, Mount Prospect Public Library, Hinsdale Hospital's Patient Pavilion and the new Hinsdale Middle School.

Both Bruce and AI will be involved during preconstruction, taking responsibility for logistics planning with general requirements input, bid package development and creating site specific safety plans.



Highly regarded for his personalized approach and attention to detail, Bruce walks Hinsdale Hospitals' CEO through the progress at the Patient Pavilion project.

Blake Macgregor, your senior preconstruction manager, is dedicated to leveraging time and technology to make the most of your program budget. His efforts will ensure your project is achieved on schedule and within your budget. Blake provides overall management direction and maximizes productivity and efficiency through constant communication and iterative budgeting. He provides scope reviews, prepares detailed budgets and is also responsible for detailing and controlling cost throughout the project.

What makes Blake ideal to serve SD86's project is his uncanny ability to keep perspective of the total scope of the work while staying laser-focused on the details necessary to make it a success. His experience includes the Woodlawn Station, J. Michael Fitzgerald Apartments, North Shore Place, Axley Place and Safe Haven Veteran Village.

I just had a first time event. Kevin Simpson (Deputy Chief of Police) called me to let me know that he was very pleased with the way Bruce handled all of the deliveries this week. With all of the work going on down at the highland station, he did not receive one complaint. He was very thankful, he even had a commuter call to say they felt things were going well.

Tim Wightman
Construction Director, Hinsdale Hospital

If there was an SAT for the construction industry, we're confident B&A's team would earn a 1580. You won't find a team more committed to safety, leveraging their skills and best practices, delivering quality results and using your resources wisely than Bulley & Andrews. The combination of their personal commitment and professional expertise will ensure that SD86 has a highly-skilled team that will seek solutions, act as a steward of your funds and work diligently to manifest your vision. Together, the team's efforts will ensure Hinsdale Township School District 86's building program creates an ideal environment to support life long learning for the community it serves.



K-12 Education Experience

Bulley & Andrews has provided construction services for numerous K-12 schools throughout the Midwest. Serving as true building partners, we are proud of the high level of service we deliver which allows these institutions to provide the best possible environment for learning.

70+
Completed K-12
education projects
from 2000 - 2018

\$450M+
Education work put
in place during the
last 5 years

30%
Annual volume
earned from
educational projects



ALCUIN MONTESSORI

New one story addition and renovation to an existing building

BENNETT DAY SCHOOL

Interior buildout of 5,000 SF for new, private K-12 school

BERNARD ZELL ANSHE EMET DAY SCHOOL

26,700 SF school expansion and renovation including classrooms, gym and performance space

CHIARAVALLE MONTESSORI

New, 20,000 SF “North Wing” addition and renovation

CHICAGO INTERNATIONAL CHARTER SCHOOLS

Loomis Primary Academy (Caroline Friess)

Altgeld Gardens campus renovation

Longwood campus ADA improvements

CCSD 181

New, 134,000 SF Hinsdale Middle School

CHSDD 218

20,000 SF addition to Harold L. Richards High School including a new performing arts center

K-12 Education Experience



CRISTO REY JESUIT HIGH SCHOOL

New high school



ERIE ELEMENTARY CHARTER SCHOOL

15,000 SF of interior renovations



INTRINSIC CHARTER SCHOOL

15,000 SF interior buildout



IMMACULATE CONCEPTION

HVAC modernization and window replacement



LATIN SCHOOL OF CHICAGO

New 130,000 SF middle school & interior renovations



LYCÉE FRANÇAIS DE CHICAGO

New 86,000 SF, LEED Certified, pre-K-12 school with adjacent athletic fields

NEAR NORTH MONTESSORI

New, two-story addition and 3,000 SF renovation to an existing school

NORTHWESTERN SETTLEMENT

Multi-phased renovation for Rowe Middle School

NOBLE NETWORK OF CHARTER SCHOOLS

New, 67,000 SF Mansueto High School

K-12 Education Experience



Hansberry College Prep: 15,000 SF renovation and 30,000 SF addition

Muchin College Prep: 70,000 SF, multi-floor buildout

Various renovations for:

- Baker College Prep
- Bulls College Prep
- Gary Comer College Prep
- Golder College Prep
- Johnson College Prep
- Noble Street College Prep
- Pritzker College Prep
- Rauner College Prep
- Rowe Clark College Prep: New Exelon Gymnasium
- UIC College Prep
- North Shore Country Day Auditorium renovation
- New science center
- Theater and art center renovation

PROSSER CAREER ACADEMY

Interior renovation and mechanical upgrades for 4-year vocational high school

PROVIDENCE ENGLEWOOD CHARTER SCHOOL

Design/build classroom renovation

ROGERS PARK MONTESSORI

15,000 SF addition and alteration

SACRED HEART

5,000 SF 4th floor expansion

K-12 Education Experience



SCHOOL OF ST. MARY

New 48,000 SF grammar school

SCHOOL DISTRICT 97

16,000 SF addition to Lincoln Elementary

11,000 SF addition to Longfellow Elementary



New administration building

Life safety improvements 2017

5,000 SF addition for Holmes School

ST. FRANCIS HIGH SCHOOL

Science and learning center addition



ST. FRANCIS XAVIER

22,300 SF school addition

ST. JOSAPHAT PARISH SCHOOL

4,000 SF addition and interior renovation



STEEL CITY ACADEMY

28,500 SF interior renovation

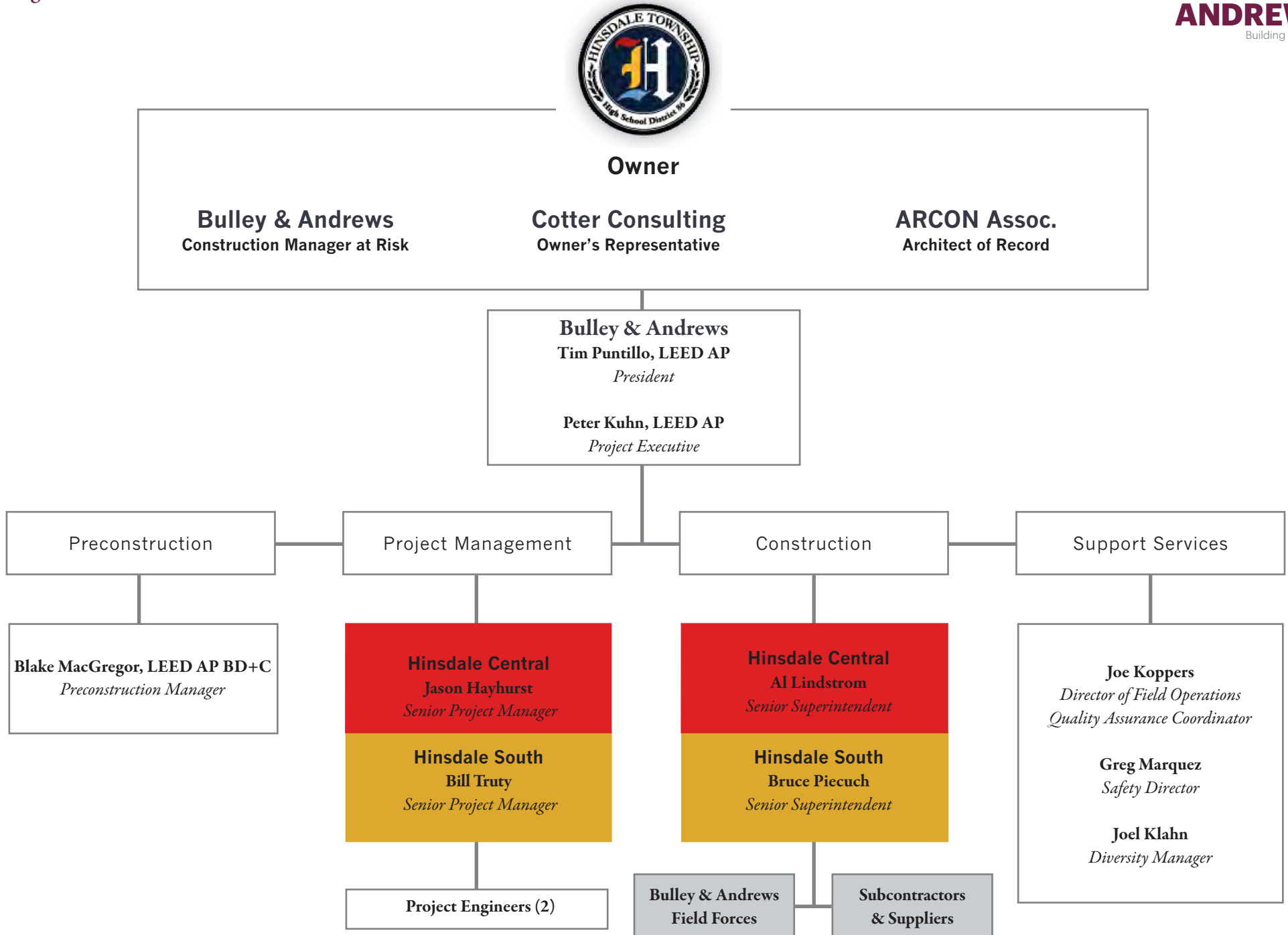
UNIVERSITY OF CHICAGO CHARTER SCHOOL

New 70,000 SF Woodlawn Campus

UNIVERSITY OF CHICAGO LAB SCHOOL

Science lab buildout

Turf field improvements





Timothy Puntillo, LEED AP

With over 20 years of experience in the construction industry, Tim has expertly overseen the successful completion of numerous educational and institutional projects. As principal in charge, Tim works closely with the project team reviewing value engineering, product and method selections, setup and mobilization of the project, awarding of contracts and managing day to day construction activities. Tim has executive responsibility for all phases of construction, including staff performance, accounting, schedule adherence and general administration of the Contract Agreement. His project experience includes:

**PRINCIPAL IN CHARGE
BULLEY & ANDREWS, LLC**

Education

MBA; Northwestern University
BS; Civil Engineering
Purdue University

Tenure with B&A
23 Years

Client Reference

Mr. Mike Madden
Noble Network of Charter Schools
Chicago, IL
312.961.3803

Mr. Dan Alexander
Northwestern Settlement
Chicago, IL
773.969.5545

Architect Reference

Mr. Larry Kearns
Wheeler Kearns Architects
Chicago, IL
312.939.7787

Mr. Luis Collado
STL Architects
Chicago, IL
312.644.9850

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181: HINSDALE, IL

- New, 133,900 SF Hinsdale Middle School

COMMUNITY HIGH SCHOOL DISTRICT 218: OAK LAWN, IL

- New, 28,000 SF Performing Arts Center addition as well as 8,000 SF remodel within the existing Richards High School

SCHOOL DISTRICT 97: OAK PARK, IL

- 16,500 SF Longfellow Elementary School addition
- 21,000 SF Lincoln Elementary School addition
- New, 38,000 SF Administration Building
- 11,000 SF Holmes Elementary School addition
- Various elementary school life safety improvements & renovations

THE LATIN SCHOOL OF CHICAGO: CHICAGO, IL

- New, 130,000 SF, four-story middle school

LYCÉE FRANÇAIS DE CHICAGO: CHICAGO, IL

- New, 86,000 SF pre K-12 school

CHIARAVALLE MONTESSORI SCHOOL: EVANSTON, IL

- 20,000 SF, three-story addition and renovation

NOBLE NETWORK OF CHARTER SCHOOLS: CHICAGO, IL

- New, 67,000 SF Mansueto High School, LEED Certified
- 67,000 SF Muchin College interior buildout
- 45,000 SF renovation and addition for the new Hansberry College Prep
- New, 11,500 SF, one-story Exelon gymnasium at Rowe-Clark College Prep
- Rowe-Clark College Prep, first floor buildout

BERNARD ZELL ANSHE EMET DAY SCHOOL: CHICAGO, IL

- 32,505 SF addition and 14,600 SF renovation



Peter Kuhn, LEED AP



As project executive, Pete leads the project team and is responsible for understanding and achieving the client's objectives. He will remain involved with the project from inception to completion providing continuity and single point of contact. Pete serves as the account manager and will address all staffing needs and direct all budgeting, scheduling and procurement and general administration of the Contract Agreement. He is renowned for his team approach to executing projects and ability to analyze and resolve technical issues. His project experience includes:

PROJECT EXECUTIVE BULLEY & ANDREWS, LLC

Education

BS; Construction Management
Ferris State University

Tenure with B&A

13 Years

Client Reference

Dr. Ty Harting
Community High School District 218
Oak Lawn, IL
708.424.2000 X 2500

Mr. Kerry Leonard
RE: Community Consolidated School
District 181
Oak Brook, IL
847.420.5045

Architect Reference

Ms. Jennifer Constanzo
STR Partners
Chicago, IL
312.464.1444

Mr. Larry Kearns
Wheeler Kearns Architects
Chicago, IL
312.939.7787

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181: HINSDALE, IL

- New, 133,900 SF Hinsdale Middle School

COMMUNITY HIGH SCHOOL DISTRICT 218: OAK LAWN, IL

- New, 28,000 SF Performing Arts Center addition as well as 8,000 SF remodel within the existing Richards High School

SCHOOL DISTRICT 97: OAK PARK, IL

- New, 38,000 SF Administration Building
- 11,000 SF Holmes Elementary School addition and renovation
- 2017 and 2018 life safety improvements at various elementary schools
- 16,500 SF Longfellow Elementary School addition
- 21,000 SF Lincoln Elementary School addition

BERNARD ZELL ANSHE EMET DAY SCHOOL: CHICAGO, IL

- 32,505 SF addition including ground levels, gathering areas, art/science/technology classrooms and synagogue
- 14,600 SF renovation

NOBLE NETWORK OF CHARTER SCHOOLS: CHICAGO, IL

- New, 67,000 SF Mansueto High School, LEED Certified
- 67,000 SF Muchin College interior buildout
- 45,000 SF renovation and addition for the new Hansberry College Prep
- New, 11,500 SF, one-story gymnasium at Rowe-Clark College Prep
- First floor buildout, Rowe-Clark College Prep
- Various summer renovation projects throughout NNCS campus

ROGERS PARK MONTESSORI: CHICAGO, IL

- 15,000 SF addition and renovation



Peter Kuhn is a recipient of Bulley & Andrews' 1891 Award. The award recognizes outstanding performance & exemplary client service.



Jason Hayhurst

As senior project manager, Jason's responsibilities include, but are not limited to, active involvement in preconstruction, value engineering with product and method selection, setup and mobilization of project, awarding of contracts, conducting all project meetings, managing the LEED process, if applicable, processing all change orders requests as well as closely monitoring the schedule and subcontractor performance.

With over 20 years of construction management experience, Jason's depth of expertise encompasses myriad project types including academic facilities, high-rise residential condominiums, medical research facilities, retail and high-rise office towers. Jason's project experience includes:

SENIOR PROJECT MANAGER BULLEY & ANDREWS, LLC

Education

BS; Civil Engineering
Purdue University

Years of Industry Experience

26 Years

Client References

Mr. Bob Janis
DePaul University
Chicago, IL
312.362.8762

Mr. Paul Laskowske
Avison Young
Chicago, IL
312.273.4504

Architect Reference

Mr. Jim Jankowski
Cannon Design
Chicago, IL
312.960.8335

Mr. Scott Ferguson
Antonovich Associates
Chicago, IL
312.266.1126

OAK PARK ELEMENTARY SCHOOL DISTRICT 97: OAK PARK, IL

- 16,500 SF addition to Longfellow Elementary School
- 21,000 SF addition to Lincoln Elementary School

DEPAUL UNIVERSITY: CHICAGO, IL

- New, 186,000 SF Holtschneider Performance Center for the School of Music
- New, 162,000 SF Theatre School consisting of theaters, acting labs, classrooms and offices; certified LEED Gold

GORTON COMMUNITY CENTER: LAKE FOREST, IL

- Interior renovations for the John & Nancy Hughes Theater

NORTHWESTERN UNIVERSITY MEDICAL SCHOOL: CHICAGO, IL

- Preconstruction for 420,000 SF high-rise research building with a combination of below grade vivarium space and research laboratories that include teaching space and faculty offices

SACRED HEART SCHOOLS: CHICAGO, IL

- 5,000 SF fourth floor expansion

1600 MUSEUM PARK: CHICAGO, IL

- 32-story condominium project consisting of 274 units, 8 levels of indoor parking and an amenity floor

MUSEUM PARK PLACE TOWERS 1 & 2: CHICAGO, IL

- 490-unit two-tower condominium project located in the Central Station development in the South Loop including parking garage



Albert Lindstrom

As senior superintendent, Al ensures quality control, manages the day-to-day on-site construction process, monitors schedule conformance activities and maintains the company's on-site safety program.



Al has nearly 30 years of industry experience and provides strong leadership and expert coordination to the most challenging projects. During the course of his career, Al has gained extensive experience in both public and private sectors with an expertise in large-scale, complex projects. His industry experience includes:

SENIOR SUPERINTENDENT BULLEY & ANDREWS, LLC

Education

University of Illinois at Chicago,
Civil Engineering

Certifications

OSHA 30-hr
OSHA 8-hour excavation certification

Industry Experience

28 Years

Client Reference

Mr. John Nguyen
Ascent
RE: Back of the Yards High School
Chicago, IL
843.442.6187

Mr. Kerry Prout
Bucksbaum Retail Properties
Chicago, IL
312.260.1164

Architect Reference

Mr. Tim Wightman
AMITA Health
Hinsdale, IL
630.856.8355

Ms. Alyssa Stowe
STR Partners
Chicago, IL
312.464.1444

Mr. David Schalk
E.C. Purdy Associates
Chicago, IL
312.408.1631



Albert Lindstrom is a recipient of the 2019 ASA Award. The award recognizes outstanding performance in the field.

OAK PARK ELEMENTARY SCHOOL DISTRICT 97: OAK PARK, IL

- 16,500 SF addition to Longfellow Elementary

THE UNIVERSITY OF CHICAGO: CHICAGO, IL

- New, 68,000 SF Woodlawn Charter School

CONSOLIDATED SCHOOL DISTRICT 100: BELVEDERE, IL

- New elementary and high school

CICERO SCHOOL DISTRICT 99: CICERO, IL

- New Woodrow Wilson Elementary School

PUBLIC BUILDING COMMISSION: CHICAGO, IL

- New, 212,000 SF Back of the Yards IB High School

UNITY JUNIOR HIGH SCHOOL: CICERO, IL

- New, 442,000 SF junior high school

TARKINGTON SCHOOL OF EXCELLENCE: CHICAGO, IL

- New, 134,000 SF K-8 grade school

CHICAGO PUBLIC BUILDING COMMISSION: CHICAGO, IL

- New, 200,000 SF South Shore International College Prep

NORTHWESTERN UNIVERSITY: EVANSTON, IL

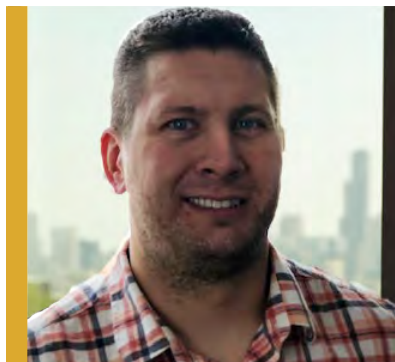
- New, four-story, precast Kemper Residence Hall

AMITA HEALTH: HINSDALE, IL

- 54,000 SF new Cancer Institute and Outpatient Center

LINCOLN PARK ZOO: CHICAGO, IL

- New, 9,500 SF Visitor's Center



Bill Truty

As senior project manager, Bill provides management throughout all phases of construction. His duties include coordination oversight, awarding of contracts, scheduling, conducting and documenting all project meetings, processing all change order requests, and closely monitoring the progress schedule. Bill utilizes his background in construction management to successfully deliver projects that meet his clients' respective needs and expectations. His most recent project experience includes:

SENIOR PROJECT MANAGER BULLEY & ANDREWS, LLC

Education

BS Building Construction Management
Purdue University

Certifications

OSHA 30 Hours

Industry Experience

12 years

Client Reference

Mr. Mike Duggan
CCSD 181
Hinsdale, IL
630.861.4983

Ms. Jeanne Keane

Oak Park Elementary School District 97
Oak Park, IL
708.524.3125

Architect Reference

Ms. Jennifer Costanzo
STR Architects
Chicago, IL
312.464.1444

Mr. Alex Lopez

Cordogan, Clark & Associates
Aurora, IL
630.896.4678

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181: HINSDALE, IL

- New, 133,900 SF Hinsdale Middle School

SCHOOL DISTRICT 97: OAK PARK, IL

- New, 38,000 SF Administration Building
- 2017 and 2018 life safety improvements at various elementary schools

NORTHWESTERN UNIVERSITY SETTLEMENT ASSOCIATION: CHICAGO, IL

- 28,000 SF Rowe Middle School alternations and additions

CHICAGO CENTER FOR ARTS AND TECHNOLOGY: CHICAGO, IL

- 30,000 SF renovation for a new community/education center

LOYOLA UNIVERSITY CHICAGO: CHICAGO, IL

- New glass and steel structure multipurpose room constructed on existing roof of Palm Court
- Redevelopment of Newhart Family Theater
- New Messina Hall Dormitory

CHICAGO ATHLETIC ASSOCIATION HOTEL: CHICAGO, IL

- 225,000 SF redevelopment of Chicago Athletic Association into new, 240+ room boutique hotel

THE GWEN HOTEL: CHICAGO, IL

- 1,155 SF model room renovations
- 311 guestroom renovation

CHICAGO MARRIOTT: CHICAGO, IL

- 121,000 SF public space renovation including lobby, bathrooms, ballrooms and meeting rooms



Bruce Picuch



Bruce has nearly 40 years of experience in the building trades. After joining Bulley & Andrews as a carpenter, he worked up to foreman and into his role as a Senior Superintendent. Bruce's vast experience in the building trades has helped him cultivate a strong eye for quality and coordination as well as develop an excellent rapport with other team members including the Owner, Architect, and subcontractors.

As the project's Senior Superintendent, Bruce's focus is to ensure quality control, manage the day-to-day on-site construction process, monitor schedule conformance activities and maintain Bulley & Andrews' on-site safety program. Bruce's project experience includes:

**SENIOR SUPERINTENDENT
BULLEY & ANDREWS, LLC**

Education

City Colleges of Chicago

Certifications

ICRA Certified
Journeyman Carpenter

Tenure with B&A

39 Years

Client Reference

Mr. Tim Wightman
Amita Health, Hinsdale Hospital
Hinsdale, IL
630.856.8308

Mr. Mike Madden
Noble Network of Charter Schools
Chicago, IL
312.961.3803

Architect Reference

Mr. Ralph Wiser
Anderson Mikos Architects
Oak Brook Terrace, IL
630.573.5149

Mr. Larry Kearns
Wheeler Kearns Architects
Chicago, IL
312.939.7787

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181: HINSDALE, IL

- New, 133,900 SF Hinsdale Middle School

AMITA HEALTH: HINSDALE, IL

- 138,000 SF Hinsdale Hospital patient pavilion addition and renovation
- New Hinsdale Hospital heliport

**ILLINOIS HOLOCAUST MUSEUM & EDUCATION CENTER:
SKOKIE, IL**

- New, 65,000 SF museum and educational facility, achieved LEED Gold certification

WHEATON PUBLIC LIBRARY: WHEATON, IL

- 130,000 SF phased addition and renovation

MOUNT PROSPECT PUBLIC LIBRARY: MOUNT PROSPECT, IL

- 80,000 SF addition and complete remodel

NOBLE NETWORK OF CHARTER SCHOOLS: CHICAGO, IL

- New, 67,000 SF Mansueto High School
- 15,000 SF renovation and 30,000 SF addition at Hansberry College Prep

UNIVERSITY OF ILLINOIS AT CHICAGO: CHICAGO, IL

- Campus renovation including lecture area remodel, facade restoration, lecture halls, library and student union
- Civil improvements including new underground, sidewalks, and student quad landscaping



Bruce Picuch is a recipient of Bulley & Andrews' 1891 Award. The award recognizes outstanding performance & exemplary client service.



Blake MacGregor, LEED AP BD+C

As senior preconstruction manager, Blake MacGregor is responsible for delivering projects on schedule and within your budget. Blake provides overall management direction and maximizes productivity and efficiency through constant communication. He provides scope reviews, prepares detailed budgets and is also responsible for controlling cost throughout the project. His project experience includes:

**SENIOR PRECONSTRUCTION
MANAGER
BULLEY & ANDREWS, LLC**

Education

BS; Construction Management
Arizona State University

Industry Experience

13 Years

Client References

Ms. Liz Reyes
Mercy Housing Lakefront
(previous)
CSH (current)
312.332.6690

Mr. Jerry Frumm
Senior Lifestyle
Chicago, IL
312.673.4373

Architect Reference

Mr. Jon Lindstrom
SAS Architects and Planners
Northbrook, IL
847.564.8333

Mr. Joe Cliggott
HDR Architecture
Chicago, IL
312.470.9527

WOODLAWN STATION: CHICAGO, IL

- 90,000 SF construction of new 3 mixed use buildings

J. MICHAEL FITZGERALD APARTMENTS: CHICAGO, IL

- 62,000 SF, 5-floor, 63-unit new construction of affordable senior housing facility in Chicago's North Park Village neighborhood

NORTH SHORE PLACE: NORTHBROOK, IL

- 175,000 SF, 5-story construction of new 157-unit assisted living facility

GREENBRIER OF PROSPECT HEIGHTS: PROSPECT HEIGHTS, IL

- 94,000 SF, 101-unit, ground-up memory care and assisted living facility

AXLEY PLACE: GLENVIEW, IL

- 11,200 SF, 13-unit ground-up affordable housing project

SAFE HAVEN VETERAN VILLAGE: MELROSE PARK, IL

- 55,000 SF 2-story affordable housing development

LAKEFRONT RESIDENCES OF GRAYSLAKE: GRAYSLAKE, IL

- 75,000 SF construction of new 70-unit independent living facility.

NORTHWESTERN MEDICINE OCP BRIDGE CONNECTION: CHICAGO, IL

- 10,500 SF buildout of common area space at the junction of the Feinberg Pavilion and newly constructed Outpatient Care Pavilion

NORTHWESTERN MEDICINE: CHICAGO, IL

- 7,200 SF renovation of housing facility

**ILLINOIS INSTITUTE OF TECHNOLOGY LEWIS HALL DORMITORY
BATHROOM RENOVATION: CHICAGO, IL**

- 2,500 SF design-build renovation of existing bathrooms on 4 floors of the Women's Dormitory

Some projects listed above were completed prior to start with B&A

Self-Performance

The ability to provide work from our own forces is a point of pride for Bulley & Andrews. Our firm averages 200-300 tradesmen in the field including laborers, carpenters, cement finishers, tuck-pointers and bricklayers.

The expertise of our field force provides a number of advantages to our clients/projects including tighter schedule and project control, superior craftsmanship and an excellent safety record. For SD86's building program, Bulley & Andrews anticipates competing for the following self-perform scopes of work:

- General Trades
- Selective demolition
- Carpentry
- Concrete restoration
- Masonry restoration

For each trade Bulley & Andrews intends to self-perform, we will solicit a minimum of three competitive bids from pre-qualified subcontractors to ensure our price is competitive. All bids will then be reviewed for scope and schedule adherence by the project team to make a final selection.



B&A performed masonry restoration at NU's Kresge Hall renovation.



B&A's Experience Modification Rate (EMR) of .57, a rating well below the national average (1.0), exemplify our safety culture.

Litigation

Bulley & Andrews is proud of its history of completing successful building projects without legal involvement. We are not a litigious organization and do not have any litigation pending which involves Owners or Architects.

Section 3: CM Experience





**100 S GARFIELD ST.
HINSDALE, ILLINOIS**

Owner/Contact

Community Consolidated School
District 181
Mr. Mike Duggan
Director of Facilities
Clarendon Hills, IL
630.861.4983

Project

New, 133,900 SF Hinsdale Middle
School

Role

Construction Manager

Architect

Cordogan, Clark & Associates

Completion

2018

**Construction Costs (actual vs.
estimated)**

\$45,969,000/\$45,400,000

Hinsdale Middle School

Hinsdale Middle School students now have a new, 140,000 SF state-of-the-art facility dedicated to active and collaborative learning.

The new school, designed by Cordogan Clark and constructed by Bulley & Andrews, features 28 core classrooms; six science laboratories; 10 resource small classrooms; a 15,000 SF gymnasium; a cafetorium; full-service production kitchen; large band, orchestra and choral rooms; music ensemble practice rooms; faculty offices; a media resource center and Maker Space; fine arts laboratory; ceramics kiln; outdoor classroom with projection surface; and a green roof.

At the heart of the school is a three-story sky-lit atrium. Filled with natural light, the atrium connects the school's main common spaces. Providing a welcoming and engaging environment throughout the school, large windows provide generous natural light and collaborative spaces foster engagement and community.

**B&A provided an additional \$2.8M in cost savings to CCSD181 when creating the project's bid packages. These cost savings enabled the owner to select more design items for the new school and created a second contingency that was held by the owner.*

Design Phase Involvement & Technology

BIM coordination was an integral part of the HMS project that helped keep the project on schedule. Utilizing BIM level of design 400, the upfront work of BIM allowed the project to create efficiencies, and MEP/FP locations were easily coordinated in the field right after concrete was cured.





Owner/Contact

Ms. Jeanne Keane
Senior Director of Buildings and
Grounds
Oak Park, IL
708.524.3125

Projects

11,000 SF addition to Holmes
Elementary

21,000 SF addition and life safety
upgrades to Lincoln Elementary

16,500 SF addition and life safety
upgrades to Longfellow Elementary

Role

Construction Manager

Architect

STR Partners

Completion

Holmes Elementary School - 2018

Lincoln Elementary - 2019 (estimated)

Longfellow Elementary - 2019 (estimated)

**Construction Costs (actual vs.
estimated)**

Holmes: \$9.4M/\$9.9M (variance due to
owner initiated changes to scope of work)

Lincoln - \$14.8M (estimated)

Longfellow - \$12.5M (estimated)

School District 97

Oak Park School District 97's Board of Education selected Bulley & Andrews as construction manager for their new administration building and three elementary school expansions in the district. The scope of the building program focuses on accommodating and better meeting the needs of a growing student population. The various addition/improvement projects included one or more of the following:

- New classrooms
- Multipurpose space
- Life safety upgrades
- Interior renovations
- Creation of additional small group instructional spaces
- Renovating classrooms to meet the districts "21st Century Learning" initiatives, which primarily focuses on incorporating technology
- Creation of new gardens and play spaces

The completion of this program will enable SD97 to accommodate the district's growing student population, while providing flexibility should the projected enrollment require additional changes. The expansion projects at Lincoln and Longfellow are on track to be complete by the start of the 2019-20 school year.

Design Phase Involvement & Technology

B&A was involved in the project from the start providing conceptual budgeting before design documents were started and then providing another round of estimating at schematic, design development and 75% CD phases. BIM modeling was utilized with Navisworks, 360 photos with Structionsite, and webcams with Earthcam.





**2330 N. HALSTED
CHICAGO, ILLINOIS**

Owner Contact

Mr. Bob Janis
Vice President for Facility Operations
DePaul University
Chicago, IL
312.362.8762

Project

Holtzman Performance Center

Role

Construction Manager

Architect

Antonovich Associates
Mr. Joe Antonovich
312.266.1126

**Construction Costs (actual vs.
estimated)***

\$88,172,248/\$86,900,000

Completion Date

September 2018

** The change in value is due to owner-initiated changes, mainly the addition of the Campus Gateway Park.*

DePaul University

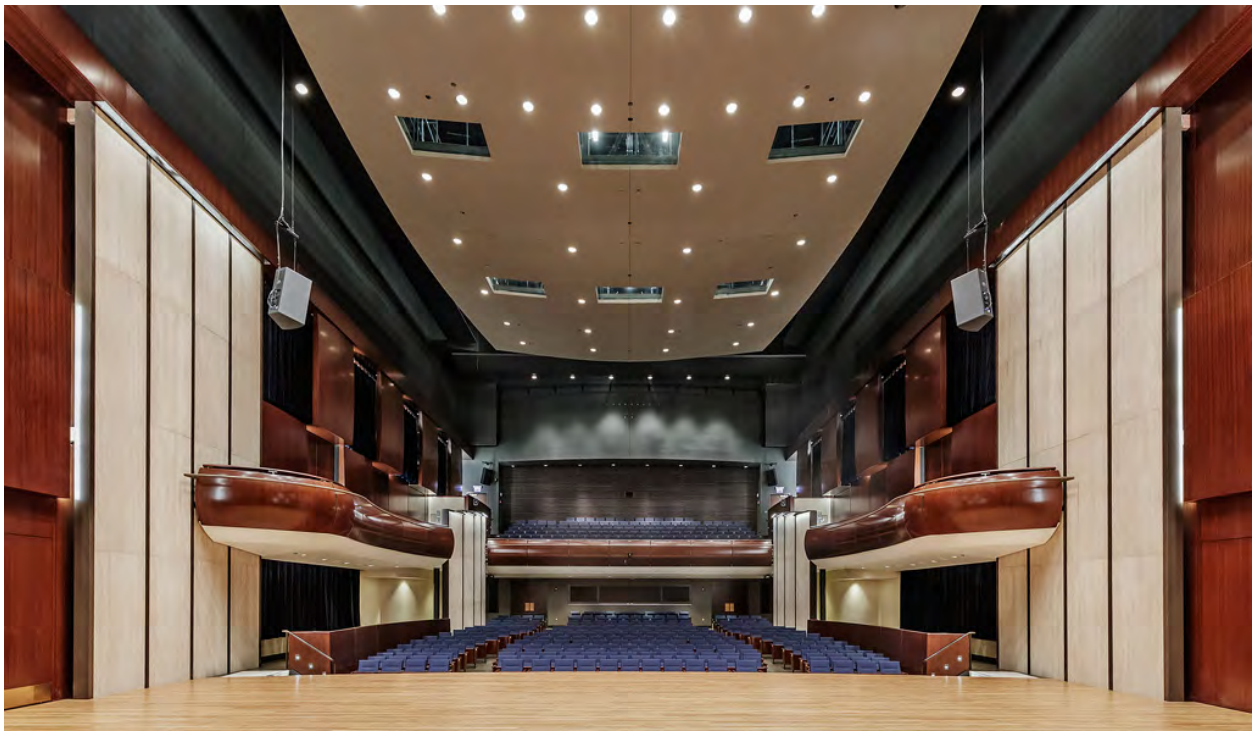
Located between the historic McCormick Row House District and the North Halsted Avenue, the School of Music's new home is comprised of three buildings - Music North, Music Center and Music South. This arrangement provides continuity for the School of Music facilities along the North Halsted corridor.

Serving as construction manager for the latest enhancement to the Lincoln Park Campus, the Holtzman Performance Center anchors the complex, housing a 535-seat concert hall, a 150-seat large recital hall, and a 80-seat small recital hall. Student rehearsal rooms, practice rooms, a jazz studio, a percussion suite and an ensemble room are among the spaces planned for the upper floors of the building.

Music North (formerly the Music School building) will continue to serve as the School of Music's administrative hub, housing renovated faculty offices, admissions, teaching studios, seminar rooms and classrooms on its existing three levels. The Music North building will be further improved through an enclosed link to the new Music Center building. Music South (formerly the Chapel building) will be substantially reprogrammed to accommodate an Opera Rehearsal Hall and its supporting spaces. Music South will also be connected to the Music Center building through an enclosed walkway.

Design Phase Involvement & Technology

B&A was involved in the project from the start providing conceptual budgeting before design documents were started and then providing another round of estimating at schematic, design development and 50% CD phases. B&A also provided constructibility input and comparisons of different building systems to assist the design team and university with their decision making process. BIM modeling were utilized with Navisworks, 360 photos with Structionsite, webcams for site progress documentation, drone photos, Trimble for layout and Bluebeam for as-built drawings.



Advantages & Disadvantages of CM Delivery Method

The Construction Manager at Risk with GMP delivery method's primary advantage is that it minimizes the owner's financial risk because it set an overall project value which provides cost certainty.

CM at Risk *without a GMP* provides a scheduling advantage as it allows for bid packages to be issued prior to the completion of drawings which helps "fast track" construction. However, when proceeding in this manner, the overall project GMP is not known at the time the Owner is agreeing to proceed with early bid packages which leaves some uncertainty with regard to the project's total value.

When time allows, Bulley & Andrews recommends a CM at Risk format with a GMP.

Section 4: CM Services



HINSDALE MIDDLE SCHOOL
HOME OF THE SPARTANS

CM Services

B&A's Approach to Construction Management

As the Construction Manager, Bulley & Andrews (B&A) will work as an extension of SD86's staff, offering a hands-on approach to your building program.

Our approach is rooted in partnering with all stakeholders. In doing so, we aim to foster and promote a team-oriented building operation. In other words, we view our role as a partnership to cultivate creative problem-solving, promote value management and follow a "one for all, all for one" philosophy. This approach leverages the expertise and knowledge of the entire team which optimizes cost, design and assembly in the project lifecycle. Following is an overview of our services:

Preconstruction

Before our first budget is prepared, the entire project team will meet, become acquainted with, and discuss, what is most important about the project to them. This will establish what we refer to as Conditions of Satisfaction. This set of parameters will be our guiding light when it comes to executing decisions and moving the project forward.

In order to drive the preconstruction schedule, we utilize pull planning to establish a network of commitments from the design team, owner and B&A in order to get the project to permit ready/GMP documents. Through the pull planning effort we will



Keeping the project team informed and educated is key to fostering a partnership dynamic.

determine the key steps in the design process, where critical decisions will fall, and establish milestones for design packages/charettes for pricing, constructibility evaluation, as well as major budget deliverables. Each week we will measure the completion of each activity and be accountable to one another.

During Schematic Design, we will make cursory recommendations where opportunities lie in different systems, assemblies, and material selections to optimize the teams' efforts, and maximize project cost, schedule and quality. We set the Target Value for the project through detailed assumptions, historical cost data and trade budget recommendations. We also encourage open communication from the design partners so that we can provide, or solicit, input on the initial design intent. We want to leverage our broad construction experience, and seeking out our trade partners' expertise is also critical.

Early engagement of major trades is key. Trade input and assistance during early design efforts

incorporates constructibility into the work flow, in lieu of making it the 'last stop' in the design process. This engagement will happen through face-to-face scope and budget discussions with our trade partners and the project team. By doing so we are able to better develop overall design details based on the most relevant and successful methods in the marketplace, driving 'certainty of outcome' earlier in preconstruction. As opposed to a frustrating design (in a vacuum), budget, VE, redesign process. Essentially, before design is put to paper, we bring all of the experts to the table; engineers, architects, manufacturers and installers to collaborate on the best possible outcome for the project.

Additionally, B&A will drive value management by providing the team analyses of options through 'Choosing by Advantages'. For example, we will evaluate the envelope of new construction; framing/ backup wall types, vapor barriers, fenestration materials, etc., where we compare and score the strengths of each based on a set of criteria and overall price. This process can be performed on a multitude of project systems. Most importantly, it provides structure and objectivity to seemingly subjective topics that distills the 'best' decisions for the project. Results of the Choosing by Advantages process are then incorporated into the project.

In addition to Choosing by Advantages exercises for critical pieces of the project, we will provide formal, full scale project Estimates at major design milestones. These efforts will engage the broader subcontractor market to maintain competitive participation and will validate prior budget iterations and identify any assumptions that are out of sync with project goals and the Target Value.

Our preconstruction process strives to incorporate value management and constructibility. There will be review into each iteration of design so that it does not become a reactionary effort. By utilizing pull planning, Target Value Design, 'Choosing by Advantages' and early subcontractor engagement, our



B&A's project "dashboard" is a prime example of best practices. The tailored, detailed access to information promotes collaboration and supports transparency.

preconstruction experience integrates collaboration into an incremental and iterative process that informs the team on value and quality at each critical step. This translates into smooth and easy decision making that eliminates redesign that often happens late in the preconstruction phase.

[See Sample Budget & Cost Estimate in Section 8: Appendix](#)

Procurement

All interested subcontractors will be given the opportunity to pre-qualify using B&A's established format available on our website at www.bulley.com. Contractor Score, an industry tool for assessing a contractor's financial capacity and subsequent ability to successfully fund work, is also utilized by B&A. As a registered user of Contractor Score, B&A has access to information to more fully understand a subcontractor's financial position and ability to perform.

The project team will review the bids in all categories and recommend the most qualified candidate(s) for the owner's approval. We have a database of over 1,000 pre-qualified subcontractors but welcome qualified local and/or Owner/Architect recommendations.

The entire bidding and subcontractor selection process follows an "open book" approach in which

all information is accessible to the owner and architect. Both parties are encouraged to participate in the process. It is absolutely essential that the subcontractors selected are capable of doing the work in terms of their experience, quality, knowledge, financial strength, and ability to provide a known quantity of qualified manpower in order to meet the project's schedule.

[See Sample Bid Package in Section 8: Appendix](#)

Construction

DOCUMENT MANAGEMENT & TECHNOLOGY

Through value-based decision making and the utilization of technological capabilities, such as Building Information Modeling (BIM), our project team is able to harness the talents and insights of all participants and optimize project results.

B&A will utilize BIM on SD86's building program beginning in preconstruction for constructibility analysis, logistical planning, budgeting and to enable the owner to experience spaces and evaluate decisions prior to construction through the use of virtual mock-ups.



B&A created virtual mock ups for Rogers Park Montessori, allowing the school's staff to experience the spaces before construction began.

BIM will also centralize project information to better inform the decision-making process and ensure the project is managed and completed as efficiently, and cost effectively, as possible.

B&A's field team will be fully equipped on the technology front, as well. The days with stacks of paper in the trailer are long gone on B&A's sites.



B&A's approach to BIM better aligns design and construction planning with performance.

The most current documents will be stored via a cloud-based project management system and viewed either in the trailer on a large monitor, or on site via tablets that all job personnel will have. All project management activities will be conducted utilizing CMiC's cloud-based project management system that allows for the entire team to collaborate in real-time. PlanGrid will be utilized for electronic document control and has proven a great resource for punchlist tracking.

The following outlines the tools in place for specific functions:

Estimating:

- Bluebeam
- 14 Fathoms (estimating workbook)
- Assemble quantity take off
- Historical cost record database

Scheduling:

- Microsoft Project

Project Management:

- 3-D progress photography
- Multi-Vista progress photography
- CMiC, A web-based project management software designed to provide documentation for:
 - Document control
 - RFIs
 - Submittals
 - Meeting minutes
 - Change management



The pull planning process promotes accountability, comradery and a shared mission for the project.

COST CONTROL

Measures to ensure accurate cost control include:

- Monthly Cost Reports – a detailed analysis of costs versus the budget for both labor and materials
- Weekly Labor Cost Reports - reports which outline, by activity, labor costs that week
- Subcontractor Award/Buyout Report – a report that tracks the current status of all subcontracts and the value of each versus the GMP
- Contingency Report – a detailed summary of the project contingency including why and where funds are being allocated
- Change Order Log – a comprehensive list of approved and pending change orders so that at any given time the total potential project cost exposure is known

In keeping with the spirit of our firm’s “open book”

policy, all of the above information is provided and regularly updated for Owner and Architect review.

[See Sample Safety Management Plan in Section 8: Appendix](#)

[See Sample Quality Control Report in Section 8: Appendix](#)

[See Sample Accounting, Cost Control and Change Order in Section 8: Appendix](#)

SCHEDULING

Bulley & Andrews’ project team will review the project drawings and generate a list of activities to create the project schedule. The project team’s knowledge and experience will inform the schedule and identify the critical path. The schedule will be the guide for the entire length of the project.

Once the project is underway, a method of project scheduling called pull planning will be used to maintain the critical milestone dates and keep the project on schedule. Pull planning brings together the foreman and the staff of subcontractors, along with B&A’s field staff, to come up with a more detailed path for the construction sequence of the project. This puts the responsibility of the project schedule on all parties involved. It is a great tool where the trades

can bring together solutions to issues that are on site and provide a path to completion.

Pull planning breaks down the project into smaller phase pulls, and the trades work together to develop a plan for the next six weeks. That plan is updated weekly. This allows the team to find efficiencies if activities are going well or help solve problems if issues are identified. Pull planning is an effective tool that can greatly increase the productivity of the entire construction project.

CLOSE OUT

With our client's best interest at heart, B&A begins the planning of the project transition to occupancy at the very *start of construction*. Timely and thorough project close-out is critical to the successful completion of any building project but B&A's commitment to quality assurance doesn't end there. B&A routinely contacts our clients at a 10-month post closeout to touch base and address any issues that may be affected by the warranty period. We feel strongly that reminding clients of the warranty option demonstrates our genuine interest in their satisfaction and ensures their needs are being met.

A move-in plan will be developed early in the construction process and the B&A team will schedule multiple site walk-throughs with SD86 to ensure the transition process is seamless. Discussions regarding furniture, equipment, delivery schedules, phased areas of occupancy and certificate of occupancy requirements will all occur such that there are no surprises regarding the move effort.

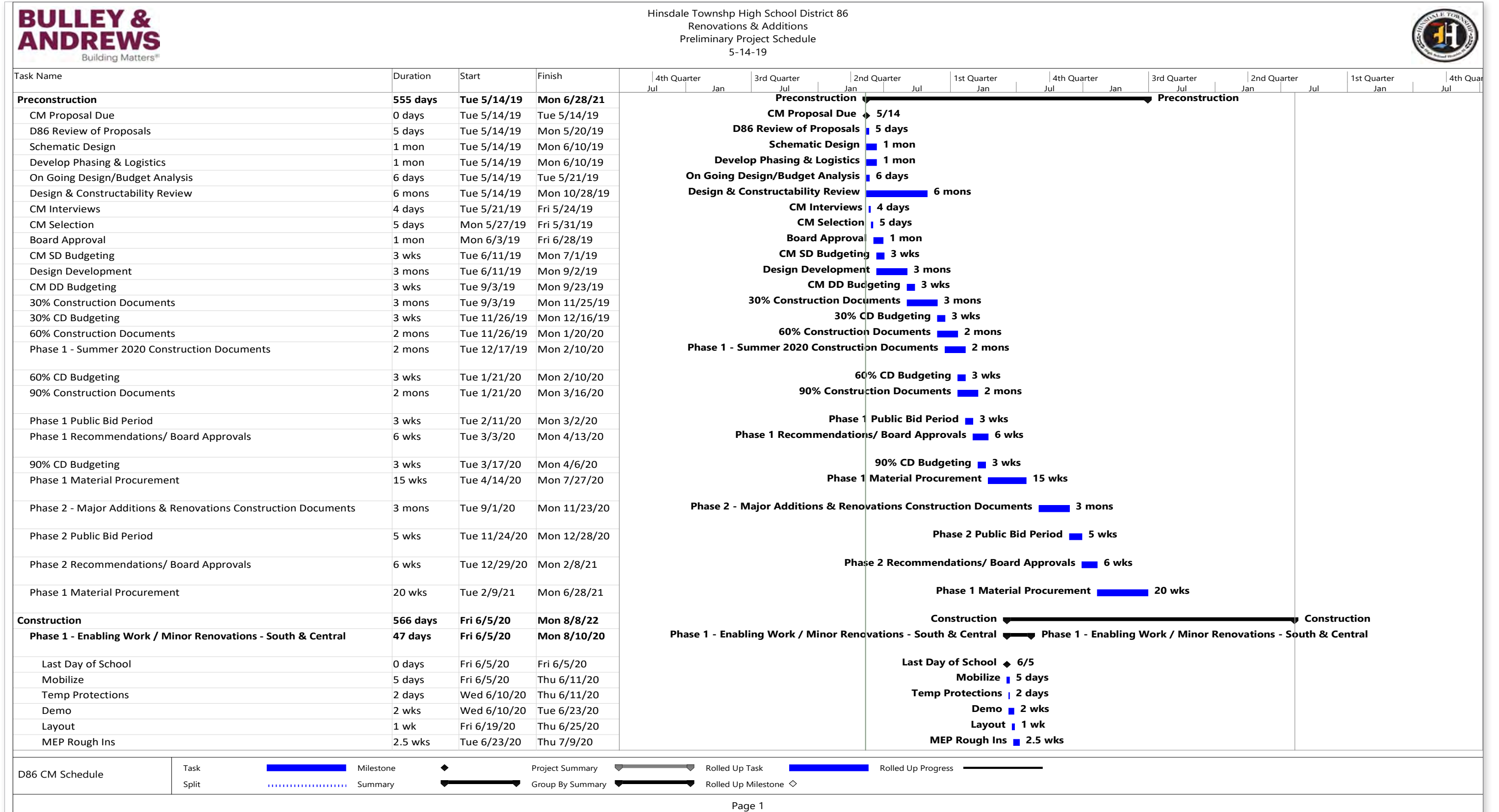
Turnover of closeout paperwork begins well in advance of project completion, with a goal on every project that O&M manuals be issued for review at 50% project complete. This allows the facility's staff that will be tasked with maintenance of the new space, ample time to become familiar with the new systems, prior to training. This information, as-built documents and warranty statements are all provided in hard and electronic formats. All training sessions are also video recorded and provided with the electronic closeout documents.

[See Sample Punch List Tracking Document in Section 8: Appendix](#)

Section 5: Project Schedule



Schedule



D86 CM Schedule

Task Milestone Project Summary Rolled Up Task Rolled Up Progress

Split Summary Group By Summary Rolled Up Milestone

Schedule


Hinsdale Township High School District 86
Renovations & Additions
Preliminary Project Schedule
5-14-19



Task Name	Duration	Start	Finish	4th Quarter		3rd Quarter		2nd Quarter		1st Quarter		4th Quarter		3rd Quarter		2nd Quarter		1st Quarter		4th Quarter	
				Jul	Jan	Jul	Jan	Jul	Jan	Jul	Jan	Jul	Jan	Jul	Jan	Jul	Jan	Jul	Jan	Jul	Jan
Drywall	2.5 wks	Thu 7/2/20	Mon 7/20/20																		
Finishes	3 wks	Tue 7/14/20	Mon 8/3/20																		
Paint	1 wk	Thu 7/16/20	Wed 7/22/20																		
MEP Trim	1 wk	Mon 7/20/20	Fri 7/24/20																		
Owner Training / Transition	1 wk	Mon 7/27/20	Fri 7/31/20																		
Furniture / Move In	1 wk	Tue 8/4/20	Mon 8/10/20																		
Punchlist	1 wk	Tue 8/4/20	Mon 8/10/20																		
Inspections / Occupancy	1 wk	Tue 8/4/20	Mon 8/10/20																		
School Start	0 days	Mon 8/10/20	Mon 8/10/20																		
Phase 2 - Central	350 days	Mon 4/5/21	Mon 8/8/22																		
Mobilize	1 wk	Mon 4/5/21	Fri 4/9/21																		
Temp Fence	1 wk	Mon 4/12/21	Fri 4/16/21																		
Temp Walls	1 wk	Mon 4/12/21	Fri 4/16/21																		
Safety Protections	1 wk	Mon 4/12/21	Fri 4/16/21																		
Clear Site	4 wks	Mon 4/19/21	Fri 5/14/21																		
Foundations	2 mons	Mon 5/17/21	Fri 7/9/21																		
Renovations	14 mons	Mon 5/17/21	Fri 6/10/22																		
Structure	3 mons	Mon 7/12/21	Fri 10/1/21																		
Enclosure	4 mons	Mon 10/4/21	Fri 1/21/22																		
Build Out	5 mons	Mon 1/24/22	Fri 6/10/22																		
Owner Training / Transition	2 wks	Mon 6/13/22	Fri 6/24/22																		
Punchlist	2 wks	Mon 6/13/22	Fri 6/24/22																		
Furniture / Move In	3 wks	Mon 6/27/22	Fri 7/15/22																		
Inspections / Occupancy	2 wks	Mon 6/27/22	Fri 7/8/22																		
School Start	0 days	Mon 8/8/22	Mon 8/8/22																		
Phase 2 - South	305 days	Mon 6/7/21	Mon 8/8/22																		
Mobilize	1 wk	Mon 6/7/21	Fri 6/11/21																		
Temp Fence	1 wk	Mon 6/14/21	Fri 6/18/21																		
Temp Walls	1 wk	Mon 6/14/21	Fri 6/18/21																		
Safety Protections	1 wk	Mon 6/14/21	Fri 6/18/21																		
Clear Site	4 wks	Mon 6/21/21	Fri 7/16/21																		
Renovations	10 mons	Mon 6/21/21	Fri 3/25/22																		
Foundations	2 mons	Mon 7/19/21	Fri 9/10/21																		
Structure	2 mons	Mon 9/13/21	Fri 11/5/21																		
Enclosure	2.5 mons	Mon 11/8/21	Fri 1/14/22																		
Build Out	4 mons	Mon 1/17/22	Fri 5/6/22																		
Owner Training / Transition	2 wks	Mon 5/9/22	Fri 5/20/22																		
Punchlist	2 wks	Mon 5/9/22	Fri 5/20/22																		
Furniture / Move In	3 wks	Mon 5/23/22	Fri 6/10/22																		
Inspections / Occupancy	2 wks	Mon 5/23/22	Fri 6/3/22																		
School Start	0 days	Mon 8/8/22	Mon 8/8/22																		

D86 CM Schedule

- Task: Solid blue bar
- Milestone: Diamond symbol
- Project Summary: Grey bar with arrow
- Rolled Up Task: Solid blue bar
- Rolled Up Progress: Solid blue bar with arrow
- Split: Dotted blue bar
- Summary: Dotted blue bar
- Group By Summary: Grey bar with arrow
- Rolled Up Milestone: Diamond symbol



Section 6: Insurance

Insurance

	CERTIFICATE OF LIABILITY INSURANCE	DATE(MM/DD/YYYY) 05/31/2018					
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p>							
<p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>							
<p>PRODUCER Aon Risk Services Central, Inc. Chicago IL Office 200 East Randolph Chicago IL 60601 USA</p>	<p>CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:</p>						
<p>INSURED Bulley & Andrews, LLC 1755 W. Armitage Avenue Chicago IL 60622-1163 USA</p>	INSURER(S) AFFORDING COVERAGE						
	INSURER A: The Ohio Casualty Insurance Company	24074					
	INSURER B: XL Specialty Insurance Co	37885					
	INSURER C: Arch Insurance Company	11150					
	INSURER D:						
	INSURER E:						
<p>COVERAGES CERTIFICATE NUMBER: 570071432050 REVISION NUMBER:</p>							
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested</p>							
NSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			[REDACTED]	06/01/2018	06/01/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/POP AGG \$2,000,000
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			[REDACTED]	06/01/2018	06/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION			[REDACTED]	06/01/2018	06/01/2019	EACH OCCURRENCE \$25,000,000 AGGREGATE \$25,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	[REDACTED]	06/01/2018	06/01/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000
<p>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Sample Certificate.</p>							
CERTIFICATE HOLDER				CANCELLATION			
Bulley & Andrews LLC 1755 W. Armitage Avenue Chicago IL 60622 USA				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="background-color: black; width: 100px; height: 20px; margin: 5px 0;"></div>			
<p>©1988-2015 ACORD CORPORATION. All rights reserved.</p> <p>ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD</p>							

Holder Identifier :

Certificate No : 570071432050



Contractor Controlled Insurance Program (CCIP)

Bulley & Andrews does not have any recent experience with Contractor Controlled Insurance Programs. However, we would approach its evaluation and possible implementation with the same methodology as other aspects of the project which requires a partnership mentality and robust dialogue to determine if it serves the best interest of the project.

Section 7: Professional Fees



Professional Fees

REQUEST FOR PROPOSALS

**RFP 19-015
Construction Manager
PROPOSAL PRICE SHEET**

PROPOSAL AWARD CRITERIA:

The Proposer agrees to provide the service described above and in the contract specifications under the conditions outlined in attached documents as listed.

TOTAL PRICE:

Provide Fee as a percent of the Cost of Work	1.75%
Provide a Lump-Sum price for General Conditions	\$2,686,996
- Reference B&A Form F, based on attached project schedule	\$129,480
Not to exceed fee for pre-construction services	Included in preconstruction services fee
- See Staffing Plan	
An additional Not-to-Exceed unit cost for additional iterations of the schedule	

Please submit any additional information on pricing on separate pages.

*** Please use an additional sheet if necessary to provide the required detail on pricing. Such sheet must be attached hereto.**

Bulley & Andrews, LLC

Company's Name



5.13.19

Authorized Representative's Signature

Date

Tim Puntillo

5.13.19

Authorized Representative's Signature (printed)

Date

Professional Fees

FORM F

Bulley & Andrews' proposed scope breakdown

GENERAL CONDITIONS SCOPE OF WORK

Respondents are directed to indicate if the costs associated with the General Conditions are to be included with the Lump Sum proposal or included with subsequent competitive bid packages. The following is a suggestion only, respondents should include their own selections.

	Description of Scope of Work	Costs included in General Conditions Lump Sum Amount	Costs to be included in bid packages and incorporated into GMP
1.	Supervisory and administrative personnel (project management, accounting and support staff) as required to professionally and expeditiously complete project work.	X	
2.	Field labor, materials and service charges for safety and final cleanup (trade specific safety and cleanup by subcontractors to be included as a subcontractor expense).		X
3.	Materials and supplies relative to General Contractor's work.	X	
4.	Machinery and equipment rentals relative to General Contractor's work.	X	
5.	Small tools relative to General Contractor's work.	X	
6.	Transportation expenses included trucking, freight and delivery charges relative to General Contractor's work.	X	
7.	Travel expenses relative to General Contractor's work.	X	
8.	Project management and job site office, storage sheds, and other temporary construction relative to General Contractor's work.	X	
9.	Insurance.		X
10.	Protection of adjoining spaces and repair of consequential damages (including trade specific protection and repairs by subcontractors).		X
11.	Temporary heat, light, power, water and sanitation facilities, utilities, scaffolding, bracing, barricades (including trade specific work and charges by subcontractors).		X
12.	First aid facilities (including subcontractor required to provide trade specific facilities).	X	
13.	Safety program, supervision, safety and protection (including trade specific safety and protection by subcontractors).	X	
14.	Losses or expense not compensated by insurance. Including deductibles for losses and expenses for which the General	X	
15.	Field and project management office expenses including telephone services, postage, stationary, air courier, messenger,	X	

Professional Fees

FORM F

16.	Construction progress photographs.	X	
17.	Costs for General Contractor's blueprints, photocopies and facsimile (including trade specific costs by subcontractors).	X	
18.	General Contractor's incidental labor and materials required for cooperation with Owner's testing agency (including trade specific costs by subcontractors).	X	
19.	Coordination of Guarantee or Warranty work (including trade specific costs by subcontractors).	X	
20.	Temporary signs and warning devices (including trade specific costs by subcontractors).		X
21.	Temporary enclosures, barricades and fencing (including trade specific costs by subcontractors).		X
22.	Pest control.	X	
23.	Dumpsters.		X
24.	General clean up and trade specific cleanup.		X
25.	Temporary sanitation.	X	
26.	Weekly job meetings.	X	
27.	Payment and performance bonds cost for the GMP amount (including trade specific bonds by subcontractors).	X	
28.	Building, and other permit costs and fees (including trade specific permits and fees by subcontractors).		X
29.	Surveys for (including trade specific surveys by subcontractors).		X
30.	O&M training and orientation.	X	
31.	Preparation of as-built drawings.	X	
32.	Final cleaning.		X

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Bulley & Andrews will provide all required insurance coverages including a \$50 million umbrella policy. The rate for Bulley & Andrews CGL coverage is 1.0% times the cost of the work and fee.

GMP Development

Determining at what stage of the design process a GMP is established impacts how contingencies are structured. Our recommendation is to carry a 5.0% - 7.5% contingency at 100% DD. If a GMP will be established off of 100% CDs, a 2.0% contingency is recommended.

Once a contingency arrangement is created, Bulley & Andrews will closely monitor and engage in ongoing, collaborative dialogue with SD86 to regularly evaluate it. Our early evaluation takes into consideration any scope that has yet to be developed. Our team will identify specific placeholders/costs for those specific items and not generalize them in an overall contingency. This process ensures every aspect of the project is accounted for while promoting a shared sense of project understanding among all team members (design/ownership).

Our team will also provide a recommended draw down and return of contingency savings at multiple stages of the project. This allows you to utilize these funds for project enhancements or towards any other needs. This process is an alternative to the traditional approach of waiting until the end of the project to return savings. Based on the project's duration, we would evaluate contingency on a quarterly basis. In addition to providing flexibility, B&A believes this process highlights our commitment to partnership and establishes confidence that we have properly mapped out the project while eliminating any unknowns.

This "drawn down" approach was utilized on the CCSD181 project for the new middle school. Doing so allowed Bulley & Andrews to return \$210,000 of unused contingency funds to the district. These funds were reallocated during the construction process to enhance their building program.

Section 8: Appendix

03

02 élémentaire

Proposal Submission Form

PROPOSAL SUBMISSION FORM

**BOARD OF EDUCATION OF
HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86, DUPAGE COUNTY ILLINOIS**

Proposal Description: RFP 19-015 Construction Manager

Mandatory Pre-Proposal Meeting/Site Visit: April 24, 2019 Hinsdale Central at 8:30AM CST

Deadline for Questions and Clarifications: May 7, 2019 at 4:00 P.M. CST

Proposal Submission Date and Time of Opening: May 14, 2019, at 2:00 P.M. CST

Presentation/Interviews (if Necessary) (tentative) Week of May 20, 2019

Submit your proposal to: Tina Snyder, CPPB
Procurement Officer
Hinsdale Township Administration Building
5500 Grant Street, Hinsdale, Illinois 60521

Recommendation for vendor approval to BOE: (Tentative) June

Fees for Services: To be detailed in proposal submission

The undersigned, being duly sworn, deposes and certifies under oath that the company or other entity named below, its officers, employees, and agents, are not barred from submitting a proposal on this contract as a result of a violation of the Bid Rigging or Bid Rotating provisions of the Public Contracts Section of the Illinois *Criminal Code of 2012* (720 ILCS 5/33E-3, 33E-4), or as a result of a violation of any other law, rule, ordinance or regulation. The undersigned further certifies that he or she has read and understands the Proposal Documents and that his or her proposal is in compliance therewith.

The undersigned affirms that the documents and information provided in this proposal are true and complete. The undersigned further affirms that submission of this proposal constitutes an agreement to provide all services and comply with all requirements outlined in this RFP unless expressly disclaimed by the submitter in its proposal.

By: [Redacted Signature] Firm Name: Bulley & Andrews

Print Name: Tim Puntillo Address: 1755 West Armitage Avenue

Its: _____ City: Chicago

Telephone: 773.645.5813 State: Illinois

Email Address: tpuntillo@bulley.com

Date: May 9, 2019

Subscribed and sworn to before me
this 9th day of MAY, 2019.

Notary Public: [Redacted Signature]

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Certificate Regarding Sexual Harassment Policy

FORM A
Certificate Regarding Sexual Harassment Policy

Tim Puntillo _____ (Submitter) does hereby certify (pursuant to Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) that (he, she, it) has adopted a written sexual harassment policy that includes at a minimum the following information (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under Illinois Law; (iii) a description of sexual harassment utilizing examples; (iv) internal compliant process including penalty; (v) the legal recourse, investigate and complaint process available through the Illinois Department of Human Rights and the Illinois Human Rights Commission; (vi) directions on how to contact the Department and Commission; and (vii) protection against retaliation as provided. Submitter further certifies that it will comply with the Illinois Human Rights Act implementing regulations required for all public contractors and included herein as Attachment to Form B.

By:




Authorized Agent of Submitter

Date:

May 9, 2019

Subscribed and sworn to before me this 9th day of

MAY, 2019.



Notary Public



Certificate of Eligibility to Contract

FORM B
Certificate of Eligibility to Contract

I, Tim Puntillo (pursuant to Section 5/10-20.21 (b) of the *School Code*)

hereby certify that neither I, nor any of my partners, or officers or owners of (name of Entity)

Bulley & Andrews

1. Have been convicted in the past five (5) years of the offense of proposal-rigging under Section 33E of the *Illinois Criminal Code of 2012, 720 ILCS 5/33 E-1 et seq.* as amended;
2. Have ever been convicted of the offense of proposal-rotating under Section 33E-4 of the *Illinois Criminal Code of 1961*, as amended;
3. Have ever been convicted of bribing or attempting to bribe an officer or an employee of the State of Illinois; or
4. Have made an admission of guilt of any of the above conduct which is a matter of record.

Furthermore, I certify that I, my partners, officers or owners of (name of business)


Bulley & Andrews and its affiliates have and will continue to collect and remit

Illinois Use Tax, to the extent required under the *Illinois Use Tax Act, 35 ILCS 105/1 et seq.*

In certifying to the above, I hereby acknowledge that the school board may declare any contract awarded pursuant to this proposal void if this certification is false.

May 9, 2019

Date


Authorized Agent of Submitter

Subscribed and sworn to before me this 9TH day of

MAY, 2019.


Notary Public



Sample Budget & Cost Estimate

BULLEY & ANDREWS Building Matters®		CCSD 181 Hinsdale Middle School DD Budget Project Summary			
Package/Trade	Levelled Bid	DD Levelled Budget	SD Budget	Delta from SD to DD Budget	Comments
01200 Overtime Allowance	\$50,000	\$50,000	\$50,000	\$0	
01329 Safety	\$274,100	\$274,100	\$274,128	\$28	
01333 Temporary Construction	\$502,425	\$502,425	\$688,760	\$186,335	
01500 Temporary Utilities	\$162,000	\$162,000	\$0	(\$162,000)	Not within SD, cost to project
015423 Temporary Protection	\$178,100	\$178,100	\$178,100	\$0	
015716 Temp Fence	\$75,125	\$75,125	\$67,680	(\$7,445)	
022100 Surveying	\$61,155	\$61,155	\$75,000	\$13,845	
024100 Demolition	\$800,000	\$800,000	\$700,000	(\$100,000)	Abatement included
025800 Winter Protection	\$129,000	\$129,000	\$129,000	\$0	
028200 Trade Bond Insurance	\$449,162	\$449,162	\$412,500	(\$36,662)	
030000 Concrete	\$2,063,000	\$2,063,000	\$2,238,440	\$175,440	
034000 Precast Concrete	\$1,297,252	\$1,297,252	\$1,447,760	\$150,508	Added thickness at Cafeterium
040000 Masonry	\$3,369,000	\$3,369,000	\$2,099,033	(\$1,269,967)	based on market pricing, two budgets received
051000 Structural Steel	\$2,364,750	\$2,364,750	\$3,117,967	\$753,217	
061000 Rough Carpentry	\$435,374	\$435,374	\$435,374	\$0	
062200 Millwork	\$1,142,335	\$1,142,335	\$1,132,335	(\$10,000)	
071000 Demographics and Waterproofing	\$222,900	\$222,900	\$169,019	(\$53,881)	Premium material for AVB
074000 Skylights	\$125,000	\$125,000	\$125,000	\$0	
074213 Metal Panels	\$200,000	\$200,000	\$99,500	(\$100,500)	Roof Screens for Roof Top equipment
075000 Membrane Roofing	\$1,305,000	\$1,305,000	\$1,305,000	\$0	
079200 Joint Sealants	\$25,000	\$25,000	\$20,100	(\$4,900)	
081000 Doors & Frames	\$375,000	\$375,000	\$468,304	\$93,304	
083000 Specialty Doors	\$167,750	\$167,750	\$215,000	\$47,250	
088000 Glazing	\$2,015,714	\$2,015,714	\$1,940,714	(\$75,000)	
092116 Gypsum Board Assemblies	\$3,714,867	\$3,714,867	\$3,814,867	\$100,000	
093000 Ceramic Tile	\$84,400	\$84,400	\$84,400	\$0	
095100 Acoustical Ceilings	\$478,000	\$478,000	\$521,411	\$43,411	
096000 Flooring	\$777,090	\$777,090	\$730,175	(\$46,915)	
098400 Wood Flooring	\$151,000	\$151,000	\$152,145	\$1,145	
099700 Fluid Applied Flooring	\$115,895	\$115,895	\$112,597	(\$3,298)	
099100 Parting	\$340,625	\$340,625	\$338,900	(\$1,725)	
100000 Flag Poles	\$12,000	\$12,000	\$20,000	\$8,000	
101400 Signage	\$82,954	\$82,954	\$92,000	\$9,046	
102226 Toilet Partitions	\$43,900	\$43,900	\$72,000	\$28,100	
102800 102800 Visual Display Boards	\$103,500	\$103,500	\$105,354	\$1,854	
102813 Toilet Accessories	\$34,065	\$34,065	\$69,000	\$34,935	
105000 Lockers	\$215,500	\$215,500	\$215,500	\$0	
114000 Foodservice Equipment - Appliances	\$450,771	\$450,771	\$409,232	(\$41,539)	
115000 Audio/Visual Equipment	\$483,560	\$483,560	\$115,000	(\$368,560)	Speakers and short throw projectors at classrooms. Sounds at gym and music. large AV system for cafeteria.
115300 Laboratory Equipment	\$405,000	\$405,000	\$405,000	\$0	
116623 Gymnasium Equipment	\$154,810	\$154,810	\$170,280	\$15,470	
116800 Performance Equipment	\$125,000	\$125,000	\$125,000	\$0	
122000 Window Treatments	\$118,700	\$118,700	\$100,500	(\$18,200)	
133416 Grandstands and Bleachers	\$145,000	\$145,000	\$145,000	\$0	
142000 Elevators	\$132,700	\$132,700	\$130,000	(\$2,700)	
210000 Fire Suppression	\$485,000	\$485,000	\$484,027	(\$973)	
220000 Plumbing	\$1,448,900	\$1,448,900	\$1,630,447	\$181,547	
230000 Mechanical/HVAC	\$4,364,209	\$4,364,209	\$4,526,155	\$161,946	
260000 Electrical	\$4,384,105	\$4,384,105	\$4,384,105	\$0	
310000 Earthwork/Site Utility	\$2,821,438	\$2,821,438	\$2,347,538	(\$473,900)	SW detention and increase in temp parking
321000 Asphalt Paving	\$414,810	\$414,810	\$470,889	\$56,079	
321400 Unit Pavers	\$20,300	\$20,300	\$20,822	\$522	
321600 Site Concrete	\$267,832	\$267,832	\$325,969	\$58,137	
323100 Fences & Gates	\$15,000	\$15,000	\$12,500	(\$2,500)	
329000 Landscaping	\$288,379	\$288,379	\$362,833	\$74,454	
TRADE COST SUBTOTAL	\$41,140,209	\$41,140,209	\$40,930,692	(\$209,517)	
Design & Construction Contingency - 7.40%		\$3,044,375	\$3,528,453	\$484,078	
Escalation - 0%		\$0	\$648,043	\$648,043	Budget numbers based on project schedule
TOTAL TRADE COST SUBTOTAL + CONTINGENCIES SUBTOTAL		\$44,184,584	\$44,207,178	\$22,596	
Builders Risk Insurance					
By Owner					
General Conditions Staffing - 2.33%		\$1,029,501	\$1,030,027	(\$526)	
Fixed General Conditions		\$280,801	\$280,801	\$0	
Estimated Reimbursable Expenses		\$100,452	\$100,452	\$0	
Fee - 1.25%		\$52,207	\$57,095	(\$4,788)	
General Liability Insurance - 1%		\$41,184	\$41,184	(\$10,911)	
CM P&P Bond - 0.475%		\$209,877	\$209,984	(\$107)	
TOTAL TRADE COST + CONTINGENCIES SUBTOTAL + CM FEES		\$46,798,465	\$46,847,394	\$47,529	
Design Fees (Pre-professional services)		\$2,989,816	\$2,989,816	\$0	
Design Fees (SE/Wing Revision)		\$146,873	\$146,873	\$0	
Design Fees (SE/Wing Revision)		\$50,000	\$50,000	\$0	
Zoning and Public Approvals Professional Services		\$50,000	\$50,000	\$0	
Additional Onsite Services		\$105,000	\$105,000	\$0	
Design Fees Specialty Consultants		\$75,000	\$40,000	(\$35,000)	Acoustical Consultant
Furniture, Fixtures & Equipment Design		\$0	\$0	\$0	
Estimated Design Reimbursable Expenses		\$75,000	\$75,000	\$0	
Furniture Budget		\$1,262,348	\$1,262,348	\$0	
IT - New Racks and Additional Switch-Equip. For New Classrooms		\$20,000	\$20,000	\$0	
Classroom Technologies (AV) - within electrical		\$0	\$0	\$0	
Environmental (asbestos) Design For Bid Documents		\$10,000	\$10,000	\$0	
Environmental (asbestos) On-Site Project Management		\$10,000	\$10,000	\$0	
Environmental (asbestos) Contractor Removal		\$0	\$0	\$0	
Environmental Pre-Design Testing		\$15,000	\$15,000	\$0	
Soil Borings		\$0	\$0	\$0	
Survey/Title Commitment		\$15,000	\$15,000	\$0	
Welland Survey and Report for MWRD		\$0	\$0	\$0	
Welland Mitigation Cash Offset		\$0	\$0	\$0	
Traffic Study Update		\$15,000	\$15,000	\$0	
Third Party Drawing Review Fees (ISBE required)		\$10,000	\$10,000	\$0	
Third Party On-site Inspections (ISBE required per IBC)		\$50,000	\$50,000	\$0	
Flagg Creek Water Reclamation District Fees		\$25,000	\$25,000	\$0	
Material Testing during Construction		\$100,000	\$100,000	\$0	
Utility Company Excess Facility Charges (transformer, water meter)		\$75,000	\$75,000	\$0	
Modular Classroom Lease Costs		\$0	\$0	\$0	
Permit Fees		\$5,000	\$5,000	\$0	
Building Commissioning		\$44,209	\$44,209	\$0	
Owner Representative		\$160,000	\$160,000	\$0	
Final Bidding Cleaning		\$103,874	\$103,874	\$0	
Moving Costs		\$125,000	\$125,000	\$0	
Legal Costs		\$50,000	\$50,000	\$0	
Owner Contingency		\$947,291	\$934,362	(\$12,929)	
TOTAL PROJECT BUDGET		\$53,326,164	\$53,326,164	(\$0)	
Anticipated Value of Bid Packages					
Bid Package 1	\$10,832,479				
Bid Package 2	\$23,163,547				
Bid Package 3	\$5,441,753				
Bid Package 4 - Surface Lot Only	\$1,792,428				

Sample Budget & Cost Estimate



CONFIDENTIAL CLIENT
SCHEMATIC BUDGET SUMMARY

Item Description	Schematic Budget				
	QTY	Unit	Unit Price	Budget Detail	Budget Summary
Div 1 - General Requirements					
Temporary Protection					\$179,100
Floor Protection	134,000	sf	\$0.50	\$67,000	
Protect Finishes	1	allow	\$25,000.00	\$25,000	
Final Construction Clean	134,000	sf	\$0.65	\$87,100	
Site Logistics					\$254,680
Temp Fencing					
School year 2017	2,860	lf	\$12.00	\$34,320	
Summer 2018	850		\$12.00	\$10,200	
Fall 2018	930	lf	\$12.00	\$11,160	
Gates	8	ea	\$1,500.00	\$12,000	
Canopies/barricades for safe passage	1	allow	\$50,000.00	\$50,000	
Flaggers	800	mhs	\$115.00	\$92,000	
Clean Streets	30	weeks	\$1,500.00	\$45,000	
Temporary Security					\$0
Temp Site Security - full time when not on site when copper available				Not required	
Overtime					\$50,000
Overtime Allowance	1	allow	\$50,000.00	\$50,000	
Safety Program					\$87,100
Cover openings, roof rails, window rails, etc.	134,000	sf	\$0.65	\$87,100	
Weather Protection					\$129,000
Winter 2017/2018 Enclosures	600	mh	\$115.00	\$69,000	
Heater Rental	1	ls	\$40,000.00	\$40,000	
Temp Cooling/Dehumidification Units - Summer 2018	1	ls	\$20,000.00	\$20,000	
Temporary Utility Costs - Tie into existing owner - Utility expense not included				not included	
Surveying					\$75,000
Building and Site Surveying	1	allow	\$75,000.00	\$75,000	
Temporary Construction					\$888,760
Temporary Staging / Parking	1	allow	\$200,000.00	\$200,000	
Temporary Trailer relocate / remove	1	allow	\$500,000.00	\$500,000	
Jersey Protection of Temp Trailers & Restripe parking lot	1	allow	\$15,000.00	\$15,000	
Temporary stormwater detention at existing field	1	allow	\$85,000.00	\$85,000	
Temp Connection to Trailers/ Existing Building	1	allow	\$50,000.00	\$50,000	
General Requirements for SE Design revision	1	ls	\$38,760.00	\$38,760	
Trade Bond / Insurance Costs					\$412,500
Subcontractor bonding cost or subcontractor default insurance	37,500,000	\$	\$0.01	\$412,500	
Temp Utilities					
Gas, Electric, Water - Utilize Owner's existing services for temporary measures				not included	
General Requirements		Division Total		\$2,076,140	\$2,076,140
Div 2 - Existing Conditions					
Abatement				By Owner	\$0
Demolition					\$760,000
Demo Existing Middle School Complete	1	ls	\$710,000.00	\$710,000	
Utility disconnections	1	ls	\$50,000.00	\$50,000	
Site Demo				in excavation/site	
Existing Conditions		Division Total		\$760,000	\$760,000
Div 3 - Concrete					
Site Concrete					in site improvements
Exterior Precast Panels - ICP					within alternate
Furnish and install precast building panels (whole building)	58,000	sf	\$51.00	within alternate	
Exterior Precast Panels - ICP					\$1,447,760
Furnish and install precast building panels at cafetorium- architectural precast inlaid brick	10,656	sf	\$45.00	\$479,520	
Furnish and install precast building panels at gymnasium- architectural precast inlaid brick	19,760	sf	\$49.00	\$968,240	
Parking structure					\$0
Concrete					\$2,236,440
LL Foundation Walls / Footings	350	cy	\$750.00	\$262,500	
Concrete piers	21	cy	\$1,000.00	\$21,000	
LL SOG + 1st Floor SOG	77,271	sf	\$5.50	\$424,991	
1st Floor Foundation Walls and Footings	1,200	cy	\$700.00	\$840,000	
Misc. concrete - thickened slabs, housekeeping pads, elevator pit, pan stairs, raised stage	1	allow	\$100,000.00	\$100,000	
Slab on Metal Deck including cafetorium	57,822	sf	\$4.50	\$260,199	
Vapor reducing admixture (i.i.o. mitigation)	2,850	cy	\$115.00	\$327,750	
Concrete		Division Total		\$3,684,200	\$3,684,200

Sample Budget & Cost Estimate



CONFIDENTIAL CLIENT
SCHEMATIC BUDGET SUMMARY

Item Description	Schematic Budget				
	QTY	Unit	Unit Price	Budget Detail	Budget Summary
Div 4 - Masonry					
Masonry					\$2,069,033
Brick Exterior Wall System - cast stone and brick veneer with AVM 3" polyiso and 1" airspace	56,400	sf	\$36.00	\$2,030,400	
Masonry for SE Design revision	1	ls	\$38,633.00	\$38,633	
Masonry		Division Total		\$2,069,033	\$2,069,033
Div 5 - Metals					
Structural Steel					\$3,117,967
Furnish and install steel framing, joists at roof, composite floor deck, metal roof deck, shear connectors, concrete stops, diaphragm framing, braced frames, mechanical framing, steel pan stairs, hung lintels, leaf angles, and loose lintels	1	ls	\$2,951,000.00	\$2,951,000	
Acoustical Decking - Gym	15,000	sf	\$1.00	\$15,000	
Composite Acoustical Decking - Cafetorium	4,500	sf	\$5.50	\$24,750	
Roof Screening	1	ls	\$60,000.00	\$60,000	
Furnish and install running track steel, deck, rails, stairs and mezz platform	1	ls	\$207,000.00	within alternate	
Provide structure for future opening to create auditorium addition	1	ls	\$9,000.00	\$9,000	
Steel for SE Design revision	1	ls	\$58,217.00	\$58,217	
Metals		Division Total		\$3,117,967	\$3,117,967
Div 6 - Woods & Plastics					
Carpentry					\$435,374
Install all doors, frames, and hardware	175	openings	\$1,000.00	\$175,000	
Misc Carpentry, Blocking, etc.	134,000	sf	\$1.15	\$154,100	
Install roof blocking	2,750	lf	\$20.00	\$55,000	
Provide installation of all toilet accessories	22	rooms	\$1,000.00	\$22,000	
Rough Carpentry for SE Design revision	1	ls	\$29,274.00	\$29,274	
Millwork					\$1,132,335
Furnish and install upper cabinets	1,443	lf	\$174.00	\$251,082	
Furnish and install base cabinets	1,265	lf	\$335.00	\$423,775	
Furnish and install book shelves	954	lf	\$197.00	\$187,938	
Furnish and install instrument storage counters	58	lf	\$335.00	\$19,430	
Furnish and install tall storage cabinets	31	lf	\$372.00	\$11,532	
Furnish and install locker room bench	273	lf	\$198.00	\$54,054	
Furnish and install art storage unit A	15	lf	\$1,090.00	\$16,350	
Furnish and install art storage unit B	33	lf	\$1,326.00	\$43,758	
Furnish and install backpack cubbies	24	ea	\$184.00	\$4,416	
Desks / Display Cases - Reception/ Admin/ Library	4	ea	\$15,000.00	\$60,000	
Allowance for millwork design development	1	allow	\$60,000.00	\$60,000	
Woods & Plastics		Division Total		\$1,567,709	\$1,567,709
Div 7 - Thermal & Moisture					
Roofing					\$1,305,000
Option 2 system - 1/2" Densdeck, mechanically fastened on metal deck, 2-ply vapor barrier, 2 layers of 2.6" polyiso (R-30), 1/2" per foot tapered saddles between roof drains, 1/2" cover board, .060 TPA roof system fully adhered, 26 ga. stainless steel - 2 piece counterflashing at masonry walls- 74,200 sf	1	ea	\$1,305,000.00	\$1,305,000	
Fireproofing					\$50,000
Top of Wall Fireproofing & Slab Edge - SAFP not required	1	allow	\$50,000.00	\$50,000	
Thermal/Moisture Barrier					\$119,019
Waterproofing at LL, elevator pit	6,000	sf	\$15.00	\$90,000	
Wall Insulation				within drywall	
Exterior Air/Vapor Barrier				within drywall	
Moisture Barrier for SE Design revision	1	ls	\$29,019.00	\$29,019	
Metal wall panels					\$59,500
Soffit and fascias at entrances	1,700	sf	\$35.00	\$59,500	
Sealants					\$20,100
Misc. caulking / fire stopping	134,000	sf	\$0.15	\$20,100	
Thermal & Moisture		Division Total		\$1,553,619	\$1,553,619
Div 8 - Doors & Windows					
Doors & Hdw					\$703,366
Furnish hollow metal frames	175	ea	\$850.00	\$148,750	
Furnish hollow metal doors	45	ea	\$800.00	\$36,000	
Furnish wood doors	171	ea	\$620.00	\$106,020	
Furnish door hardware	1	LS	\$197,596.00	\$197,596	
Glass Doors				in Alum / Glass	
Coiling Doors at Serving and Cafetorium	8	ea	\$15,000.00	\$120,000	
Coiling doors at corridors to separate gym activates	2	ea	\$7,500.00	\$15,000	
Acoustical Doors at Orchestra	10	ea	\$25,000.00	\$25,000	

Sample Budget & Cost Estimate



CONFIDENTIAL CLIENT
SCHEMATIC BUDGET SUMMARY

Item Description	Schematic Budget				
	QTY	Unit	Unit Price	Budget Detail	Budget Summary
42 STC folding partition at Special Education room	1	ea	\$20,000.00	\$20,000	
42 STC folding partition at Stage	1	ea	\$35,000.00	\$35,000	
Alum/Glass					\$2,065,714
Exterior Storefront with entry doors and vestibules - 13,360 sf for (324) total openings of glass and aluminum (17 thus are entry openings, which includes hardware)	1	ls	\$1,310,000.00	\$1,310,000	
Windows for SE Design revision	1	ls	\$51,714.00	\$51,714	
Glass Door Openings		in above			
Glass Handrails @ 2nd Floor Atrium, 85 LF	1	ls	\$75,000.00	\$75,000	
3rd Floor Atrium Fire Rated Glass System, 500 SF	1	ls	\$200,000.00	\$200,000	
Interior Storefront - Admin/ Library/ Testing Area, 2930 SF with 3 single doors and 1 pair	1	ls	\$190,000.00	\$190,000	
Auto Operators	4	ea	\$5,000.00	\$20,000	
Skylight system over main entry lobby	1	LS	\$125,000.00	\$125,000	
Door Lites (figured 2'-0" x 6'-0" 1/4" tempered glass for 90 locations)	1,080	sf	\$25.00	\$27,000	
Misc Interior Glazing	134,000	sf	\$0.50	\$67,000	
Doors & Windows		Division Total		\$2,769,080	\$2,769,080
Div 9 - Finishes					
Drywall					\$3,768,368
Complete interior and exterior metal stud wall assembly	1	ls	\$3,409,814.00	\$3,409,814	
Auditorium exterior walls				included	
Typical exterior walls				included	
Finishes for SE Design revision	1	ls	\$108,554.00	\$108,554	
Corridor walls				included	
Classroom walls				included	
Shaft walls				included	
Drywall ceilings				included	
Soffits				included	
Shop drawings				included	
Drywall Clean Up	1	ls	\$250,000.00	\$250,000	
ACT					\$521,411
Noise reduction acoustical tile ceiling: 2x2, 15/16" standard grid at orchestra & choir areas	5,516	SF	\$4.75	\$26,201	
Acoustical tile ceiling: 2x2, 15/16" standard grid at academic spaces, corridors, and administration areas	86,481	SF	\$5.00	\$432,405	
Deduct ACT at Labs, FACS and Art rooms and provide K13 spray acoustical	15,000	SF	-\$1.00	(\$15,000)	
Food service grade tile ceiling: 2x2, 15/16" standard grid at food service area	2,161	SF	\$5.00	\$10,805	
Misc special acoustical treatments- curtains at band, orchestra, auditorium	134,000	sf	\$0.50	\$67,000	
Ceramic					\$84,400
Restroom wet walls - full height	2,200	sf	\$22.00	\$48,400	
Restroom dry walls - 4' high ceramic wainscot	2,400	sf	\$15.00	\$36,000	
Flooring					\$994,916
Entry Walk Off Mat	7	ea	\$7,500.00	\$52,500	
Epoxy coating at Janitors Closets, bathrooms and kitchen	9,791	sf	\$11.50	\$112,597	
Sealed concrete at electrical, mechanical, and storage rooms	7,500	sf	\$1.50	\$11,250	
Large gymnasium wood flooring - 2-1/4" wide maple grade with game lines and logo	8,205	sf	\$12.25	\$100,511	
Small gymnasium wood flooring - 2-1/4" wide maple grade with game lines	4,215	sf	\$12.25	\$51,634	
Weight room - traction rubber flooring	785	sf	\$11.50	\$9,028	
18" x 18" LVT at corridors, classrooms and stairs - includes rubber base at perimeter	86,117	sf	\$6.10	\$525,314	
Sealed concrete in lieu of LVT at Labs, FACS and Art rooms	15,000	sf	-\$2.10	(\$31,500)	
24" x 24" CPT with rubber base along perimeter at Admin areas and Library Resource Center	9,215	sf	\$6.90	\$63,584	
Floor prep	100,000	ls	\$1.00	\$100,000	
Moisture Mitigation					in concrete
Painting					\$396,900
Paint Throughout	134,000	sf	\$2.85	\$381,900	
touchups	1	allow	\$15,000.00	\$15,000	
Finishes		Division Total		\$5,765,995	\$5,765,995
Div 10 - Specialties					
Toilet Accessories					\$68,000
PT Dispensers, Hand Dryers, TP Dispensers, Disposals, FE/FECs, etc. - multi-user	12	rooms	\$4,000.00	\$48,000	
PT Dispensers, Hand Dryers, TP Dispensers, Disposals, FE/FECs, etc. - single-user	10	rooms	\$2,000.00	\$20,000	
Toilet / Urinal Partitions					\$72,000
Phenolic partitions	60	ea	\$1,200.00	\$72,000	
Magnetic Visual Display Boards					\$96,674
F&I Visual Display Boards - 42 teaching stations x 2/room	84	ea	\$1,000.00	\$84,000	
Specialties for SE Design revision	1	ls	\$12,674.00	\$12,674	
AV equipment					\$115,000

Sample Budget & Cost Estimate



CONFIDENTIAL CLIENT
SCHEMATIC BUDGET SUMMARY

Item Description	Schematic Budget				
	QTY	Unit	Unit Price	Budget Detail	Budget Summary
Projection screens, projectors - Gym, Cafetorium, Library	4	ea	\$15,000.00	\$60,000	
TV Screens	10	ea	\$5,500.00	\$55,000	
Flagpoles					\$20,000
F&I Flagpoles	1	allow	\$20,000.00	\$20,000	
Lockers					\$215,500
Student lockers - standard size: 12" wide x 15" deep x 60" high (2-tier), metal construction with sloped tops	359	ea	\$400.00	\$143,600	
Student lockers - ADA compliant: 12" wide x 15" deep x 60" high, metal construction with sloped tops	38	ea	\$210.00	\$7,980	
Physical education lockers: 12" wide x 16" deep x 12" high (5 tier), metal construction (1360 total doors)	272	ea	\$235.00	\$63,920	
Signage					\$92,000
Interior room signage, donor recognition signage allowance	134,000	sf	\$0.50	\$67,000	
Exterior Signage Allowance	1	allow	\$25,000.00	\$25,000	
Specialties	Division Total			\$679,174	\$679,174
Div 11 - Equipment					
Gym Equipment					\$170,280
Basketball backstops with electronic control by Porter Athletic	12	ea	\$7,000.00	\$84,000	
Volleyball net & floor sleeves by Porter Athletic	4	ea	\$4,000.00	\$16,000	
Wireless scoreboard by Daktronics	2	ea	\$8,800.00	\$17,600	
2" thick x 6' high safety wall pad	108	lf	\$110.00	\$11,880	
Electric divider curtain	3	ea	\$13,600.00	\$40,800	
Exterior Equipment - Soccer Goals, Scoreboard, Baseball backstop					by Owner
Performance Equipment					\$125,000
Theater and stage equipment	1	allow	\$100,000.00	\$100,000	
Raised platform at Choir Rooms	1	ls	\$25,000.00	\$25,000	
Food Service Equipment					\$388,500
Cooking equipment	1	ea	\$141,000.00	\$141,000	
Preparation equipment	1	ea	\$15,000.00	\$15,000	
Serving equipment	1	ea	\$130,000.00	\$130,000	
Dishwashing equipment	1	ea	\$40,000.00	\$40,000	
Cooler & freezer	1	ea	\$45,000.00	\$45,000	
FACS appliances	7	ea	\$2,500.00	\$17,500	
Lab Equipment / Casework					\$405,000
Lab room - includes all upper & lower cabinets, epoxy countertops, sinks and demo station	6	ea	\$55,000.00	\$330,000	
Teacher prep room - includes all upper & lower cabinets, epoxy countertops, wash sink, cooler, and (2) double-sided fume hoods to be shared with adjacent science labs	3	ea	\$25,000.00	\$75,000	
Equipment for SE Design revision	1	ls	\$20,732.00	\$20,732	
Equipment	Division Total			\$1,088,780	\$1,088,780
Div 12 - Furnishings / Bleachers					
Window Treatments					\$100,500
Manual Blinds	134,000	sf	\$0.75	\$100,500	
Telescoping Bleachers					\$145,000
550 seat capacity	550	seats	\$200.00	\$110,000	
Provide 700 capacity on one side of gym for assembly	1	ls	\$35,000.00	\$35,000	
Furnishings	Division Total			\$210,500	\$245,500
Div 13 - Special Construction					
Special Construction	Division Total			no work	\$0
Div 14 - Conveying System					
Elevator					\$150,000
4-stop passenger elevator	4	stops	\$30,000.00	\$120,000	
LULA at Stage	1	ea	\$30,000.00	\$30,000	
Conveying System	Division Total			\$120,000	\$150,000
Div 21 - Fire Suppression					
Fire Sprinkler Protection					\$484,027
Fire protection throughout	1	ls	\$475,000.00	\$475,000	
Fire Protection for SE Design revision	1	ls	\$9,027.00	\$9,027	
White semi-recessed or pendant heads in dropped ceilings					included
Brass upright in exposed ceiling areas					included
750 GPM electric fire pump with controller					included
Outside fire pump test header					included
Fire department connection					included
4" standpipes in stairwells with exposed fire hose valves					included
Zone control floor valves for each floor located in each stairwell					included
6" backflow preventer					included
Fire protection shop drawings					included

Sample Budget & Cost Estimate



CONFIDENTIAL CLIENT
SCHEMATIC BUDGET SUMMARY

Item Description	Schematic Budget			
	QTY	Unit	Unit Price	Budget Detail
Hydrostatic testing				included
Light hazard sprinkler design in classroom and offices				included
Ordinary hazard sprinkler design in mechanical and lab rooms				included
Hangers and miscellaneous fittings				included
Fire Suppression	Division Total			\$484,027
Div 22 - Plumbing				\$484,027
Plumbing				\$1,630,447
Complete plumbing system throughout	1	ls	\$1,600,000.00	\$1,600,000
Plumbing for SE Design revision	1	ls	\$30,447.00	\$30,447
Excavation, spoil removal and backfill for all underground plumbing				included
Booster pump system serving domestic water				included
Water heaters, storage tank and hot water re-circulation system				included
Roof drains, overflow drains and storm piping				included
Pipe covering on all domestic water piping				included
Pipe covering on storm horizontal piping				included
Exterior hose bibs with backflow devices				included
Rooftop hose bibs with backflow devices				included
Elevator sump sumps with discharge piping				included
Janitor closet mop basins and faucets				included
High-low drinking fountains with bottle fillers				included
Pantry sinks & connections to kitchen equipment at Specials Education				included
Sanitary and storm connections				included
Domestic water connection to flange stubbed in by utilities contractor				included
Drain tile and sump pump system serving lower level mechanical and storage areas				included
Floor drains and open site serving equipment				included
Ejector pump				included
Wall-mount toilets and urinals with sensors				included
Wall-mount lavatories with sensors and temperature mixing valves				included
Floor drain at each bathroom				included
Showers at locker rooms				included
Connections to all equipment at Kitchen including floor and open site drains				included
Backflow devices where required by code				included
Emergency showers and eye wash stations with floor drains at Science Labs				included
Connections to all lab sinks				included
Neutralizing basins serving lab sinks				included
Plumbing	Division Total			\$1,630,447
Div 23 - Heating, Ventilating, and Air Conditioning				\$4,506,150
HVAC System				\$4,506,150
Option #3 - VRF system	134,000	sf	\$33.00	\$4,422,000
Mechanical for SE Design revision	1	ls	\$84,150.00	\$84,150
Air distribution- dedicated outdoor air systems (DOAS) with integral energy recovery wheel, DX cooling, stainless steel heat exchanger, modulating gas burner, VFD supply and return fan, hot gas reheat, ad packaged controls. DOAS units would provide ventilation air to all the classrooms and learning spaces. Provide packaged air cooled DX rooftop units with an integral energy recovery wheel, variable speed compressors, stainless steel heat exchanger, VFD supply fan, VFD exhaust fan, stainless steel drain pan and packaged unit controls				included
Zoning- Each classroom, science room, offices, misc. learning spaces and service spaces shall be provided with a ceiling cassette unit or a ducted cassette unit in addition to the DOAS unit. The commercial kitchen, cafeteria, theater and gymnasium would be provided a packaged rooftop unit				included
Temperature controls- The building automation system shall be based on the latest web-based platform. The graphic representation of the all equipment will allow the end user to control the building temperature to increase occupant comfort, reduce energy usage and monitor HVAC equipment operation.				included
Test and balance entire system				included
Gas piping to all kitchen and lab equipment				included
Heating Ventilating, and Air Conditioning	Division Total			\$4,506,150
Div 26 - Electrical				\$4,204,785
Electrical				\$4,204,785
Complete building electrical system	1	ls	\$3,085,105.00	\$3,085,105
Fire alarm cabling and devices	1	ls	\$148,850.00	\$148,850
Voice evacuation and life safety system	1	ls	\$62,500.00	\$62,500
Voice data cabling and devices	1	ls	\$315,880.00	\$315,880
Voice data relocate existing racks and wire way	1	ls	\$90,000.00	\$90,000
Intercom and PA system	1	ls	\$185,000.00	\$185,000
Entry intercom	1	ls	\$24,000.00	\$24,000
Gym sound system	1	ls	\$60,000.00	\$60,000

Sample Budget & Cost Estimate



CONFIDENTIAL CLIENT
SCHEMATIC BUDGET SUMMARY

Item Description	Schematic Budget				Budget Summary
	QTY	Unit	Unit Price	Budget Detail	
Wireless clock system	1	ls	\$112,500.00	\$112,500	
Security camera system	1	ls	\$75,950.00	\$75,950	
Card access system	1	ls	\$45,000.00	\$45,000	
Electrical for SE Design revision	1	ls	\$80,019.00	\$80,019	
Electrical			Division Total	\$4,204,785	\$4,204,785
Div 27 - Communications					
Communications			Division Total	In Electrical	\$0
Div 31 - Earthwork					
Earthwork					\$2,347,550
Excavation - Main Bldg.	1	ls	\$2,102,550.00	\$2,102,550	
Site Clearing / Tree Removal	115,000	sf		included	
Remove / Abandon Utilities	3,000	lf		included	
Remove Sidewalks	9,500	sf		included	
Remove Stone Walls/ Seating	1	ls		included	
Saw cutting	1	ls		included	
Remove Driveways / Parking / Curbs	15,000	sf		included	
Excavation & Backfill				included	
Topsoil	73,500	sf		included	
Erosion Control, tree protection				included	
Construction Entrances				included	
Aggregate Piers / Geopiles	1	allow	\$175,000.00	\$175,000	
Earth Retention				within alternate	
Dewatering	1	ls	\$25,000.00	\$25,000	
Street Cleaning	1	ls	\$45,000.00	\$45,000	
Excavation - Soccer Field					
Clear & Grub				included	
Excavation & Backfill				included	
Erosion Control/ Tree Protection				included	
Earthwork			Division Total	\$2,347,550	\$2,347,550
Div 32 - Exterior Improvements					
Pavement					\$270,667
Asphalt - Road Repairs/ Striping	26,000	sf	\$4.00	\$104,000	
New School Parking Lot	6,667	sy	\$25.00	\$166,667	
Site Concrete - Building					\$322,980
Sidewalks	14,000	sf	\$10.00	\$140,000	
Slab @ Storm Trap	10,250	sf	\$6.00	\$61,500	
Curb & Gutter	3,165	lf	\$12.00	\$37,980	
Entry Drive/ Bus Drop-off	5,500	sf	\$12.00	\$66,000	
Generator Pad	250	sf	\$10.00	\$2,500	
Exterior Signage Foundation	1	allow	\$7,500.00	\$7,500	
Flagpole Base	1	allow	\$7,500.00	\$7,500	
Bollards				included	
Site Concrete - Soccer Field Curb					
Curb	1,225	lf		Only required for Turf	
Exterior Athletic Surfacing and Equipment					
Field lighting	1	ls		in electrical not included	
Metal Bleachers at Field					
Perimeter Security					\$72,500
Install new perimeter screening/fencing	500	lf	\$125.00	\$62,500	
New Gates @ Trash Enclosure	1	ea	\$10,000.00	\$10,000	
Landscaping/ Hardscape - Building					\$336,750
Gravel Maintenance edging	1,800	lf		in excavation	
Bike Racks	60	ea	\$300.00	\$18,000	
Trash Receptacles	10	ea	\$1,000.00	\$10,000	
Benches	4	ea	\$1,500.00	\$6,000	
Retaining Wall @ Parking	4,400	sf	\$30.00	\$132,000	
Outdoor Classroom/ Salvaged Outcropping Stone	1	allow	\$20,000.00	\$20,000	
Sod	73,500	sf	\$0.50	\$36,750	
Misc. Plantings	1	allow	\$75,000.00	\$75,000	
Trees	40	ea	\$810.00	\$32,400	
Shrubs @ Entries	120	ea	\$55.00	\$6,600	
Landscaping/ Hardscape - Field					\$46,100
Sod	92,200	sf	\$0.50	\$46,100	
Salvage Existing for Reuse					

Sample Budget & Cost Estimate



CONFIDENTIAL CLIENT
SCHEMATIC BUDGET SUMMARY

Item Description	Schematic Budget				
	QTY	Unit	Unit Price	Budget Detail	Budget Summary
Donor pavers					
Historical plaques					
Flag Pole					
Outcropping Stones					
Unit Pavers					\$50,600
Pavers @ Doors	3,200	sf	\$8.00	\$25,600	
Allow for Donor Pavers	1	allow	\$25,000.00	\$25,000	
Exterior Improvements		Division Total		\$1,099,597	\$1,099,597
Div 33 - Site Utilities					
Site Utilities					\$75,000
Demo Existing Underground Utilities				in excavation/site	
Relocate Gas & Tele/ Data	1	allow	\$75,000.00	\$75,000	
Electric					\$0
Building Main	110	lf		in electrical	
Phone/ Data					\$0
Feeder	50	lf		in electrical	
Gas Main					\$0
Building	400	lf		in HVAC/ piping	
Storm Sewer				within excavation	\$0
Building	1,150	lf		\$0	
Catch Basins/ Structures	19	ea			
Soccer Field	1	ls		\$0	
Parking Lot	1	ls		\$0	
Detention	10,250	sf		\$0	
Sanitary Sewer				within excavation	\$0
Tie into existing	160	lf		\$0	
Water				within excavation	\$0
Building Water Main	525	lf			
Water to Field		lf		\$0	
Site Utilities		Division Total		\$75,000	\$75,000
Total					\$40,030,682

Sample Bid Package

NOTICE TO BIDDERS

Sealed separate bids will be received by the Board of Education, Community Consolidated School District 181 (the "Board") for the following project:

**COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181
NEW HINSDALE MIDDLE SCHOOL
100 SOUTH GARFIELD STREET
HINSDALE, IL 60521**

BID GROUP 2

BID 2A – Masonry, BID 2B – Miscellaneous Metals, BID 2C – Rough Carpentry/General Trades, BID 2D – Roofing, BID 2E – Glass & Glazing, BID 2F – Doors, Frames, & Hardware, BID 2G – Drywall & Framing, BID 2H – Acoustical Ceilings, BID 2I – HVAC, BID 2J – Plumbing, BID 2K – Fire Protection, BID 2L – Electrical, BID 2M – Skylight, BID 2N – Joint Sealants, BID 2O – Specialty Doors, BID 2P – Operable Partitions

Bids will be received until **2:00 p.m. prevailing time** on **Wednesday May 31, 2017** at the Community Consolidated School District 181 Administrative offices, **115 West 55th Street; Clarendon Hills, IL 60514**, and will be publicly opened and read at **2:00 p.m. prevailing time** on that date. Bids shall be submitted in an opaque sealed envelope clearly marked with the Bid Group that is being submitted:

**Community Consolidated School District 181
115 West 55th Street; Clarendon Hills, IL 60514
Attention: Bulley & Andrews
Project: BID GROUP 2 NEW HINSDALE MIDDLE SCHOOL**

A separate mailing envelope shall be used for Bids that are mailed or delivered by a commercial delivery service. Mailed or delivered Bids shall be addressed to the "Superintendent's Office District 181". Bids not received in the Superintendent's Office by the specified time may be rejected or returned unopened.

Community Consolidated School District 181 Administration Office is located at the southwest corner of 55th Street and Holmes Avenue, which is west of IL RT 83 on 55th Street. The office building is located behind PNC Bank and access to the parking lot is on Holmes Avenue across from Jewel. Google Maps does not correctly locate the District 181 office.

The District Offices are several offices located on two floors in a commercial office building. Bids are to be delivered to the 2nd Floor Superintendent's Office, which is at the west end of the second floor. Bids not delivered to the Superintendent's office by the specified time may be rejected or returned unopened.

Scope of work for Bid Group 2 generally includes, but is not limited to: masonry, miscellaneous metals, rough carpentry, general trades, roofing, metal panels, glass and glazing, skylights, doors, frames, and hardware, coiling doors, operable partitions, drywall and framing, acoustical ceilings, HVAC, plumbing, fire protection, and electrical.

All bids must be submitted in accordance with the Bidding Documents for the project. Bid security in the form of a bid bond in an amount equal to ten percent (10%) of the base bid amount shall be submitted with the bid. The Bid Bond shall be payable to the Board of Education, Community Consolidated School District 181, 115 West 55th Street; Clarendon Hills, IL 60514. All documents and information required by the Bidding Documents for the project shall be submitted with the bid. **Incomplete, late or non-conforming bids may not be accepted.**

No bids shall be withdrawn, cancelled or modified after the time for opening of bids without the Board's consent for a period of ninety (90) days after the scheduled time of bid opening.

The successful bidder is required to furnish Performance and Labor and Material Payment Bonds in an amount equal to one hundred percent (100%) of the contract amount, in form and with sureties approved by the Board.

The successful bidder is required to furnish insurance and guarantee of indemnity in form and amounts required by the Bidding Documents. The cost of the insurance and indemnity will be included in each bidder's proposal.

Sample Bid Package

The Bidding Documents for the project (which include the bidding instructions for the project and other related documents) will be available Monday May 8th, 2017 and may be purchased from Springer Blueprint Services – 1640 S. Western Ave. Chicago, IL 60643 – 773-238-6340. The Bidding Documents are available for viewing/download online without cost or purchase at the Bulley & Andrews, LLC FTP Site, <https://ftp.bulley.com>, username: 116190, password: bulley1891. The Bidding Documents are available for viewing at the office of Bulley & Andrews, LLC.

The Board reserves the right to reject any or all bids or parts thereof, or waive any irregularities or informalities, and to make an award that in the Board’s sole opinion is in the best interest of the District.

A pre-bid meeting will be held at Hinsdale Middle School 100 S. Garfield Hinsdale, IL at 3:30 PM Friday May 19th, prevailing time. After the meeting, attendees shall visit the sites to view the areas of work and gather additional information. Attendance will be taken at the pre-bid meeting.

In addition to pre-bid meeting, the site will be available for visits by appointment to be coordinated with Bulley & Andrews, LLC. Interested parties may inspect the existing conditions. Schedule an appointment with Bill Truty of Bulley & Andrews in advance if you wish to visit the sites.

All bidders must comply with applicable Illinois Law requiring the payment of prevailing wages by all Contractors working on public works. If during the time period of work, the prevailing wage rates change, the contractor shall be responsible for additional costs without any change to the contract amount. All bidders must comply with the Illinois Statutory requirements regarding labor, including Equal Employment Opportunity Laws.

For additional information on the project, contact Bill Truty of Bulley & Andrews, LLC at btruty@bulley.com or 773-645-2086.

Future Bid Groups 3 and 4 are expected to be available on or around the following: Bid Group 3 Interior Finishes June 6th with a bid opening date of June 27th, 2017; Bid Group 4 July 19th with a bid opening date of August 9th, 2017.

Gary Clarin, Secretary, Board of Education, Community Consolidated School District 181, Cook and DuPage Counties, Illinois

Sample Bid Package

HINSDALE MIDDLE SCHOOL
BID PACKAGE 02

CORDOGAN CLARK & ASSOCIATES, INC.
May 2017

Bid Group 2: Masonry; Miscellaneous Metals; Rough Carpentry/General Trades; Roofing; Glass & Glazing; Doors, Frames, & Hardware; Drywall & Framing; Acoustical Ceilings; HVAC; Plumbing; Fire Protection; Electrical; Skylight; Joint Sealant; Specialty Doors; Operable Partitions

Project	Hinsdale Middle School
Owner	Community Consolidated School District 181
Architect/Engineer:	Cordogan Clark & Associates
Document Issue Date:	May 8th, 2017
Pre-Bid Meeting:	Friday May 19 th , 2017 3:30 PM Hinsdale Middle School 100 S. Garfield Hinsdale, IL
Bids Received:	Wednesday May 31 st , 2017 2:00 PM Community Consolidated School District 181 Office 115 West 55 th Street Clarendon Hills, IL 60514
Bidders' Contacts:	
Project Architect:	Cordogan Clark & Associates 960 Ridgeway Avenue Aurora, IL 60506 Project Manager: Alex Lopez Phone: 630-896-4678 Email: alopez@cordoganclark.com
Construction Manager:	Bulley & Andrews, LLC 1755 W. Armitage Ave. Chicago, IL 60622 Project Manager: Bill Truty Phone: 773-645-2086 Email: btruty@bulley.com

Sample Bid Package

HINSDALE MIDDLE SCHOOL
BID PACKAGE 02

CORDOGAN CLARK & ASSOCIATES, INC.
May 2017

SUBMISSION INFORMATION

CCSD 181 New Hinsdale Middle School
100 S. Garfield Avenue
Hinsdale, IL 60521

BID OPENING DATE: May 31, 2017
TIME: 2:00 P.M. Local Time
LOCATION: CCSD 181 Admin Office
115 W. 55th Street
Clarendon Hills, IL 60514

**SEALED BIDS ARE TO BE DELIVERED TO THE
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181
ADMINISTRATION BUILDING. THEY WILL BE PUBLICLY
OPENED AT 2:00 PM.**

Submit 1 original and 2 copies of the bid.

INVITATION TO BID CONTRACTOR INFORMATION

Company Name: _____
Address: _____
City, State, Zip Code: _____

ISSUANCE DATE:

Construction of new Hinsdale Middle School – Bid Group 2

SCOPE OF WORK:

A separate bid form should be submitted for each scope of work being bid, in accordance with bid submission instructions

TYPE OF WORK: _____

Bid Group 2

BID 2A – Masonry, BID 2B – Miscellaneous Metals, BID 2C – Rough Carpentry/General Trades, BID 2D – Roofing, BID 2E – Glass & Glazing, BID 2F – Doors, Frames, & Hardware, BID 2G – Drywall & Framing, BID 2H – Acoustical Ceilings, BID 2I – HVAC, BID 2J – Plumbing, BID 2K – Fire Protection, BID 2L – Electrical, BID 2M – Skylight, BID 2N – Joint Sealants, BID 2O – Specialty Doors, BID 2P – Operable Partitions

BASE BID

All work associated with “this subcontractor’s scope” as identified within the bid documents

ITEM	DESCRIPTION	QUANTITY	U/M	UNIT PRICE	EXTENSION
1.	Base Bid Hinsdale Middle School	1	LS	_____	_____

TOTAL BASE BID

\$ _____

ALTERNATES (if no bid enter 0 or n/a)

CIRCLE

1.	Delete railings, stairs at elevated running track at gymnasium		ADD or DEDUCT	\$	_____
2.	Provide operable windows with BAS integration at locations detailed on drawings				
	a. Provide one (1) operable window with BAS integration window contacts per occupied space		ADD or DEDUCT	\$	_____
	b. Provide two (2) operable windows with BAS integration window contacts per occupied space		ADD or DEDUCT	\$	_____
3.	Provide ducted fan coil units in lieu of cassettes at all classrooms with an exterior exposure		ADD or DEDUCT	\$	_____
4.	Cost impact if the start is delayed				
	a. Start date of 6/5/2017, completion 8/1/2018		ADD or DEDUCT	\$	_____

Sample Bid Package

HINSDALE MIDDLE SCHOOL
BID PACKAGE 02

CORDOGAN CLARK & ASSOCIATES, INC.
May 2017

- | | | |
|--|---------------|----------|
| b. Start date of mid-August 2017, completion
December 2018 | ADD or DEDUCT | \$ _____ |
| c. Start date of mid-October 2017, completion
December 2018 | ADD or DEDUCT | \$ _____ |

UNIT COSTS

- | | |
|-----------------------------|-------|
| 1. HVAC VRF Manufacturer | _____ |
| 2. HVAC Controls Contractor | _____ |

SCOPE OF WORK

Acknowledge review and completion of trade specific scope of work	YES	NO
---	-----	----

SCHEDULE

Acknowledge Receipt of Preliminary Project Schedule	YES	NO
---	-----	----

Indicate Duration for Complete Submittal Package Upon Contract Award _____

Identify Lead Times for All Materials with Procurement in Excess of 4 Weeks _____

Alternate Descriptions

Alt #1 – Delete metal railings and north stairs for the steel running track per bidding documents. The running track cost will be presented to the Board of Education, but decision to include it would not come until after Bid Group 2 in May 2017.

Alt #2 – Provide operable windows at classroom locations detailed per bidding documents. All operable windows to have wired window contacts that will be part of the Building Automation System and integrated into the building programming to determine which windows are open. Operable windows to be bottom sash with awning function and insect screen. Operable windows to be priced at occupied spaces (classrooms, labs, offices).

- 2A. Provide 1 operable window per occupied space.
- 2B. Provide 2 operable windows per occupied space.

Alt #3 – Provide ducted fan foil units in lieu of ceiling cassettes at all classrooms with exterior exposure.

Alt #4 - Provide cost impact for a delayed start date based on the following scenarios:

- 4A. Accelerated construction start date of June 5th, 2017 to allow for summer occupancy in August 2018. Costs should include overtime to meet schedule.
- 4B. Non-accelerated construction start date of mid-August 2017 to allow for winter break occupancy 2018/2019. Costs should include winter conditions and wage increases.
- 4C. Accelerated construction start date of mid-October 2017 to allow for winter break occupancy 2018/2019. Costs should include winter conditions, overtime to meet schedule, and wage increases.

Sample Bid Package

Subcontractor: _____

Double click to SHOW bid stats/summary	Custom >	Dbl click to ONLY show this bidder
BULLEY & ANDREWS	Project: Hinsdale Middle School Bid Group 2	<ENTER COMPANY 2 NAME>
Scope Sheet	Bid Due: 5/31/17 2:00 PM	<Enter Contact Person>
092116 Gypsum Board Assemblies	Estimator: Bill Truty (773) 645-2086	<Enter Phone #>
Y: Included N: Not Included P: GC Plug Number S: Sub Plug Number		<Enter Email>
		Double click to edit
	Y/N	P/S
	Amount	\$
BASE BID AMOUNT		
Scope of Work - General		
014 Project Address: 100 S. Garfield Ave., Hinsdale, IL 60521		
015 Architect Project Drawings dated: May 5, 2017		
016 Addendum # and date:		
017 Taxes: Included/Excluded		
018 Bond: Include/Exclude Payment & Performance bond		
019 Architect Project Specifications dated: May 5, 2017		
020 Bid valid through/for: (90) days		
021 Sub proposal includes consideration for all bid documents issued (not just Arch. dwgs Or just Struct. Dwgs Or just MEPFP dwgs or other portion of the contract docs alone, includes all bid docs)		
022 Subcontractor includes GL Insurance & will provide a project specific COI naming B&A as the policy holder, and including all Owner's Group additional insureds. Subcontractor will provide the project specific COI prior to starting any work onsite if awarded the project.		
023 Provide up to date contractor score certificate. The Contractor scope is a totally objective, third party professional tool that measures a contractors current management and financial capacity. You may see more about Contractor Score on their website, http://www.conratorscore.net		
024 Contractor shall at own expense comply with all OSHA, local, state and specified safety, health and hazard requirements not only for his employees, but for all who will or may be exposed.		
025 Provide onsite quality control and competent safety supervisor.		
026 Provide site specific safety plan relating to scope of work for review and approval by Bulley & Andrews within two weeks to start of work onsite.		
027 Submit accident reports to Bulley & Andrews within 24 hours of any accident onsite and provide safety meeting reports on a weekly basis for Bulley & Andrews to review.		
028 No bonds will be required at this time. Bulley & Andrews is instituting a Subguard program on this project. This Subcontractor will comply with all requirements of the Subguard program and provide any information required by Bulley & Andrews for said program		
029 Mark up on change orders limited to amounts established in project specifications.		
030 Bidder acknowledges certain portions of the work will be completed in phases and/or require multiple mobilizations and agrees all costs have been included. Phasing per plans and schedule.		
031 Subcontractor shall complete all outstanding punchlist items within (10) business days of the list being published by B&A, unless otherwise noted. If there are items in dispute, the subcontractor shall have 48 hours to identify these items. If notice is not received, B&A assumes all items will be resolved in the allotted time frame.		
032 Subcontractor shall provide all attic stock items as defined in the project specifications. Upon turnover of attic stock, the subcontractor shall provide a detailed transmittal listing of all material and will require sign-off by B&A personnel. If this is not provided, B&A reserves the right to reject the attic stock		
033 Subcontractor shall follow B&A's closeout file naming nomenclature and follow the project closeout folder structure outlined by B&A. If this is not adhered to, B&A reserves the right to reject the closeout package and ultimately hold final payment until the closeout package is fully accepted		
034 Subcontractor shall provide all required training outlined in the project specifications. In person training shall include a sign-in sheet and documentation that the training took place		
035 Close out documents must be submitted and approved prior to submission of 50% subcontractor billing.		
036 Subcontractor and employees will not smoke within building.		
037 Provide all submittals in PDF format. All submittals will be submitted to Bulley & Andrews no later than 30 calendar days from issuance of contract.		
038 All material & equipment handling and storage onsite to be done by this contractor. This includes any special requirements (such as hoisting) necessary for subcontractor's materials. It should not be assumed that the GC will provide either horizontal or vertical.		
039 Provide temporary protection of own work.		
040 Subcontractor is aware of limited site availability for storage, lifts, trucks, etc. All costs associated with site conditions are included in this subcontract.		
041 All required street closure permits and flaggers necessary for hoisting operations.		

This scope sheet helps to ensure bids are comparable. You are responsible for your own take-offs and final costs. It is not all inclusive.

Bulley Andrews Construction Scope Sheet
Printed: 5/15/2017 4:24 PM | Page: 1 of 4

Sample Bid Package

Subcontractor:				
042	All layout associated with this scope of work has been considered and is included in the base bid. Layout work to proceed as required to maintain the progress of the job in accordance with the contractor schedule. Control points and benchmarks to be provided by Bulley & Andrews.			
043	Streets, sidewalks, and roads will be kept free of debris and waste material resulting from subcontractor's operations. All required flagmen, safety, etc. required for proper completion of this subcontractor's work is included in this subcontract.			
044	Scanning, coring and saw cutting for own work.			
045	All plan review and inspection fees for your work are included.			
046	All clean up associated with this scope of work to a dumpster provided by Bulley & Andrews on a daily basis is included.			
047	Subcontractor is responsible to coordinate the installation of his work with other trades.			
048	Subcontractor shall support his work independently from structure above and not from other trades' work.			
049	Provide labor rate sheet with overtime rates included.			
050	Conflict between drawings and specifications, whichever is greater cost takes priority.			
051	Warranties as required per project specifications. Warranty to start from the date of project substantial completion.			
052	All required mock-ups per contract documents, labor, and materials.			
053	Confirm any substitutions from project drawings or specifications that have been made. No substitutions of materials, manufacturers, or specified installation methods are acceptable unless approved as such.			
054	Subcontractor acknowledges and understands that no material hoist will be provided and all costs associated with hoisting in included in the subcontractor's agreement.			
055	Provide all inspections, licenses, bonds, tests, fees, permits, and procurement of such as required by the contract documents and governing authorities of this work.			
056	Subcontractor to include overtime or standby work that may be required for inspections.			
057	Subcontractor to attend job start-up meeting and weekly construction progress and safety meetings. Attendance is required for coordinating the work with other trades and at other meetings as directed by General Contractor. Subcontractor's site foreman will attend weekly onsite Foreman's meetings with B&A site Superintendent and representatives, and will provide status updates on the progress of its work and will also coordinate the activities of all trades onsite and address issues that may arise as the project proceeds.			
058	Subcontractor to waterproof, fire safe, and seal all own penetrations in floor, wall, or ceiling.			
059	All unloading, rigging, distribution, plant and equipment, scaffolding, staging, temporary protection, small tools, and everything necessary to perform the work of this subcontract.			
060	Subcontractor understands that all "Noisy" exterior work that could impact adjacent site residential buildings			
061	Replacement materials and equipment is included with delivery within five business days or as otherwise			
062	For items under this contract, provide touch-up and/or replacement of damaged materials prior to owner			
063	Material deliveries must be scheduled and coordinated with the General Contractor's superintendent. Forty			
064	Opening and closing of jobsite gates immediately before and after all incoming and outgoing truck traffic by this subcontractor.			
065	Any subcontractor who disturbs the site fencing or access gates surrounding the project will be responsible for returning it to original or greater than original condition.			
066	Subcontractor is responsible for protecting all construction materials and equipment stored at the site or off the site from weather or any other conditions. Any damaged or broken work in place prior to final acceptance shall be repaired and replaced by the subcontractor, if damaged materials are caused by this subcontractor. Subcontractor will protect existing work in place while performing his work. Any work performed by others that is damaged by this subcontractor or his agents shall be the responsibility of the subcontractor to replace at no additional cost to the owner.			
067	Overhead and fee is not allowed on premium work performed directly for the general contractor.			
068	Punchlist work is included.			
069	Overhead and fee is not allowed on work performed directly for the general contractor as an internal change order.			
070	Understanding that the jobsite is not a perfect situation and minor adjustments may be required in order to complete the work at no additional cost.			
071	The subcontractor shall examine the substrate prior to installation and shall not proceed if the substrate is not to the established requirements. Proceeding with work implied acceptance of the substrate and the subcontractor will not be reimbursed for cost and/or time associated with removing work installed on substrates unacceptable to the subcontractor.			
072	Subcontractor includes coordinating its work with the work of other trades and will provide shop dwgs, layout dwgs, technical information, etc... as required for coordination with the other trades on the project. If and when necessary, subcontractor will notify B&A and other trades when portions of their work are required to be set-in, embed or placed on the work of other trades installations, that will/may impact the work of this subcontractor or the other trades. Similarly, subcontractor will notify B&A and other trades when others materials are to be set-in, embed, or placed on their work that will/may impact the work of this subcontractor of other trades.			

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Bulley Andrews Construction Scope Sheet Printed: 5/15/2017 4:24 PM | Page: 2 of 4

Sample Bid Package

Subcontractor: _____				
073	Subcontractor onsite foreman shall provide at their own expense any necessary technology tools such as iPad or Tablets for collaborative software programs such as Bluebeam, dropbox, plan grid, CMIC, Bim 360, ect. That are being implemented on the project			
074	Provide asbestos-free building materials through out project			
075	Extra work tickets shall be submitted to the general contractor's superintendent for signed approval within no less than eighteen (8) hours of the conclusion of said work which include but are not limited to area(s) worked in, nature of work performed, and the names of each of the workers performing said work. Change order requests for extra work tickets not signed by the general contractor's superintendent will not be accepted.			
076	Use specified products and manufacturers, include delivery charges			
077	Subcontractor to provide all traffic control for own work.			
078	Subcontractor includes all labor and material increases through the target substantial completion date.			
079	Subcontractor to include full time supervision for their scope of work.			
080	Subcontractor to provide daily clean up of all construction debris generated from their scope of work.			
081	Subcontractor to provide all licenses, business and bond fees as required for their scope of work.			
082	Subcontractor to provide union labor to complete scope of work.			
083	Subcontractor to review and reference Bid Group 1 documents for coordination with Bid Group 2. Bid Group 1 documents are located in the Bid Group 2 bidding documents. Please review Bid Group 1 for any coordination with Bid Group 2.			
Scope of Work - Trade Specific				
085	Furnish and install complete gypsum board assemblies scope in accordance with project documents, including but not limited to the following:			
086	All drywall and framing in accordance with contract documents, including all drywall partitions, fascias, soffits, ceilings, insulation, reveals, casing beads, control joints, caulking, acoustical sealants, metal studs, bridging, bracing, furring, taping and all other work required to complete drywall/framing installation			
087	Extend all partitions to deck above unless otherwise noted, use slotted deflection track			
088	Furnish and install all interior and exterior wall types per contract documents			
089	Furnish and install acoustical walls with specified STC rating per project documents			
090	Provide layout of metal stud/gypsum board partitions			
091	Furnish and install metal stud partition framing per drawings. Includes all column wraps			
092	Rated head of wall will have deck flutes stuffed with mineral wool and fire sprayed or acoustical sprayed depending on rating			
093	Furnish and install all gypsum board installations; including water resistant drywall at all wet walls. High impact board to be provided at outer layer all locations up to 10' unless otherwise noted			
094	Provide cementitious backer board as back-up for ceramic tile. Coordinate material with ceramic tile installer to confirm its compatible with system			
095	Furnish and apply all taping and sanding of all exposed gypsum board in preparation for finish. If not exposed, provide fire taping as required for sound and fire ratings			
096	Furnish and install all exterior formed framing/gypsum sheathing. Cold formed shop drawings and calculations to be provided as required per the project documents			
097	Provide metal corner beads at all outside corners of gypsum board construction			
098	Furnish and install gypsum board ceilings and soffits			
099	Control joints full height of partition, spacing 30'-0" O.C. Max and as required by industry standards.			
100	Sound caulking where indicated on plans.			
101	Install sound attenuation insulation within stud cavity per the wall types per the project documents			
102	Fire caulking and safing at top and base of partitions where indicated			
103	Furnish and install FRP wall panels in kitchen and janitor closet.			
104	Tape and sand all exposed gypsum board in preparation for final paint and fire/sound taping of concealed wallboard above ceiling.			
105	Coordination of all drywall work with the mechanical and electrical trades for location of grilles, diffusers, valves, access panels, light fixtures, outlets, recessed accessories and other items required, including framing requirements			
106	Furnish and install gypsum columns at MRC glass idea wall per detail5 & 6/A8.13			
107	Furnish and install drywall and framing for ceilings and soffits per project documents, including all transition details on A3.4			
108	Furnish and Install Atrium Beam Enclosures, as indicated on A3.4			
109	All insulation in drywall walls per the contract documents.			
110	Provide draft stopping and spray applied foam insulation at exterior perimeter of building per Detail 3/A6.11 at each floor			
111	Provide ignition protected foam insulation at all floor and wall connections at entire perimeter of 1st, 2nd, 3rd floors and roof of building, as required, and per manufacturers strict instructions- Note 10 on A1.0			
112	All caulking and sealants as specified between the following: drywall and drywall, drywall and concrete, drywall and ceilings, etc.			
113	All necessary adhesives, fasteners in order to provide a complete and proper framing and drywall installation in accordance with the specifications and manufactures recommendation			
114	Daily cleanup for drywall and framing activities			
115	Include an allowance of 2,200 hours for labor clean up			

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Bulley Andrews Construction Scope Sheet Printed: 5/15/2017 4:24 PM | Page: 3 of 4

Sample Bid Package

Subcontractor: _____

116	Include an allowance of \$25,000 for access panels to be installed per direction of Bulley & Andrews			
Exclusions				
118		0		
119				
120				
LEVELED BID TOTAL		\$	0	
Alternates / Unit Prices				
123	4a. Start date of 6/5/2017, completion August 2018			
124	4b. Start date of mid-August 2017, completion December 2018			
125	4c. Start date of mid-October 2017, completion December 2018			
Wage Rates (Attach or fill out)				
		Straight Time	Time and a Half	Double Time
Include overhead	Superintendent	_____	_____	_____
& profit of	Foreman	_____	_____	_____
10.0%	Journeyman	_____	_____	_____

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Bulley Andrews Construction Scope Sheet

Printed: 5/15/2017 4:24 PM | Page: 4 of 4

Sample Bid Package

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Gary Clarin, Secretary, Board of Education, Community Consolidated School District 181, Cook and DuPage Counties, Illinois

Sample Accounting, Cost Control and Change Order



Hinsdale Middle School Project
Allowance Summary
3-30-18

Bulley & Andrews Self Perform Allowance Summary

Description	AS#	PO # / OCO#	Detail	Allowance Amount	Actual Expenditure	Pending Expenditure
Hazing/Traffic Control Allowance - 01152				586,500		
Traffic Control Protection Signage (8/26/2017)					(\$2,043)	
Traffic Control Protection Signage (9/25/2017)					(\$1,368)	
Traffic Control Protection Signage (11/29/2017)					(\$1,468)	
Traffic Control Protection Signage (12/24/2017)					(\$2,568)	
Traffic Control Protection Signage (1/23/2018)					(\$1,368)	
Traffic Control Protection Signage Invoice 25277 dated 2/22/2018					(\$1,368)	
Flagger hours to date 132hrs @ \$101.62/hr (10/26/17 to 1/14/18)					(\$13,412)	
Flagger hours to date 12hrs @ \$101.62/hr (1/15/18 to 2/4/18)					(\$1,219)	
Flagger hours to date 132hrs @ \$101.62/hr (2/5/18 to 3/11/18)					(\$13,414)	
Flagger hours to date 24hrs @ \$101.62/hr (3/12/18 to 3/21/18)					(\$2,439)	
Traffic Control Protection Signage Invoice 25378 dated 3/2/2018					(\$1,277)	
Traffic Control Protection/monthly - \$1,368 per month						
Street Cleaning Allowance - 01203				560,000		
Independent Recycling Services Invoice					(\$420)	
Independent Recycling Services Invoice					(\$488)	
Independent Recycling Services Invoice 307840 dated 1/31/2018					(\$752)	
Street cleaning/monthly						
Safety Protection Allowance - 01152				\$217,140		
Safety protection hours to date 48hrs @ \$101.62/hr (12/9/17 to 1/21/18)					(\$4,878)	
Safety protection hours to date 128hrs @ \$101.62/hr (12/9/17 to 1/21/18)					(\$13,007)	
Safety protection hours to date 281hrs @ \$101.62/hr (1/22/18 to 3/11/18)					(\$28,456)	
Safety protection hours to date 158hrs @ \$101.62/hr (3/12/18 to 3/21/18)					(\$16,056)	
Occupational Training & Supply Invoice					(\$1,115)	
McMaster Carr Supply Co. Invoice					(\$176)	
Vibra Tech monitoring invoice 317212 8/28/2017					(\$2,458)	
Traffic Control Protection Signage Invoice 24872 1/5/2018					(\$1,565)	
C/S Contractor Supply					(\$995)	
Misc. supplies and hardware 12/31/17					(\$2,500)	
McMaster Carr Supply Co. Invoice 55201056 dated 1/30/2018					(\$279)	
McMaster Carr Supply Co. Invoice 55470001 dated 2/1/2018					(\$106)	
Totem Lumber Invoice					(\$500)	
McMaster Carr Supply Co. Invoice 56519200 dated 2/14/2018					(\$28)	
Totem Lumber Invoice 191566 dated 2/20/2018					(\$1,109)	
Totem Lumber Invoice 191805 dated 2/22/2018					(\$1,706)	
McMaster Carr Supply Co. Invoice 57762460 dated 2/27/18					(\$140)	
C/S Contractor Supply Invoice 138433 dated 3/13/2018					(\$131)	
Totem Lumber Invoice 193434 dated 3/15/2018					(\$1,270)	
Winter Protection Allowance - 01401				559,000		
Temporary heat initial set up						
Temporary heater rental / monthly (\$1,450/each, seasonal)						
Temporary heater rental / monthly (\$1,450/each, seasonal)						
C/S Heater Rentals Invoice 287710 12/26/2017					(\$3,321)	
Traffic Control Protections Invoice 25096 dated 2/4/2018 for propane tank barricades					(\$1,440)	
C/S Heater Rentals Invoice 28911 dated 2/5/2018					(\$5,400)	
C/S Heater Rentals Invoice 288538 dated 2/16/2018					(\$5,148)	
Wirtz Rentals Invoice 50804-2 dated 2/16/2018					(\$270)	
C/S Contractor Equipment & Supply, Inc. Invoice dated 133736 dated 2/28/2018					(\$120)	
Sunbelt Rentals Invoice 7641444-001 dated 3/22/18					(\$214)	
Lehigh Hanson Invoice 5672534 date 3/7/2018					(\$565)	
C/S Contractor Equipment & Supply Invoice 134620 date 3/9/2018					(\$273)	
C/S Contractor Equipment & Supply, Inc. Invoice 135019 dated 3/15/2018					(\$1,075)	
Lehigh Hanson Invoice 5673024 dated 3/10/2018					(\$241)	
C/S Contractor Equipment & Supply Invoice dated 1330703 dated 3/2/2018					(\$1,110)	
snow removal from site and decks / monthly						
Overhead Protection Scaffolding Allowance - 01157				510,000		
Set up and dismantle scaffolding at existing school entry - Prime Proposal						
Scaffolding charge/monthly (\$400/month for 11 months)						
C/S Invoice 130177 12/28/17 netting at canopy					(\$76)	
BBF Invoice 32246					(\$985)	
Prime Scaffold Invoice 092488 2/29/17					(\$4,450)	
Galco Scaffolding Company Invoice 5830 dated 3/2/2018					(\$8,019)	
Rolling scaffolding within gymnasium						
Rolling scaffolding within cafeteria						
Trash Chute Allowance - 01241				59,000		
Set up and dismantle trash chute						
Trash chute charge/monthly						
Material Hoist Allowance - 01310				524,000		
Sunbelt Rentals Invoice 7623781-0003 dated 3/23/18					(\$1,343)	
Sunbelt Rentals Invoice 76423781-0001 dated 3/9/2018					(\$5,314)	
Material hoist rental						
Material hoist monthly costs						
Debris Containers Allowance - 01242				5106,500		
Independent Recycling Services Invoice 310076 dated 2/15/18					(\$125)	
Manusso General Contracting Invoice 5553 dated 3/16/2018					(\$5,056)	
McMaster Carr Invoice 59006813 dated 3/2018					(\$200)	
Independent Recycling Services Invoice 312784 dated 3/15/2018					(\$405)	
Dumpster costs to date						
Temporary Enclosures Allowance - 01149				575,000		
Temporary enclosures hours to date 140.5hrs @ \$101.62/hr (12/4/17 to 1/21/18)					(\$14,278)	
Temporary enclosures hours to date 88hrs @ \$101.62/hr (1/22/18 to 2/4/18)					(\$8,943)	
Temporary enclosures hours to date 224hrs @ \$101.62/hr (2/5/18 to 3/11/18)					(\$22,763)	
Totem Lumber Invoice 190166 dated 1/26/2018					(\$2,058)	
McMaster Carr Invoice 54843621 dated 2/19/2018					(\$56)	
McMaster Carr Invoice 57347940 dated 2/26/18					(\$351)	
Kingery Steel Fabricators Invoice 322018 3/20/2018					(\$441)	
Cover Floor Openings Allowance - 01153				587,100		
Cover floors hours to date carpenter 48hrs @ \$115.31/hr (11/29/17 to 1/21/18)					(\$5,535)	
Cover floors hours to date laborer 66.5hrs @ \$101.62 (11/29/17 to 1/21/18)					(\$6,758)	
Cover floors hours to date laborer 10hrs @ \$101.62 (1/22/18 to 2/4/18)					(\$1,016)	
Cover floors hours to date carpenter hours 100 @ \$115.31/hr (2/5/18 to 3/11/18)					(\$11,531)	
Floor Protections Allowance - 01150				567,100		
Totem Lumber for floor protection supplies					(\$2,520)	

Sample Accounting, Cost Control and Change Order

BULLEY & ANDREWS BUILDING MATTERS®		Hinsdale Middle School Project Allowance Summary 3-30-18				
Description	AS#	PCI # / OCO#	Detail	Allowance Amount	Actual Expenditure	Pending Expenditure
Finish Protection Allowance - 01160				\$25,000		
Finish protection costs to date						
Final Cleaning Allowance - 01201				\$87,100		
Final cleaning costs to date						
Temporary Construction Allowance - 01155				\$117,140		
Temporary construction laborer hours to date 50.5hrs @ \$101.62/hr (12/13/17 to 1/21/18)					(\$5,132)	
Temporary construction carpenter hours to date 26hrs @ \$115.31/hr (12/13/17 to 1/21/18)					(\$2,998)	
Temporary construction laborer hours to date 41hrs @ \$103.62 (12/21/18 to 3/1/18)					(\$4,360)	
Temporary construction laborer hours to date 32hrs @ \$115.31/hr (2/5/18 to 3/1/18)					(\$3,700)	
Temporary construction laborer hours to date 57 hrs @ \$115.31/hr (3/12/18 to 3/31/18)					(\$6,571)	
McMaster Car Supply Co. Invoice					(\$241)	
ECS Contractor Equipment Invoice					(\$500)	
Granger Invoice					(\$200)	
Kara Company Invoice 333132 dated 12/14/17					(\$490)	
Kara Company Invoice 333318 dated 12/22/17					(\$37)	
Kara Company Invoice 333483 dated 1/11/18					(\$270)	
ECS contractor Equipment Invoice 132444 dated 2/7/2018					(\$746)	
ECS Contractor Equipment Invoice 133154 dated 1/15/2018					(\$493)	
ECS Contractor Equipment Invoice 134072 dated 3/5/2018					(\$597)	
ECS Contractor Equipment Invoice 134621 dated 3/9/2018					(\$448)	
ECS Contractor Equipment Invoice					(\$246)	
McCann Industries Invoice					(\$116)	
Misc. materials and supplies					(\$2,490)	
Misc. materials and supplies					(\$2,917)	
			Totals	\$1,070,669	(\$248,559)	

Sample Accounting, Cost Control and Change Order



**Hinsdale Middle School Project
Allowance Summary
3-30-18**

GMP Contingency: **\$1,218,437**
 GMP Contingency Spent to date: **(\$225,850)**
 Remaining GMP Contingency: **\$992,587**

Below is a breakdown summary of GMP Contingency costs to date.

Description	ASIF	PCI # / OCO#	Detail	GMP Contingency Amount	Actual Expenditure	Pending Expenditure
GMP Contingency - 92000				\$1,218,437		
Modular Classroom Low Voltage Work		PCI 24			(\$4,351)	
Modular Classroom Electrical Work		PCI 25			(\$20,417)	
Masonry Roof Parapet Angles		PCI 40			(\$67,822)	
Heat, Smoke, Fire Damper Detectors		PCI 64			(\$55,556)	
Granular Backfill		PCI 41				
Settlement monitoring DLZ Industrial Surveying		PCI 46			(\$12,675)	
Doors, Frames, Hardware Revisions		PCI 52			(\$34,073)	
Extend Pockets at Gym Precast		PCI 55			(\$19,651)	
Haul road plates		PCI 65			(\$11,305)	
Deadmen Layout and Precast Layout		PCI 77				(\$4,442)
Remaining GMP Contingency				\$992,587		

Sample Accounting, Cost Control and Change Order



Hinsdale Middle School Project
Allowance Summary
3-30-18

Original Project Overtime Allowance: \$50,000
 Project Overtime Allowance Spent to Date: (\$22,234)
 Remaining Project Overtime Allowance: \$27,766

Below is a breakdown summary of allowances and costs to date. Allowances not shown if not spent to date.

Description	ASIF	PCI # / OCD#	Detail	Value	Actual Expenditure	Pending Expenditure
Hinsdale Middle School Project Overtime Allowance - 01990				\$50,000		
DeGraf Concrete Premium Time Costs		PCI 45			(\$19,381)	
Bulley & Andrews Premium Time Costs		PCI 45			(\$2,853)	
Reallocation of winter conditions for premium time						\$100,000
Allowance remaining within Project Overtime				\$27,766		

Sample Accounting, Cost Control and Change Order



Hinsdale Middle School Project
Allowance Summary
3-30-18

Original Allowances within Bid Groups #1, #2, #3, #3 Trade Contracts: **\$1,431,402**
 Original Allowances within B&A General Conditions: **\$1,070,669**
 Trade Contract Allowances Returned to Owner: **\$62,750**
 Allowances Within Trade Contracts & B&A GC's: **\$2,564,821**
 Allowances Spent to date by Trade Contracts: **(\$470,575)**
 Allowances Spent to date by B&A: **(\$298,559)**
 Remaining Allowances within trade contracts & B&A GCs: **\$1,795,687**

Percentage of allowances used to date: **28.7%**
 Percentage of project billed to date: **32.0%**

Below is a breakdown summary of trade contract allowances and costs to date.

Description	AS#	PCI # / OCO#	Detail	Value	Actual Expenditure	Pending Expenditure
General Trades Bid Package #1 Allowance				\$33,000		
Hydroseed Topsoil Stock Pile at Temp Lot (9/6/2017)					(\$2,200)	
Credit remaining seeding allowance funds (Returned to Owner)			PCI 60/OCO 17		(\$12,790)	
Allowance remaining within general trades contract				\$0		
Description	AS#	PCI # / OCO#	Detail	Value	Actual Expenditure	Pending Expenditure
Structural Steel Design Development Allowance				\$130,000		
AS1-001 Design Revisions Kingery Steel (8/21/2017)	B61-AS1-001	PC02K/OCO10			(\$38,082)	
AS1-002 Design Revisions Kingery Steel	B61-AS1-002	PC13			(\$22,548)	
Additional Steel for roof screens		PCI 34			(\$45,570)	
Cafetorium roof joint rework and coordination for RTU		PCI 71				(\$16,773)
Ongoing Steel Detail Development						
Allowance remaining within structural steel contract				\$89,780		
Description	AS#	PCI # / OCO#	Detail	Value	Actual Expenditure	Pending Expenditure
Excavation Foundation Undercuts Allowance				\$175,000		
Submittal to Head Office (DPI Inv #179/2017)		PCI 22	True North Report		(\$10,344)	
DeGraf Concrete additional concrete for undercuts		PCI 37	ECS Report		(\$1,125)	
DeGraf Topsoil undercuts and backfill		PCI 37	ECS Report		(\$48,744)	
Hand Dig Labor to date for undercuts		PCI 37	ECS Report		(\$6,300)	
DeGraf Topsoil undercuts and backfill		PCI 44	ECS Report		(\$23,384)	
DeGraf Concrete additional concrete for undercuts		PCI 44	ECS Report		(\$803)	
DeGraf Concrete additional concrete for undercuts		PCI 68	ECS Report			(\$2,389)
Additional excavation required for ERS install						(\$83,289)
Excavation Underground Obstructions Allowance				\$150,000		
Soil Testing by True North (Invoice 17-800 9/25/2017)					(\$7,488)	
Credit \$50,000 of Underground Obstruction Allowance (Returned to Owner)			PCI 60/OCO 17		(\$50,000)	
Disposal of debris in excavation, not accepted at CCDD facility			PCI 72			(\$13,072)
Stone backfill due to ERS install						(\$40,440)
Allowance remaining within excavation contract				\$179,090		
Description	AS#	PCI # / OCO#	Detail	Value	Actual Expenditure	Pending Expenditure
Masonry winter conditions allowance				\$250,000		
Farp Building for temp enclosures - Within Proposal		PCI 58			(\$62,425)	
Reallocation of winter conditions for premium time						(\$100,000)
Farp Scaffolding for temp enclosures / monthly						
Adhesives for masonry / monthly						
Heat masonry materials as required / monthly						
Farp Scaffolding maintenance / monthly						
Allowance remaining within masonry contract				\$187,575		
Description	AS#	PCI # / OCO#	Detail	Value	Actual Expenditure	Pending Expenditure
Misc. Metals design development allowance				\$25,000		
Bill of material 2 AS1-006/PC1 Kraus welded steel detail	B62-AS1-006	PCI 38			(\$6,442)	
Additional linets with cast stone coordination		PCI 70				(\$8,635)
Linet coordination for radius cast stone		PCI 75				(\$5,162)
Ongoing Misc. Metal Detail Development						
Allowance remaining within misc. metals contract				\$18,558		
Description	AS#	PCI # / OCO#	Detail	Glazing - Design	Actual Expenditure	Pending Expenditure
Glazing & Glazing Design Allowance				\$25,000		
Window Type A4 and A6 from RFI 142		PCI 76	RFI 142			(\$4,851)
On going glass & glazing design						
Allowance remaining within glass & glazing contract				\$20,149		
Description	AS#	PCI # / OCO#	Detail	Drywall - Access Panels	Actual Expenditure	Pending Expenditure
Access panel allowance				\$25,000		
On going access panel installations						
Labor Allowance				\$171,402		
Allowance remaining within drywall contract				\$196,402		
Description	AS#	PCI # / OCO#	Detail	Electrical - Design	Actual Expenditure	Pending Expenditure
Electrical design development allowance				\$50,000		
Issued For Construction Drawing set electrical revisions		PCI 31	IPC Set Changes		(\$9,994)	
Heat, Smoke, Fire Damper Detectors		PCI 64	IPC Set Changes		(\$36,273)	
Light Fixture #1 Revision						(\$3,733)
On going electrical design development						
Allowance remaining within electrical contract				\$9,783		
Description	AS#	PCI # / OCO#	Detail	Fire Protection - Design	Actual Expenditure	Pending Expenditure
Fire protection design development				\$15,000		
Bid Group 2 AS1-004 Alum Ceiling RFI101	B62-AS1-004	PC153			(\$11,885)	
On going fire protection design development						
Allowance remaining within fire protection contract				\$3,115		
Description	AS#	PCI # / OCO#	Detail	HVAC - Design	Actual Expenditure	Pending Expenditure
Mechanical design development allowance				\$50,000		
ERAC Plenum Revision		PCI 33	Submittal Review		(\$2,334)	
HVAC Isolation	B62-AS1-005	PCI 57			(\$4,908)	
Synposium ductwork revisions to fit duct in joist webbing		PCI 67				(\$20,055)
On going mechanical design development						
Allowance remaining within HVAC contract				\$42,763		

Sample Accounting, Cost Control and Change Order

BULLEY & ANDREWS		Hinsdale Middle School Project Allowance Summary 3-30-18				
Description	ASIF	PCI # / OCO#	Detail	Plumbing - Design	Actual Expenditure	Pending Expenditure
Plumbing design development allowance				\$25,000		
Jensen's COR 3 Revised	BC 2 ASI 5	PCI 28			(\$6,442)	
Jensen's COR 6	BC 2 ASI 5	PCI 28			(\$3,575)	
Jensen's COR 7	BC 2 ASI 5	PCI 28			\$3,574	
Jensen's COR 8	BC 2 ASI 5	PCI 30			(\$1,444)	
Jensen's COR 9	BC 2 ASI 5	PCI 30			(\$1,959)	
Add clean outs to Drain Tile		PCI 59			(\$869)	
On going plumbing design development						
Allowance remaining within plumbing contract				\$13,901		
Description	ASIF	PCI # / OCO#	Detail	Doors - Design	Actual Expenditure	Pending Expenditure
Door & Hardware Design Development Allowance				\$25,000		
Door and hardware submittal mark ups		PCI 52	submittal review		(\$11,837)	
On going door design development						
Allowance remaining within doors and hardware contract				\$13,163		
Description	ASIF	PCI # / OCO#	Detail	Millwork - Design	Actual Expenditure	Pending Expenditure
Millwork Design Development Allowance				\$35,000		
On going millwork design development						
Allowance remaining within millwork contract				\$35,000		
Description	ASIF	PCI # / OCO#	Detail	Flooring - Prep	Actual Expenditure	Pending Expenditure
Flooring Prep Allowance				\$80,000		
On going flooring prep						
Allowance remaining within flooring contract				\$80,000		
Description	ASIF	PCI # / OCO#	Detail	Ath. Floor - Prep	Actual Expenditure	Pending Expenditure
Athletic Flooring Prep Allowance				\$15,000		
On going athletic flooring prep						
Allowance remaining within athletic flooring contract				\$15,000		
Description	ASIF	PCI # / OCO#	Detail	Fluid Applied - Prep	Actual Expenditure	Pending Expenditure
Fluid Applied Flooring Prep Allowance				\$10,000		
On going fluid applied flooring prep						
Allowance remaining within fluid applied flooring contract				\$10,000		
Description	ASIF	PCI # / OCO#	Detail	Painting - Touch up/Prep	Actual Expenditure	Pending Expenditure
Painting Touch up/Prep Allowance				\$35,000		
On going painting touch up/prep						
Allowance remaining within painting contract				\$35,000		
Description	ASIF	PCI # / OCO#	Detail	Ceramic Tile	Actual Expenditure	Pending Expenditure
Ceramic Tile Floor Prep				\$25,000		
On going ceramic tile						
Allowance remaining within ceramic tile contract				\$25,000		
Description	ASIF	PCI # / OCO#	Detail	Site Concrete	Actual Expenditure	Pending Expenditure
Site concrete				\$25,000		
On going site concrete						
Allowance remaining within site concrete contract				\$25,000		
Description	ASIF	PCI # / OCO#	Detail	Landscaping	Actual Expenditure	Pending Expenditure
Landscaping				\$15,000		
On going landscaping						
Allowance remaining within landscaping contract				\$15,000		
Description	ASIF	PCI # / OCO#	Detail	Building Demolition	Actual Expenditure	Pending Expenditure
Building Demolition				\$25,000		
On going landscaping						
Allowance remaining within building demolition contract				\$25,000		
Description	ASIF	PCI # / OCO#	Detail	Asphalt	Actual Expenditure	Pending Expenditure
Asphalt				\$15,000		
On going asphalt						
Allowance remaining within building demolition contract				\$15,000		


Sample Accounting, Cost Control and Change Order

BULLEY & ANDREWS Building Matters®		CCSD 181 Hinsdale Middle School - DD Budget DD Budget Project Summary		SD Budget Delta from SD to DD Budget Comments		
Package/Trade	Leveled Bid	DD Leveled Budget	SD Budget	Delta from SD to DD Budget	Comments	
012100 Overtime Allowance	\$50,000	\$50,000	\$50,000	\$0		
013529 Safety	\$274,100	\$274,100	\$274,128	\$28		
013533 Temporary Construction	\$502,425	\$502,425	\$688,760	\$186,335		
015100 Temporary Utilities	\$162,000	\$162,000	\$0	(\$162,000)	Not within SD, cost to project	
015423 Temporary Protection	\$179,100	\$179,100	\$179,100	\$0		
015716 Temp Fence	\$75,125	\$75,125	\$67,680	(\$7,445)		
022100 Surveying	\$61,155	\$61,155	\$75,000	\$13,845		
024100 Demolition	\$860,000	\$860,000	\$760,000	(\$100,000)	Abatement included	
025800 Winter Protection	\$129,000	\$129,000	\$129,000	\$0		
028200 Trade Bond Insurance	\$449,162	\$449,162	\$412,500	(\$36,662)		
030000 Concrete	\$2,063,000	\$2,063,000	\$2,236,440	\$173,440		
034000 Precast Concrete	\$1,597,652	\$1,597,652	\$1,447,760	(\$149,892)	Added thickness at Cafeterium	
040000 Masonry	\$3,369,000	\$3,369,000	\$2,069,033	(\$1,299,967)	Based on market pricing, two b	
051000 Structural Steel	\$2,364,750	\$2,364,750	\$3,117,967	\$753,217	Misc Support steel now within	
061000 Rough Carpentry	\$435,374	\$435,374	\$435,374	\$0		
062200 Millwork	\$1,142,335	\$1,142,335	\$1,132,335	(\$10,000)		
071000 Dampproofing and Waterproofing	\$222,900	\$222,900	\$169,019	(\$53,881)	Premium material for AVB	
074000 Skylights	\$125,000	\$125,000	\$125,000	\$0		
074213 Metal Panels	\$200,000	\$200,000	\$59,500	(\$140,500)	Roof Screens for Roof Top eqi	
075000 Membrane Roofing	\$1,305,000	\$1,305,000	\$1,305,000	\$0		
079200 Joint Sealants	\$25,000	\$25,000	\$20,100	(\$4,900)		
081000 Doors & Frames	\$375,000	\$375,000	\$488,336	\$113,336		
083000 Specialty Doors	\$167,750	\$167,750	\$215,000	\$47,250		
088000 Glazing	\$2,015,714	\$2,015,714	\$1,940,714	(\$75,000)		
092116 Gypsum Board Assemblies	\$3,714,867	\$3,714,867	\$3,814,867	\$100,000		
093000 Ceramic Tile	\$84,400	\$84,400	\$84,400	\$0		
095100 Acoustical Ceilings	\$478,000	\$478,000	\$521,411	\$43,411		
096000 Flooring	\$777,090	\$777,090	\$730,175	(\$46,915)		
096400 Wood Flooring	\$151,000	\$151,000	\$152,145	\$1,145		
096700 Fluid Applied Flooring	\$115,866	\$115,866	\$112,597	(\$3,269)		
099100 Painting	\$340,625	\$340,625	\$396,900	\$56,275		
100000 Flag Poles	\$12,000	\$12,000	\$20,000	\$8,000		
101400 Signage	\$82,954	\$82,954	\$92,000	\$9,046		
102226 Toilet Partitions	\$43,900	\$43,900	\$72,000	\$28,100		
102800 102800 Visual Display Boards	\$103,500	\$103,500	\$105,354	\$1,854		
102813 Toilet Accessories	\$34,065	\$34,065	\$68,000	\$33,935		
105000 Lockers	\$215,500	\$215,500	\$215,500	\$0		
114000 Foodservice Equipment Appliances	\$450,771	\$450,771	\$409,232	(\$41,539)		
115200 AudioVisual Equipment	\$483,560	\$483,560	\$115,000	(\$368,560)	Short Throw Proj at Classrooms	
115300 Laboratory Equipment	\$405,000	\$405,000	\$405,000	\$0	Sound System at Gym	
116623 Gymnasium Equipment	\$154,810	\$154,810	\$170,280	\$15,470	Main AV at Cafeterium	
116800 Performance Equipment	\$125,000	\$125,000	\$125,000	\$0	Sound System at Music	
122000 Window Treatments	\$118,700	\$118,700	\$100,500	(\$18,200)		
133416 Grandstands and Bleachers	\$145,000	\$145,000	\$145,000	\$0		
142000 Elevators	\$150,700	\$150,700	\$150,000	(\$700)		
210000 Fire Suppression	\$465,000	\$465,000	\$484,027	\$19,027		
220000 Plumbing	\$1,449,900	\$1,449,900	\$1,630,447	\$180,547		
230000 MechanicalHVAC	\$4,564,000	\$4,564,000	\$4,506,150	(\$57,850)		
260000 Electrical	\$4,384,105	\$4,384,105	\$4,359,804	(\$24,301)		
310000 Earthwork&Site Utility	\$2,923,430	\$2,923,430	\$2,347,550	(\$575,880)	SW Dent and Increase Parking	
321000 Asphalt Paving	\$413,810	\$413,810	\$470,667	\$56,857		
321400 Unit Pavers	\$30,900	\$30,900	\$50,600	\$19,700		
321600 Site Concrete	\$267,832	\$267,832	\$322,980	\$55,148		
323100 Fences & Gates	\$15,000	\$15,000	\$72,500	\$57,500		
329000 Landscaping	\$288,379	\$288,379	\$382,850	\$94,471		
TRADE COST SUBTOTAL	\$41,140,206	\$41,140,206	\$40,030,682	(\$1,109,524)		
Anticipated Value of Bid Packages		Original DD Breakdown	Updated Breakdown Based on Scope and Drawing Development			
Bid Package 1		\$10,832,479	\$9,813,792	\$500,000 held for bid group #4 site utilities		
Bid Package 2		\$23,163,547	\$24,863,396			
Bid Package 3		\$5,441,753	\$4,653,856			
Bid Package 4 - Surface Lot Only		\$1,702,428	\$1,809,162			

Sample Accounting, Cost Control and Change Order

BULLEY & ANDREWS							10/30/2018
Hinsdale Middle School							
Bid Group	Trade	Contractor	Contract Amount	Internal Transfers	Owner Change Orders	Current Contract Value	
1	Excavating	DuPage Topsoil	\$1,328,720	(\$13,909)	(\$96,228)	\$1,198,583	
1	Concrete	DeGraf Concrete	\$2,147,000	\$37,049	\$252,623	\$2,436,672	
1	Site Utilities	Berger Excavating	\$837,000	\$35,940	\$8,427	\$881,367	
1	Structural Steel	Kingery Steel	\$2,025,000	\$86,990	\$64,533	\$2,176,523	
1	Precast Concrete	KF	\$1,757,341	\$39,603	(\$30,000)	\$1,767,865	
1	Elevator	Schindler	\$133,000		\$0	\$133,000	
1	Temp. Power	Connelly	\$113,800	(\$84,600)	\$1,000	\$30,200	
1	Asphalt	Beverly Asphalt	\$140,620		\$12,245	\$152,865	
1	General Trades	RB Construction	\$240,000	\$24,768	\$15,047	\$279,815	
1	Waterproofing	WRQ	\$54,544		\$3,800	\$58,344	
1	Temp Fence	BBF	\$72,750		\$6,450	\$79,200	
2	Masonry	Iwanski	\$3,175,000	(\$91,003)	(\$68,339)	\$3,015,658	
2	Misc. Metals	SG Krauss	\$424,750	\$9,871	\$6,821	\$440,942	
2	Rough Carpentry	Manusos	\$1,556,495	\$8,499	(\$879,332)	\$685,662	
2	Roofing	Knickerbocker	\$1,100,000	\$95,933	\$12,849	\$1,208,782	
2	Glass & Glazing	AGW	\$2,606,770		\$17,778	\$2,624,548	
2	Doors & Hardware	Chicago Doorways	\$379,007	\$34,073	\$27,338	\$440,418	
2	Drywall	Doherty	\$2,696,318	\$74,563	(\$15,465)	\$2,755,416	
2	JACT	Alpine	\$310,400	\$3,256	\$2,297	\$315,953	
2	HVAC	Mech Inc	\$3,604,500	\$27,277	\$22,608	\$3,654,385	
2	Plumbing	Jensen's	\$1,630,000	\$5,441	(\$3,012)	\$1,632,429	
2	Electrical	Fitzgerald	\$5,791,000	\$196,747	\$32,816	\$6,020,563	
2	Overhead Doors	House of Doors	\$199,580		(\$31,545)	\$168,035	
2	Operable Partitions	Modernform	\$51,450		(\$12,970)	\$38,480	
2	Food Service	Stafford-Smith	\$396,411		\$3,713	\$400,124	
2	Fire Protection	K&S	\$413,000	\$7,731	\$6,492	\$427,223	
2	Roof Screens	Wiesbrook	\$586,184	(\$25,031)	\$0	\$561,153	
2	Skylight	United Skys	\$115,358		\$0	\$115,358	
3	Milwork	Bradford Systems	\$1,029,698	\$10,530	(\$131,176)	\$909,052	
3	Flooring	Vortex	\$570,000		(\$59,286)	\$510,714	
3	Wood Flooring	Haldean-Homme	\$224,000		\$0	\$224,000	
3	Fluid Applied Flooring	Artlow	\$159,339	\$3,307	\$0	\$162,646	
3	Painting	Five Star Decorating	\$400,028	\$5,810	\$3,536	\$409,374	
3	Lockers	Wilkin	\$255,200		\$0	\$255,200	
3	Lab Equipment	Carroll Seating	\$371,239		\$3,211	\$374,450	
3	Gym Equipment	Haldean-Homme	\$297,500		(\$27,150)	\$270,350	
3	LULA	DME Access	\$79,500	\$1,649	\$0	\$81,149	
3	Spray Insulation	Wilkin	\$78,500	(\$8,025)	\$62,425	\$132,900	
3	Ceramic Tile	Northern Illinois	\$744,499	\$6,230	\$0	\$750,729	
3	Toilet Acc/Partitions/Display	Metropolitan Corp.	\$340,800		\$86,000	\$426,800	
3	Performance Equipment	Grand Stage	\$40,000		\$0	\$40,000	
3	Window Treatments	Euroview	\$96,500		(\$17,080)	\$79,420	
3	Signage	Manusos	\$51,777		\$0	\$51,777	
3	Stick Pavers	LFS Pavement	\$33,300		\$0	\$33,300	
4	Site Concrete	Abbey Paving	\$204,150		(\$5,580)	\$198,570	
4	Landscaping	Landworks	\$212,000		\$8,235	\$220,235	
4	Asphalt Paving	Glander Paving	\$69,400		\$0	\$69,400	
4	Excavation	DuPage Topsoil	\$100,090		\$0	\$100,090	
4	Building Demolition	Alpine Demolition	\$516,250		\$0	\$516,250	
4	Acoustical Curtain	Allocation	\$44,000		(\$44,000)	\$0	
4	Electrical	Allocation	\$150,000		(\$47,717)	\$102,283	
4	Restoration	Allocation	\$40,000		\$0	\$40,000	
		Total Subcontracts	\$40,013,268			\$39,666,540	
		General Conditions		(\$3,411)	\$1,074,080	\$1,070,669	
		Steel Haul Plates		\$11,305	\$0	\$11,305	
		Sawcut Precast		\$12,584	\$0	\$12,584	
		Hand dig undercuts			\$8,130	\$8,130	
		Temp Windows		\$15,900	\$0	\$15,900	
		B&A Premium Time		\$11,240	\$0	\$11,240	
		Remove Plaques			\$1,920	\$1,920	
		Sawcut Plaques		\$8,305	\$2,360	\$10,665	
		Striping Dropoff			\$7,594	\$7,594	
		Install Brick Ledger			\$840	\$840	
		Concrete at Glass Railings			\$3,875	\$3,875	
		Sawcut Concrete		\$2,900	\$0	\$2,900	
		Infill Slab		\$795	\$0	\$795	
		Testing		\$3,200	\$0	\$3,200	
		Surveying		\$52,075	\$43,560	\$95,635	
		Surveying		\$9,080	(\$6,690)	\$2,390	
		Construction Tech		\$50,000	\$0	\$50,000	
		Scaffolding		\$7,400	\$0	\$7,400	
		Unassigned Construction/Premium Time		\$50,000	\$15,971	\$65,971	
		Subguard		\$440,146	(\$9,386)	\$430,760	
		GMP Contingency		\$1,218,437	(\$598,611)	\$619,826	
		CM Fee		\$2,116,750	\$115,362	\$2,232,112	
		Reimbursables		\$100,452	\$0	\$100,452	
		Fixed GCs		\$280,901	\$2,853	\$283,754	
			\$44,331,109			\$44,694,124	
Hinsdale Middle School - Parking Deck							
10/30/2018							
Bid Group	Trade	Contractor	Base Contract Amount	Internal Change Orders	Owner Change Orders	Current Contract Value	
1	Excavating	DuPage Topsoil	\$174,440	\$0	\$15,457	\$189,897	
1	Site Utilities	Berger Excavating	\$0	\$0	\$2,368	\$2,368	
1	Concrete	DeGraf Concrete	\$323,000	\$0	\$77,840	\$400,840	
1	Earth Retention	Thatcher	\$222,000	\$0	\$158,000	\$380,000	
2	Masonry	Iwanski Masonry	\$0	\$0	\$6,915	\$6,915	
2	Fire Protection	K&S Automatic Sprinklers	\$0	\$0	\$57,566	\$57,566	
2	Electrical	Fitzgerald's Electrical	\$0	\$0	\$44,214	\$44,214	
		Total Subcontracts	\$719,440			\$1,081,800	
		Subguard		\$7,914	\$0	\$7,914	
		GMP Contingency		\$21,583	(\$21,583)	\$0	
		CM Fee		\$37,896	\$0	\$37,896	
			\$786,833			\$1,143,330	
					Total GMP	\$45,837,454	

Sample Accounting, Cost Control and Change Order

 6/13/2018						
Hinsdale Middle School - Open Change Items 116190						
B&A CHANGE REQUEST STATUS LOG						
PCI No.	Description	Reason	Date	Owner Change #	Amount	Comment
PCI041	Provide Granular Backfill in Lieu of Site Clay	Scheduled Related Change	2017-12-6		\$ 260,000.00	In review by B&A
PCI090	Bid Group 2 ASI 19 Student Phone		4/17/2018		\$ 405.00	Millwork Allowance
PCI103	Bid Group 2 ASI 36 MRC Book Shelves	Architect/Engineer Design Change	4/20/2018		\$ 12,843.00	Architect Design Change
PCI104	Bid Group 1 ASI 20 South Entrance Brick Ledge	Architect/Engineer Design Change	5/2/2018		\$ 4,559.00	Architect Design Change
PCI109	Parking Deck Fire Alarm System		5/14/2018		\$ 11,826.00	Village of Hinsdale
PCI110	Server Cabinet Revisions	Owner Requested Change	5/14/2018		\$ 2,072.00	Owner Request
PCI111	Bid Group 2 ASI 43 Gymnasium Marker Boards	Architect/Engineer Design Change	5/14/2018		\$ 2,909.00	Owner Request
PCI112	Bid Group 2 ASI 22 Masonry Flashing Parking Deck	Architect/Engineer Design Change	5/14/2018		\$ 7,234.00	Architect Design Change
PCI113	Bid Group 2 ASI 46 FACS Cord Reels	Architect/Engineer Design Change	5/14/2018		\$ 6,231.00	Owner Request
PCI115	Undercut Allowance		5/18/2018		\$ 13,062.00	Undercut Allowance
PCI116	Unsuitable Soils Allowance		5/18/2018		\$ 19,733.00	Undercut and Unsuitable Soils Allowance
PCI117	Atrium Duct Changes per RFI 171 & 184		5/21/2018		\$ 7,950.00	HVAC Allowance
PCI118	Install Additional Duct Detectors		5/21/2018		\$ 8,118.00	HVAC Allowance
PCI119	Rooftop Equipment & Screen Wall Coordination		5/21/2018		\$ 4,151.00	HVAC Allowance
PCI120	Gym Precast Deadmen		5/23/2018		\$ 4,602.00	GMP Contingency
PCI121	Excavation for Volleyball and Badminton Courts		5/23/2018		\$ 3,886.00	GMP Contingency
PCI122	Puddy Packs at Electrical Boxes		5/23/2018		\$ 11,670.00	Discussed with CCA and B&A
PCI123	Additional Furring at A219 & A221		5/23/2018		\$ 1,116.00	GMP Contingency
PCI124	Music Storage B130 High Density Storage		5/23/2018		\$ 10,530.00	GMP Contingency
PCI125	Additional Surveying Services		5/23/2018		\$ 14,486.00	GMP Contingency
PCI126	Washing of Gym Precast		5/23/2018		\$ 5,315.00	GMP Contingency
PCI127	Precast Crane Remobilization		5/23/2018		\$ 9,350.00	GMP Contingency
PCI128A	Fire Alarm Door Hardware - Building A	Architect/Engineer Design Change	5/29/2018		\$ 10,438.00	Not detailed on electrical drawings
PCI128B	Fire Alarm Door Hardware - Building B & C	Architect/Engineer Design Change	6/1/2018		\$ 17,750.00	Not detailed on electrical drawings
PCI129	Delete Power for Motorized Shades	Owner Requested Change	5/29/2018		\$ (4,352.00)	Owner Request
PCI130	Bid Group 2 ASI 48 - Power for Won Doors	Architect/Engineer Design Change	5/29/2018		\$ 11,809.00	Power not shown on electrical drawings
PCI131	Framing for Aluminum Display Cases	Owner Requested Change	5/29/2018		\$ 1,195.00	Aluminum Display Cases not detailed on drawings
PCI132	Access for Fire Smoke Dampers		5/29/2018		\$ 4,527.00	Access Panel Allowance
PCI133	Bid Group 2 ASI 49 Pedestrian Crosswalk	Owner Requested Change	6/1/2018		\$ 1,363.00	Owner Request
PCI134	Large Format Interchangeable Cores	Owner Requested Change	6/1/2018		\$ 18,480.00	Owner Request
PCI135	Bid Group 2 ASI 47 Fire Alarm Clarifications	AHJ Requested Change	6/1/2018		\$ 11,596.00	Comments HFD meeting on 5/3/2018
PCI136	Additional Concrete for Gym SOG thickened slab areas		6/1/2018		\$ 3,150.00	Thickened slab for volleyball and badminton courts
PCI 137	Gymnasium Block Chase Wall	Architect/Engineer Design Change	6/6/2018		\$ 2,895.00	Architect request after walk through of gym
					\$ 500,908.00	
					\$ 57,946.00	Allowance Usage
					\$ 324,105.00	GMP Contingency Usage
					\$ 11,826.00	Village of Hinsdale/D181 Costs
					\$ 107,031.00	D181 Costs
Pending PCIs						
Upgrade server cabinets per submittal (Owner)			\$1,980.00			
Fire Rated Expansion Joints (GMP Contingency)			\$32,000.00			
Crane remobilization for Precast (GMP Contingency)			\$9,350.00			
Cast stone coping at two piece cornice (GMP Contingency)			\$3,250.00			
Additional fluid flashing at window bucks (GMP Contingency)			\$2,523.00			
Provide single utility solenoid controller for water, gas, and power shut off			\$10,721.00			
Under cuts (GMP Contingency)			\$602.00			
Science Lab Custom Stain			\$3,600.00			
Power for Fire Smoke Dampers			\$9,984.00			
Additional in wall blocking for TVs			\$6,890.00			
Wall and window blocking (GMP Contingency)			\$3,903.00			
Custom FRP Door Color (Door Hardware Allowance)			\$789.00			
Costs for Mechanical Inc. 862 ASI50			\$2,700.00			
Joist bridging alterations for HVAC ductwork (GMP Contingency)			\$2,937.00			
Roof screen channel coordination (GMP Contingency)			\$4,230.00			
Furnish and install additional CSHA cabling			\$2,676.00			
Furnish and install additional sump in Building B			\$638.00			
Re-pour coping at Building A East Elevation			\$3,250.00			
Additional Flashing at Window Openings			\$2,523.00			
B&A Change Status Request Log						

Sample Quality Control Report



Superintendent: _____
PM/PE: _____
(SUB SIGN-OFF AT END OF CHECKLIST)

IN-WALL INSPECTION CHECKLIST

Hinsdale Middle School

REVIEWED BY:
LOCATION:
INSPECTION DATE:

IN - WALL INSPECTION

"C" = COMPLIES "NC" = NON-COMPLIANCE

ITEM	DESCRIPTION	N	S	E	W	C	NC	N/A	COMMENTS
1	JAMBS AT DOOR FRAMES								
2	HEADS AT DOOR FRAMES								
3	SILLS & HEADERS AT DUCTWORK PENETRATIONS								
4	THERMAL INSULATION								
5	SOUND INSULATION								
6	INSULATION AT WINDOW & DOOR OPENINGS								
7	ACCESS PANEL FRAMING								
8	FIREPROOFING								
ELECTRICAL									
9	CONDUIT								
10	COMMUNICATIONS/DATA DROPS								
11	SECURITY ROUGH-IN								
12	TEMPERATURE CONTROLS								
13	LIGHTING								
14	DEVICE BOX HEIGHTS								
15	SLEEVING								
16	BOXES INDEPENDENTLY BRACED TO FRAMING MEMBER								
17	CONDUIT SUPPORTED W/I 3' OF BOX								
18	DEVICE RINGS OR PLASTER RINGS								
19	FIRESTOPPING AT PENETRATIONS								
MECHANICAL/PLUMBING									
20	ACCESS DOORS FOR VALVES								
21	DOMESTIC WATER: LOCATION, LAYOUT, AND LABELED AT ACCESS PANELS								
22	Protection from copper vs dissimilar metals / Plastic separation								
23	LOCATION, LAYOUT, AND LABELED AT ACCESS PANELS								
24	VALVING AND LABELED								
25	PIPE - COPPER OR CAST IRON								

Sample Quality Control Report

ITEM	DESCRIPTION	N	S	E	W	C	NC	N/A	COMMENTS
26	FIXTURE CARRIERS INSTALLED , SUPPORTED, SPACED ACCORDINGLY AND PER ADA								
27	SUPPORTS APPROVED TYPE, NO DISSIMILAR METALS								
28	RISER CLAMPS INSTALLED AT FLOOR LEVEL								
29	INSULATION INSTALLED, SEALED,SLEEVED AND ALUMINUM JACKETING								
30	DUCTWORK COMPLETE								
31	HVAC CONTROLS								
32	ALL TESTING COMPLETE								
33	FIRE DAMPERS								
34	SLEEVES CUT FLUSH VOIDS FILLED								
35	FIRE STOPPING AT PENETRATIONS								
FIRE DETECTION									
36	BOXES FOR PULL STATIONS								
37	HORN & STROBE INSTALLED								
38	DEVICE BOXES								
39	FIRE/ACOUSTICAL PADS								
40	FIRESTOPPING AT PENETRATIONS								
FIRE PROTECTION									
41	SPRINKLER PIPING INSTALLED								
42	SPRINKLER PIPING TESTED								
43	DEVICES/VALVES								
44	ACCESS PANEL FRAMING								
45	FIRESTOPPING								
46	LABELS								

SUBCONTRACTOR SIGN - OFF:

PLUMBER - _____
 MECHANICAL - _____
 ELECTRICIAN - _____
 LOW VOLTAGE - _____
 FIRE PROTECTION - _____
 DRYWALL - _____

Sample Safety Management Plan

Site-Specific Safety Program

Company Name

Site Specific Safety Program

Job name / location

Date

Site Specific Safety Program

1

Sample Safety Management Plan

Site-Specific Safety Program

1 Job name / location

Date

TOPIC	PAGE
INFORMATION WORKSHEET	2
SCOPE OF WORK SUMMARY	3
SAFETY POLICY STATEMENT	4
SAFETY RESPONSIBILITIES	5-7
JOB SPECIFIC SAFETY RULES	8-9
GENERAL SAFETY RULES	10-14

Site Specific Safety Program

2

Sample Safety Management Plan

Site-Specific Safety Program

Job name / location

INFORMATION WORKSHEET

1- Job Site Supervision(Foreman / Superintendent) Name
Phone Number

2- Safety Related Personnel:
- Competent Person Name

3- Key personnel contact information:
Top Management Contact name: Name
Number

4- Job Site Information:
Job Site Location Name
Address
Customer Contact Name
Phone Number

Site Specific Safety Program

3

Sample Safety Management Plan

Site-Specific Safety Program

SCOPE OF WORK SUMMARY

Narrative description of specific work to be completed:

Site Specific Safety Program

4

Sample Safety Management Plan

Site-Specific Safety Program

SAFETY POLICY STATEMENT

To all employees:

You are a key person in our safety effort. It is your duty to implement and enforce the COMPANY NAME safety program in your area of responsibility. The way in which you carry out your duties relating to the safety program will largely determine job site safety conditions. Your positive attitude towards accident prevention will be reflected in the attitude and conduct of the people you supervise and / or work with.

We are confident that you will take every opportunity to promote safe work habits and conditions among your co-workers on the job site and as called for in this safety program

Thank you for your commitment.

Company President

Site Specific Safety Program

5

Sample Safety Management Plan

Site-Specific Safety Program

COMPANY NAME ON SITE SAFETY RESPONSIBILITIES

COMPETENT PERSON

The assigned competent person may also serve in other capacities such as foreman.

1. Evaluate work areas at the beginning of each work day. Any unprotected hazards should be identified and corrected as appropriate.
2. Organize and supervise on site safety-training meetings for COMPANY NAME employees weekly.
3. Maintain an awareness of job site conditions and situations relative to the safety program and take corrective action.

FOREMEN:

COMPANY NAME foremen have continuous contact with employees and have significant impact on the success of the safety program.

The following are identified as duties of the foreman:

1. Maintain safety as a top priority on the job sites.
2. Personally use all safety equipment and follow safety rules and enforce the use of all personal protective equipment.
3. Enforce and follow all safety rules related to COMPANY NAME safety policies and any safety policies in force at the job location.
4. Report any injuries to the office, including minor ones, the same day that the injury occurs.
5. Conduct a DAILY pre-start safety inspection on all jobs. This will assist in identifying hazards that may be present when the job is started. These will be informal inspections. Any unsafe conditions noted in the area where COMPANY NAME employees will be working will be documented and corrective action will be required.
6. Determine availability of emergency exits from the area COMPANY NAME employees are working. Establish an off site meeting location for emergency evacuation.

Site Specific Safety Program

6

Sample Safety Management Plan

Site-Specific Safety Program

EMPLOYEES

The employee is the person that will become injured on the job should an accident occur. Therefore, the employee has a major responsibility to work safely.

The following are identified as duties of the Employee:

1. Follow all established safety rules.
2. Follow all common sense rules.
3. Report any unsafe conditions or equipment to the foreman or superintendent.
4. Report any and all injuries to their foreman or COMPANY NAME office **THE SAME DAY AS OCCURRENCE**.
5. SUPPORT THE SAFETY PROGRAM.

Site Specific Safety Program

7

Sample Safety Management Plan

Site-Specific Safety Program

Job Specific Safety Procedures

Ladder Safety:

List ladder safety rules if applicable

Material Handling:

List material handling safety rules if applicable

Fall Protection:

List fall protection safety rules if applicable

Equipment Safety:

List equipment safety rules if applicable

General Contractor Safety Requirements:

List safety rules if applicable

Site Specific Safety Program

8

Sample Safety Management Plan

Site-Specific Safety Program

COMPANY NAME GENERAL SAFETY RULES

Establishing these rules on the job site and reviewing with new employees will assist in reducing the number of on the job injuries. Violation of these safety rules will result in disciplinary action and possibly termination. Note that these rules are in effect at the Argent Mortgage project and are in addition to any other safety rules that are in force by the managing general contractor.

Personal Protective Equipment

1. Safety glasses must be worn at all times when on the job. Prescription glasses must meet ANSI standards which include safety rated lenses, frames and side shields.
2. Hard hats must be worn at all times when on the job when overhead hazards are present.
3. Knee pads must be worn when engaged in any work where employee will be kneeling on the ground.
4. All employees must wear work boots.
5. Hearing protection shall be worn when excessive noise is present and at all times when working near powder actuated tools.

GENERAL

1. The following objects or activities are not permitted on the job: Alcohol, Other intoxicating substances, Fighting, Horseplay, and Firearms.

(In the event of an injury requiring medical attention, drug and alcohol testing will be required.)
2. Any unsafe acts or conditions must be reported to the foreman immediately.
3. All accidents and injuries must be reported to the foreman immediately, regardless of how minor. (Late reporting of accidents will be considered questionable in nature and may be grounds for termination.)
4. Maintaining good housekeeping is a top priority. All employees are expected to do their part in housekeeping.

Operation Specific Safety Rules
Add specific safety rules as needed

Site Specific Safety Program

9

Sample Safety Management Plan

Site-Specific Safety Program

Fall Protection

1. COMPANY NAME employees may not work in areas where an unprotected floor or wall opening exists with a fall hazard of 6 ft. or greater. This would include commercial building roof areas.
 - Wall openings are defined as a wall or window openings with dimensions of 18"x30" or greater and a fall hazard of 6' or greater
 - Floor openings are openings of 2"x2" or greater offering a fall hazard of 6' or greater.
2. Railings are considered fall protection if they are installed as a top and mid rail at approximately 42" and 21" and a toe board extending approximately 4". The railing system must be able to support at least a 200 lbs. force applied.
3. A floor hole is considered protected if it is barricaded or protected by a cover that is capable of supporting 2 times the maximum intended load. All floor holes created by COMPANY NAME must be covered immediately.
4. Employees working within 20 feet of an unprotected window opening [COMPANY NAME employees working with a crane delivery] must wear a full body harness that is attached to an appropriate anchor point.

Safety Rule Disciplinary Program

Employees are expected to follow these safety rules as they are primarily common sense. Employees who do not follow the safety rules will be subject to the following levels of enforcement:

Employees are also subject to the enforcement and disciplinary rules in force at this job location by the general contractor.

1 st violation:	Verbal Warning
2 nd violation:	Written warning
3 rd violation:	2 Days suspension without pay
4 th violation:	Suspension and possible termination.

COMPANY NAME management reserves the right to terminate an employee who grossly violates the safety rules.

Site Specific Safety Program

10

Sample Safety Management Plan

Site-Specific Safety Program

COMPANY NAME
Safety Violation
Written Warning

EMPLOYEE NAME:	DATE:
PROJECT NAME:	

The above employee has been found during a safety inspection to have disregarded a COMPANY NAME safety rule. The employee had been verbally warned once before for the same

The following is a brief description of the violation:

Safety Rule Disciplinary Program

Employees are expected to follow these safety rules as they are primarily common sense. Employees who do not follow the safety rules will be subject to the following levels of enforcement:

- 1st violation: Verbal Warning
- 2nd violation: Written warning
- 3rd violation: 2 Days suspension without pay
- 4th violation: Suspension and possible termination.

COMPANY NAME management reserves the right to terminate an employee who grossly violates the safety rules.

I, _____, acknowledge that I was found to be disregarding a COMPANY NAME safety rule on the above listed date and at the above listed project. I understand that further disregard for any other safety violations may result in further disciplinary measure taken by the COMPANY NAME.

Signature of Employee	Date:
------------------------------	--------------

Signature of Supervisor	Date:
--------------------------------	--------------

If you wish, in the following space below, write any comments on the violation

Site Specific Safety Program

11

Sample Safety Management Plan

		Job Hazard Analysis	
Project #:	Project Name:	Prepared By:	
Date:	Location:	Estimated Start Date:	
Description of Work:			
Item No.	Phase of Work	Safety Hazard(s)	Precautionary Action(s)
1)		•	•
2)		•	•
3)		•	•
4)		•	•
5)		•	•
Training/Certification/Prerequisites:		•	
Lessons Learned/Previous Incident(s):		•	
Reviewed by:		Crew Initials:	
<p><small>Each Subcontractor is solely responsible for monitoring and planning the work of its employees, subcontractors, agents, vendors, and suppliers to ensure compliance. This document is only a guideline and therefore not all-inclusive. Any specific additions or changes related to the Subcontractor's work are the sole responsibility of the Subcontractor.</small></p>			

QA: Sample Punch List Tracking Document

Hinsdale Middle School - Punchlist
100 South Garfield Street, Hinsdale, Illinois 60521

PlanGrid Task Report - Oct 31, 2018

Prepared by Chad Rogers

Description

15 issues in this report.

Contents

#154 Flooring	2
#150 Flooring	2
#149 Flooring	3
#148 Flooring	3
#147 Flooring	4
#146 Flooring	4
#117 Flooring	5
#80 Flooring	6
#69 Flooring	7
#68 Flooring	8
#53 Flooring	9
#52 Flooring	10
#46 Flooring	11
#6 Flooring	12
#5 Flooring	13

Response to Request for Proposal
Hinsdale Township
High School District 86
May 14, 2019



Table of Contents



1. Cover Letter
2. Company Overview
3. Construction Manager Experience
4. Construction Manager Services
 - *Preconstruction*
 - *Procurement*
 - *Construction*
 - *Close-Out*
5. Project Schedule
6. Insurance
7. Fees
 - *Proposal Price Sheet*
 - *Form F General Conditions Scope of Work*
8. Forms
 - *Proposal Checklist*
 - *Proposal Submission Form*
 - *Form A Sexual Harassment Policy*
 - *Form B Certificate of Eligibility*
 - *W9*



SECTION ONE



May 14, 2019

Ms. Tina Snyder, CPPB
Procurement Officer
Hinsdale Township Administration Building
5500 Grant Street
Hinsdale, Illinois 60521

SUBMITTED VIA PDF / HARD COPY

Re: Hinsdale Township HSD 86 Response to RFP for Construction Management Services

Dear Ms. Snyder and Members of the Selection Committee:

Congratulations to Hinsdale Township High School District 86 on passing your referendum! It is exciting to see the surrounding community recognizing the District's facility needs and showing their support for the creation of 21st century learning environments.

International Contractors, Inc. (ICI) greatly appreciates the opportunity to submit our education qualifications to District 86. We have made great effort to thoroughly answer your questions and I believe the quality and effort put forth in our proposal response will demonstrate how strongly we desire to be your construction management partner.

Our responses are tailored specifically to the Hinsdale Township HSD 86 Referendum Master Plan projects and ICI's proposal is centered around the theme of commitment: (1) commitment to the District from all levels of our project team, (2) commitment to the long term vision behind the master plan and (3) commitment to creating consensus among the community.

COMMITMENT TO DISTRICT 86 FROM ALL LEVELS OF OUR PROJECT TEAM

As you move forward with the design and construction of your Referendum Master Plan, it will quickly become evident that a great deal of trust must be placed in your architecture and construction management team. ICI has a long history of developing strong working relationships with education clients and their architects; several of which span more than 20 years. We take great care in cultivating trusting partnerships and we tailor our construction program to the specific needs of our client and the surrounding community.

The leadership team assigned to your project has dedicated their entire careers to public education construction. Terry Fielden, Director of K-12 Education, and Marc Poskin, Vice President of Preconstruction, have focused solely on K-12 public schools for more than 25 years. Terry and Marc both have a 15+ year relationship with District 86's architect, Jeff Huck. Additionally, Marc is a parent to a District 86 graduate and while his son was a student, he served on the District's Steering Committee and provided cost studies on all components of the Master Plan. He has a strong familiarity and dedication to the District's priorities.



977 S. Route 83
Elmhurst, IL 60126
T 630.834.8043
F 630.834.8046
www.iciinc.com



Lastly, Terry and Marc have both provided years of service on school boards. Terry recently completed his third term on the Naperville School District 203 School Board and Marc is a former School Board Member in Butler School District 53. They understand firsthand the public fiscal responsibility placed upon board members.

COMMITMENT TO THE LONG TERM VISION BEHIND THE REFERENDUM MASTER PLAN

ICI's cost estimating, scheduling and planning services are second to none. Effective preconstruction planning is the most critical element to successful, cost effective execution in the field. ICI has more than \$250 million in active or successfully completed local education construction projects in the past 4 years alone. We understand that maximizing a budget is vital. Our team desires to partner with you to make your long term plans a reality. Our goal throughout a project is always to provide school districts with the necessary data and guidance to allow stakeholders to make informed, educated decisions that advance the District's vision and mission.

COMMITMENT TO CREATING CONSENSUS AMONG THE COMMUNITY

A project of this significance will undoubtedly draw attention from both the school district community and the surrounding neighborhoods. We will listen. We will engage. Each of our recommendations throughout the project will be focused on the best interest of District 86 and creating consensus among the community.

You need to feel confident that your construction manager can skillfully manage noise, traffic and mitigate disruption to the students' learning environment. On a level of paramount importance; parents and guardians need to know their children are safe throughout construction. Due to the extensive amount of work ICI has completed in occupied schools, our team is an ideal fit to navigate these challenges.

Please know that we sincerely desire to partner with Hinsdale Township High School District 86 as you enter this exciting new chapter. My hope is that ICI is given an interview where we can demonstrate how invested we are in the success of your project.

Thank you for the opportunity,

Bruce R. Bronge
President
INTERNATIONAL CONTRACTORS, INC.

**ICI acknowledges receipt of Addenda #1.*

2

SECTION TWO



2 Company Overview

Company's Experience, percentage of work completed as Construction Manager, and the office responsible for this project.



ICI's office is located 8 miles from District 86's office; allowing for additional accessibility from our project team.

COMPANY'S EXPERIENCE

More than 60% of ICI's annual volume is generated by work for education clients. 100% of this work is delivered as a Construction Manager. Our K-12 Education volume for the past 10 years exceeds \$300,000,000.00

OFFICE RESPONSIBLE FOR DISTRICT 86 PROJECT

977 South Route 83

Elmhurst, Illinois 60126

T 630.834.8043

**8 MILES FROM DISTRICT OFFICE*

INVOLVEMENT IN SCHOOL MARKET

ICI is actively involved in the Illinois Association of School Boards, Illinois ASBO (Terry Fielden is SAAC Vice Chair), the American Society of Professional Estimators (2 CPEs on staff), American Institute of Constructors (1 CPC on staff), Chicago Building Congress, Society for Marketing Professional Services, the US Green Building Council and the Association of Subcontractors and Affiliates.

CONTACT PERSON

Terry Fielden, LEED AP BD+C

Director of K-12 Education

C 630.327.6431

D 630.941.6852

E tfielden@iciinc.com

OFFICERS

Bruce R. Bronge

President

C 630.918.6835

D 630.941.6835

E bbronge@iciinc.com

Randall A. Bronge, LEED AP BD+C

Executive Vice President

C 630.878.5113

D 630.941.6854

E rabronge@iciinc.com

FIRM HISTORY

Currently in our 36th year in business, ICI is a family-owned company in its second generation of leadership. ICI was founded in 1982 by Richard Bronge and his eldest son, Randall. Two years later Richard's middle son Bruce joined the business, followed by his youngest son Jeff in 1988. Richard has since retired and the firm is now in its second generation of leadership. Bruce is ICI's President, Randall is the Executive Vice President and Jeff has been with the estimating department since the late 1980s.



2 Company Overview

Recent (within the last 5 years) and relevant projects of a similar size and nature.



More than 60% of ICI's annual volume is comprised of work for education clients. 100% of this work is delivered as a Construction Manager.

SCHOOL DISTRICTS / LONG TERM FACILITY PLANNING

A list of School Districts with whom ICI has recently worked is provided below. Clients for whom we have provided long range facilities plans are highlighted in red.

DISTRICT	LENGTH OF RELATIONSHIP
Frankfort SD 157 C	1994
Manhattan SD 114	1994
Cicero School District 99	1995
The Avery Coonley School	2004
New Lenox SD 122	2011
Grayslake HSD 127	2012
Elmwood Park CUSD 401	2013
Evergreen Park SD 124	2013
Woodridge SD 68	2015
Leyden HSD 212	2016
Burbank SD 111	2016
Elmhurst CUSD 205	2017
Prairie Grove CSD 46	2018

RELEVANT PROJECTS OF A SIMILAR SIZE AND NATURE

On the following pages, please find profiles of several of ICI's education projects specifically related to District 86's construction management needs.

- Leyden HSD 212: West Leyden HS Expansion and Renovations
(CONSTRUCTION MANAGER SINCE 2017)
- Leyden HSD 212: East Leyden HS Expansion and Renovations
(CONSTRUCTION MANAGER SINCE 2017)
- Elmwood Park CUSD 401: Elmwood High School Expansion and Renovation
(CONSTRUCTION MANAGER SINCE 2013)
- Burbank SD 111: Luther Burbank School (New Construction)
(CONSTRUCTION MANAGER SINCE 2016)





West Leyden HS LEYDEN HIGH SCHOOL DISTRICT 212

LOCATION

Northlake, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

SPM Architects

West Leyden High School's existing building was nearly 60 years old in need of expansion and major upgrades. The District engaged their longstanding architect, SPM Architects, and ICI to work with them to design and build a 21st century learning environment for their students.

The High School is comprised of seven interlocking rectangular-shaped educational wings that create a circular courtyard as the building's center. However, the existing cafeteria, media space and kitchen were undersized and antiquated for today's educational priorities.

ICI complemented the existing footprint by relocating the eating space of the

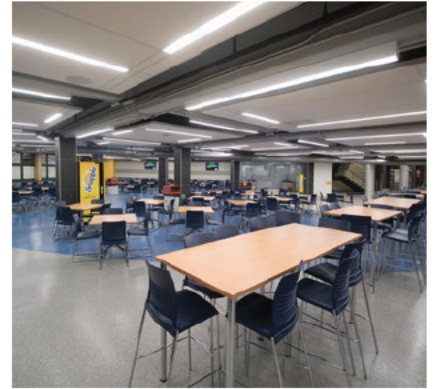
cafeteria and media center to a portion of the inner courtyard.

The newly created space replaced and enhanced the original cafeteria into a social space where students enjoy a welcoming, daylight-filled environment.

This enhanced cafeteria includes an exterior student commons in the courtyard that doubles as outdoor instruction space. Additionally, the second floor of the expansion houses a spacious, student-centered media center overlooking the courtyard and is strategically located adjacent to student support areas.

The expanded media center includes dedicated instruction areas and collaboration rooms for the students.





West High School
LEYDEN HIGH SCHOOL
DISTRICT 212
[CONT'D.]

The spaces transform the learning environment and overall student experience.

The District's ultimate goal in the enhancements to both West and East Leyden was to develop "confident

problem-solvers through authentic and relevant experience." The updated spaces were built with the intention of enhancing instructional experiences now and in the years to come.



East Leyden High School

LEYDEN HIGH SCHOOL
DISTRICT 212

LOCATION

Franklin Park, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

SPM Architects

ICI is concurrently underway on significant enhancements to East Leyden High School. ICI is creating a new safe and secure main student entrance with a dedicated bus lane. The new lane and entry will allow students to move safely and easily between buses and the school entry. Once inside the school, students will experience a large new cafeteria and student commons area. With a capacity of 650 students, the new cafeteria will allow the District to reduce the number of lunch periods from five to three; ultimately improving the students' schedules.

The new cafeteria will feature a mezzanine level offering a student-run coffee bar as well as athletic offices and meeting rooms. The project incorporates

several sustainable features including a green roof area. A greenhouse will also be connected to the cafeteria – providing an additional “hands on” learning environment for science classes.

The project also incorporates an expansion housing a new aquatic center. The facility will include two pools – one for competitive swimming and a second for diving and swim lessons. Patrons will have access to an elevated seating area.

Also included in the expansion is a fine arts wing. The new wing will bring the choral and instrumental music rooms and the practice rooms together. The wing will also house additional multipurpose space and an additional classroom.



IN PROGRESS APRIL 2019



East Leyden High School

LEYDEN HIGH SCHOOL
DISTRICT 212
[CONT.'D]

Lastly, a new preschool and daycare will be included in the addition.

Once these new spaces are created, ICI will renovate several existing areas within the building. A new girls locker room will be built adjacent to the East Leyden fieldhouse. Consequentially, four new science labs will be built in the current location of the girls locker room. The existing East Leyden pool is also being

renovated and converted into a new wrestling practice room.

One of the most significant enhancements to the school is a courtyard that will be created by the new addition. It will allow students, staff and administration to be outdoors during the school day.





Elmwood Park High School Expansion and Renovations

ELMWOOD PARK CUSD 401

LOCATION

Elmwood Park, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

DLA Architects

PHOTOGRAPHY COURTESY DLA ARCHITECTS

During the summer of 2014, ICI completed two concurrent expansion and renovation projects within Elmwood Park Community Unit School District 401. In addition to an expansion and renovation project at Elmwood Elementary School, the District embarked upon a major expansion and upgrades at Elmwood Park High School.

Beginning in June 2014, ICI constructed a 16,000 square foot addition housing six new lab rooms, a lecture seating area and common space for group collaboration.

The new labs allow the District to expand upon their current science curriculum; ultimately better preparing students for college.

The expansion is situated along the front (northwestern edge) of the building for two reasons: one, it allows the school to develop a more secure entry point and two, it allows the school to repurpose several existing science labs into new learning space all while creating a dynamic, forward-thinking image for the District.

The District also undertook several areas of interior renovation to improve the mechanical function of the building. Additionally, all of the existing windows were replaced for enhanced energy performance.

ICI was hired by CUSD 401 in early 2013 through a competitive selection process.





Elmwood Park High School Expansion and Renovations

ELMWOOD PARK CUSD 401
[CONT.'D]

When asked why Elmwood Park Community Unit School District 401 selected ICI, the District's Business Manager at the time, Mr. Tom Zelek, provided the following insight:

"We selected ICI for our Master Program based on the experience of the Team Leaders and their ability to plan and solve

problems. They instilled the confidence of 'looking out for the best interests of the District'. We would recommend their services."

Photography provided courtesy of DLA Architects, Ltd.



Elementary School Expansions & Renovations ELMWOOD PARK CUSD 401

LOCATION

Elmwood Park, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

DLA Architects

RENDERINGS COURTESY DLA ARCHITECTS

In 2013, ICI was selected through a competitive selection process by Elmwood Park Community Unit School District 401 to provide Construction Management Services for the District's upcoming expansion and renovation projects at two of their schools: Elmwood Elementary School and Elmwood Park High School. The District selected ICI based upon our long term approach to client relationships as well as our recent, relevant experience with Chicago area K-12 education clients.

As school let out in late May 2014, ICI mobilized and embarked upon a fast track expansion and remodel along the southern end of the District's 100 year-old elementary school. The expansion houses a new 5,000 square foot kitchen

and dining space. The kitchen is full service and includes a new receiving space.

The dining area is connected to the existing gymnasium, allowing for flexibility, as the space can also be used as a multi-purpose room or a public community space.

The District also added four classrooms to address the overall need for more elementary space. Several of the classrooms incorporate a unique wooden ceiling above the group learning space. This architectural feature creates a visual transition to distinguish the space as a collaborative area.





Luther Burbank School BURBANK SD 111

LOCATION

Burbank, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

CannonDesign

In the spring of 2016, Burbank School District 111 passed a referendum to fund the replacement of their existing K-6 facility, Luther Burbank School.

Upon passage of the referendum, the District immediately commenced their search for an architect and construction manager. ICI was chosen from among sixteen construction management firms through a competitive selection process based on our scheduling expertise and portfolio of similar work.

ICI partnered with the District and the architect throughout the design and preconstruction phase providing detailed cost estimates, project phasing and scheduling, long lead item procurement and site logistics planning.

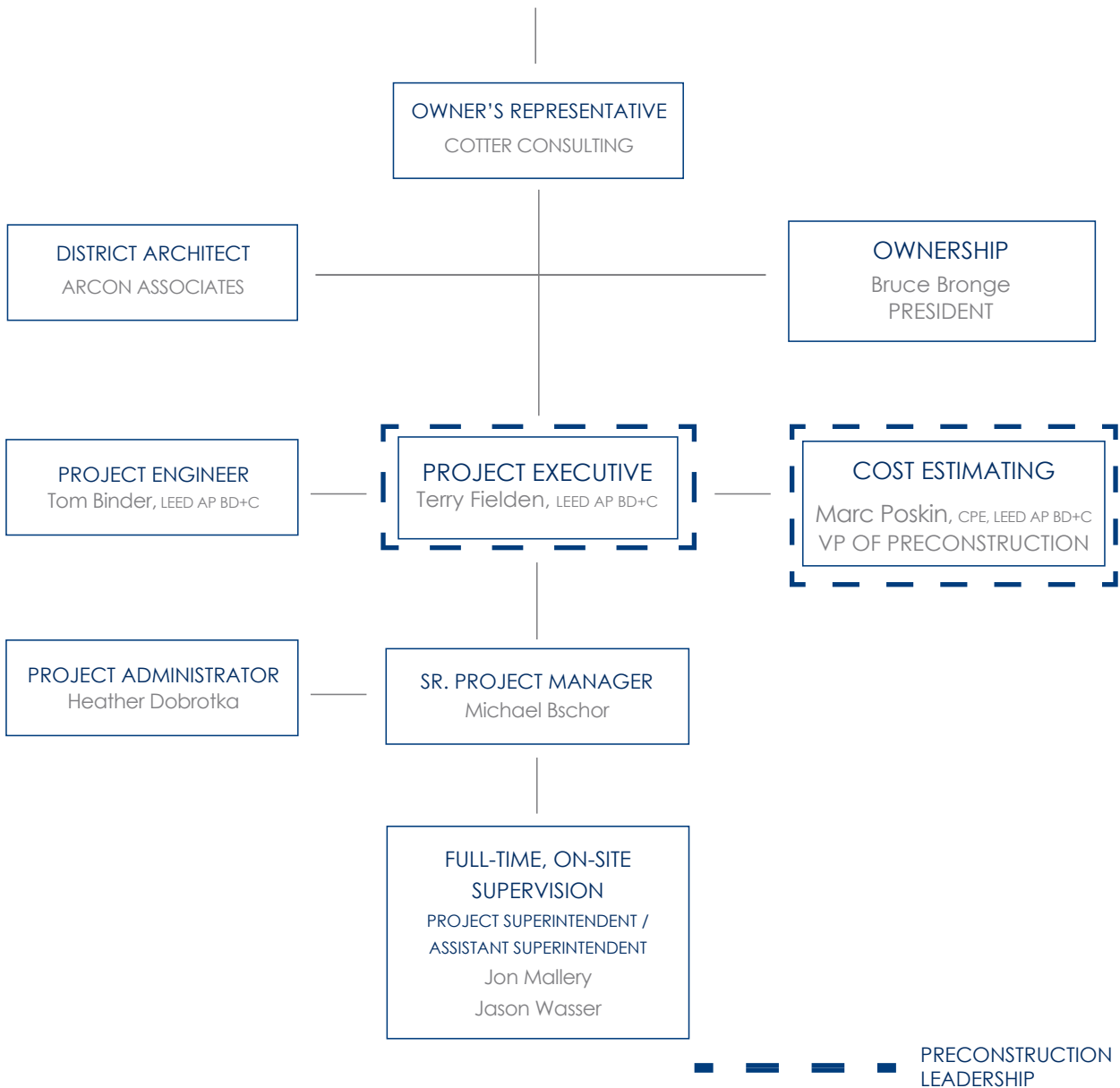
The new 80,000 square foot school was constructed on the same parcel; adjacent to the existing, occupied school. The first floor houses 12 classrooms, 3 shared learning spaces, 3 pull out spaces, a cafeteria and adjacent kitchen, a gymnasium and multiple ancillary spaces. The second floor contains 9 classrooms, 3 shared learning spaces, 3 pull out spaces, a library, art and music rooms, a maker space, special education areas as well as storage and a teacher lounge.

The school incorporates many eco-friendly elements including geo-thermal energy, an expansive rain garden and sunshades.



2 Company Overview

Proposed Project Team Organization Chart, including a description of roles and responsibilities.



2 Company Overview



Bruce Bronge
PRESIDENT

PROJECT ROLE

President / Principal-in-Charge

TOTAL EXPERIENCE

35 Years

EXPERIENCE WITH ICI

35 Years

REFERENCE

Dr. Nick Polyak
Leyden HSD 212
(847) 451-3031
npolyak@leyden212.org

After graduating from the University of Denver, Bruce Bronge joined his family's construction business in 1984. Throughout his tenure at ICI, Bruce has held the positions of Superintendent, Project Manager and Vice President. His experience in these positions within the company contributes to his well-rounded approach to management and leadership in his current role as President. Bruce is an accessible and "hands on" leader, yet he believes in empowering the ICI staff in their decision-making and places great trust in their judgment. From a client's perspective, Bruce is dedicated to committing the necessary resources and expertise required to protect your best interest.

SELECT PROJECT EXPERIENCE

LEYDEN HSD 212, NORTHLAKE AND FRANKLIN PARK, ILLINOIS
East and West High Schools, Expansion and Renovation Projects

ELMWOOD PARK CUSD 401, ELMWOOD PARK, ILLINOIS
Elmwood Elementary School Expansion & Life Safety Upgrade
Elmwood High School Expansion & Renovation
John Mills Elementary School Expansion and Renovation

FRANKFORT SCHOOL DISTRICT 157-C, FRANKFORT, ILLINOIS
Hickory Creek Elementary School New Construction
Grand Prairie Pk-2 School New Construction and Phased Expansion

MANHATTAN SCHOOL DISTRICT 114, MANHATTAN, ILLINOIS
Wilson Creek Elementary School, New Construction

CICERO SCHOOL DISTRICT 99, CICERO, ILLINOIS
20+ New Construction, Renovation, Expansion and Life Safety Projects

GRAYSLAKE HIGH SCHOOL DISTRICT 127, GRAYSLAKE, ILLINOIS
North High School Expansion



2 Company Overview



Terry Fielden, LEED AP BD+C
DIRECTOR OF K-12 EDUCATION
NAPERVILLE SD 203 SCHOOL BOARD MEMBER

PROJECT ROLE

Project Executive

ACCREDITATIONS

LEED AP BD+C

TOTAL EXPERIENCE

29 Years

EXPERIENCE WITH ICI

6 Years

REFERENCE

Dr. Michael Zelek

Grayslake High School District 127
847.986.3445 | mzelek@d127.org

Terry Fielden has completed in excess of \$800M in career project volume for various Education Clients and Architects throughout Illinois. His skill set focuses on the operational aspects of all projects to bring a balanced approach to cost estimating. Terry complements the estimating phase by providing analysis for the potential cost impacts related to constrained site logistics, student safety concerns, weather conditions and sequencing of the project. Terry brings a unique educational perspective to his projects as he is currently serving his third term as a School Board Member for Naperville District 203. His focused operational skills allow him to skillfully navigate building programs while holding the desired educational vision for the children at the forefront of the process.

SELECT PROJECT EXPERIENCE

LEYDEN HSD 212, NORTHLAKE AND FRANKLIN PARK, ILLINOIS
East and West High Schools, Expansion and Renovation Projects

NEW LENOX SD 122, NEW LENOX, ILLINOIS
Multi-Year, Multi-School Life Safety Improvements and Renovations

ELMWOOD PARK CUSD 401, ELMWOOD PARK, ILLINOIS
Elmwood Elementary School Expansion & Life Safety Upgrade
Elmwood High School Expansion & Renovation
John Mills Elementary School Expansion and Renovation

GRAYSLAKE HIGH SCHOOL DISTRICT 127, GRAYSLAKE, ILLINOIS
North High School Expansion

CICERO SCHOOL DISTRICT 99, CICERO, ILLINOIS
Warren Park PK-6 Elementary School, New Construction
Transportation Center, New Construction
Multi-Year Life Safety Improvement Projects



2 Company Overview



Marc Poskin, CPE, LEED AP BD+C
VICE PRESIDENT OF PRECONSTRUCTION

PROJECT ROLE

Preconstruction / Cost Estimating

ACCREDITATIONS

Certified Professional Estimator
LEED AP BD+C

TOTAL EXPERIENCE

28 Years

EXPERIENCE WITH ICI

13 Years

REFERENCE

Mr. Bob Groos
New Lenox SD 122
(815) 485-2169
rgroos@nlsd122.org

A graduate of the University of Illinois at Champaign-Urbana, Marc holds Masters Degrees in both Architecture and Civil Engineering. Marc joined ICI in 2006 and has since led our estimating team in the successful pursuit of a multitude of construction management opportunities. Marc has particular expertise in cost estimating and value analysis within the Illinois K-12 Education market. During the course of his career, Marc has worked with over 35 Illinois School Districts on their short and long term preconstruction needs. Additionally, he holds the accreditation of Certified Professional Estimator (CPE); an extensive testing and certification process achieved by only 26 people in the state of Illinois.

SELECT PRECONSTRUCTION / ESTIMATING EXPERIENCE

NEW LENOX SD 122, NEW LENOX, ILLINOIS
Multi-Year, Multi-School Life Safety Improvements and Renovations

BURBANK SD 111, BURBANK, ILLINOIS
Luther Burbank School, New Construction

LEYDEN HSD 212, NORTHLAKE AND FRANKLIN PARK, ILLINOIS
East and West High Schools, Expansion and Renovation Projects

ELMWOOD PARK CUSD 401, ELMWOOD PARK, ILLINOIS
Elementary School Expansion & Life Safety Upgrade
High School Expansion & Renovation
John Mills Elementary School Expansion and Renovation

GRAYSLAKE HIGH SCHOOL DISTRICT 127, GRAYSLAKE, ILLINOIS
North High School Expansion

CICERO SCHOOL DISTRICT 99, CICERO, ILLINOIS
Warren Park (New Construction)
Transportation Center (New Construction)
Lincoln Elementary School Addition and Renovations
Roosevelt Elementary School Renovation
Life Safety Projects Every Summer Since 2008

2 Company Overview



Michael Bschor, MBA
SR. PROJECT MANAGER

PROJECT ROLE

Project Manager

ACCREDITATIONS

MBA

TOTAL EXPERIENCE

24 Years

EXPERIENCE WITH ICI

9 Years

REFERENCE

Dr. Mark Kuzniewski
Brookfield LaGrange Park 95
Superintendent of Schools
mkuzniewski@district95.org
(708) 588-8701

Michael's varied work experience in preconstruction and construction management allows him to partner with his design and construction teammates and lead clients and field supervision through complex renovations and expansions. Michael received his Bachelor of Science in Construction Management from Bradley University in Peoria and went on to achieve a Masters in Business Administration from Northern Illinois University. During the course of his 24 year career, Michael has developed an expertise in K-12 education work; completing capital improvement projects for The Avery Coonley School, Timothy Christian Schools* and Brookfield LaGrange Park School District 95*. As a project manager, Mike is responsible for assisting in the cost estimating phase, value engineering, trade contractor analysis, constructability recommendations and scheduling. Michael began his career with ICI and rejoined the firm in 2019.

RELEVANT PROJECT EXPERIENCE

BROOKFIELD LAGRANGE PARK SCHOOL DISTRICT 95*
Capital Improvements
Brookfield, Illinois

THE AVERY COONLEY SCHOOL
Three Story Expansion
Downers Grove, Illinois

TIMOTHY CHRISTIAN SCHOOLS*
Middle School and High School Athletic Building Arena
Elmhurst, Illinois

TOWNSHIP SCHOOL DISTRICT 214*
Renovation of Various Schools
Arlington Heights, Illinois

*Completed while employed by a prior firm



2 Company Overview



Jon Mallery
PROJECT SUPERINTENDENT

PROJECT ROLE

Superintendent

TOTAL EXPERIENCE

17 Years

EXPERIENCE WITH ICI

6 Years

REFERENCE

Dr. Michael Zelek

Grayslake High School District 127

847.986.3445 | mzelek@d127.org

Jon joined ICI in 2013 as a Project Superintendent with a solid track record of successful delivery of educational facilities. He graduated from Illinois State University in 2002 with a Bachelor of Science in Construction Management. Since then, he has fulfilled the roles of both project manager and superintendent and therefore brings a well-rounded approach to each of his projects. Jon maintains a full-time presence on each job site, managing construction activities, administering site services and developing construction schedules. He has full authority in the administration of all on-site proceedings.

SELECT PROJECT EXPERIENCE

LEYDEN HSD 212

FRANKLIN PARK, ILLINOIS

West High School, Expansion and Renovation

GRAYSLAKE HIGH SCHOOL DISTRICT 127

GRAYSLAKE, ILLINOIS

North High School Expansion

CICERO SCHOOL DISTRICT 99

CICERO, ILLINOIS

Warren Park PK-6 Elementary School, New Construction

Multi-Year Life Safety Improvement Projects

THE AUDI EXCHANGE

HIGHLAND PARK, ILLINOIS

New Construction / Renovation

GENEVA COMMUNITY UNIT SCHOOL DISTRICT 304

Multiple New Construction and Expansion Projects and a new Preschool for the Geneva Park District*

*Completed while employed by a prior firm



2 Company Overview



Jason Wasser
ASSISTANT SUPERINTENDENT

PROJECT ROLE

Assistant Project Superintendent

TOTAL EXPERIENCE

5 Years

(INCLUSIVE OF SUMMER INTERNSHIP)

EXPERIENCE WITH ICI

5 Years

(INCLUSIVE OF SUMMER INTERNSHIP)

REFERENCE

Dr. Nick Polyak

Leyden HSD 212

(847) 451-3031

npolyak@leyden212.org

Following three consecutive internships with ICI, Jason joined the team as a full time employee in the summer of 2016. Jason graduated from Iowa State University with a bachelor's degree in Construction Engineering and currently fulfills the role of Project Engineer. Jason played a significant role coordinating the on-site supervision at the Wheaton Academy Athletic Fields Improvement projects. Since then, he has expanded his knowledge of school construction by working closely with Leyden High School District 212 on extensive renovations and expansions at both East and West Leyden High Schools. Jason's responsibilities include working alongside the Project Manager and Superintendent on the job site, updating schedules, coordinating subcontractors, managing submittals, and assisting with cost and document control.

RELEVANT PROJECT EXPERIENCE

LEYDEN HIGH SCHOOL DISTRICT 212

EAST HIGH SCHOOL EXPANSIONS AND RENOVATIONS

Northlake, Illinois

LEYDEN HIGH SCHOOL DISTRICT 212

WEST HIGH SCHOOL EXPANSIONS AND RENOVATIONS

Franklin Park, Illinois

WHEATON ACADEMY

ATHLETIC FACILITY AND FIELD IMPROVEMENTS

West Chicago, Illinois

NORTH PALOS SCHOOL DISTRICT 117

CONRADY JUNIOR HIGH EXPANSION AND RENOVATION

Palos Hills, Illinois



2 Company Overview

List any trades that the CM has an interest in self-performing for the District's consideration.

List all litigation, arbitration, mediation or other dispute resolution actions between your firm and a project owner over the last five years. Please provide the forum (e.g. Lake County Circuit Court, U.S. District Court, Northern District, American Arbitration Association, etc.), the name of the owner, the nature of the dispute, the damages sought and the status or outcome.

SELF PERFORMANCE

ICI is not interested in self performing any trades.

LITIGATION

IBEW v. ICI in 2016 settled in 2017

An electrical trade contractor working on an ICI project failed to meet their Union benefit obligations. The Union filed a lien against the project for back benefits, but the lien was filed after 90 days, therefore their only remedy for payment was a lawsuit. ICI settled with IBEW in 2017.



3

SECTION THREE



3 Construction Management Experience

Provide a minimum of three examples of similar projects which best represent the firm's ability to execute a similar project scope and overall schedule. For each project, list the project size, a brief description, the type of CM delivery method, level of design phase involvement, the original construction budget and the final/actual cost. Also include the client's contact name and number and the architect of record's contact name and number associated with each of these projects as references. Include information regarding BIM coordination and other technology employed on these projects.

ICI completed each of the projects shown below in a construction management delivery method. For architecture and client references, please see the following pages.

	PROJECT NAME, OWNER, LOCATION, ARCHITECT	PROJECT TYPE: NEW, ADDITION OR RENOVATION (OR COMBINATION)	FINAL COST EST VS. BID DAY TOTAL	PROJECT DESCRIPTION AND SIZE
ICI				
	LEYDEN HSD 212 West High School Expansion /Renovation Northlake, IL [SPMARCHITECTS]	COMBINATION: ADDITION, RENOVATION	\$26,866,632 / vs. \$27,478,883 (Owner-Added PA System)	Significant expansion and renovation enhancements to courtyard building. ADD - 29,000 SF / RENOV. - 52,000 SF
	LEYDEN HSD 212 East High School Expansion /Renovation Franklin Park, IL [SPMARCHITECTS]	COMBINATION: ADDITION, RENOVATION IN PROGRESS	\$48,216,000 / vs. \$46,093,000 <i>The above figure is through Bid Package #21. The last two packages are Landscaping and Playground and they are currently out for bid.</i>	Significant expansion and renovation enhancements including new aquatic center. 132,500 SF
	ELMWOOD PARK COMMUNITY UNIT SCHOOL DISTRICT 401 Science Lab Addition and Renovations Elmwood Park, IL [DLAARCHITECTS, LTD.]	COMBINATION: ADDITION, RENOVATION	\$9,055,782 / vs. \$8,791,521	State of the art expansion to accommodate science labs and collaborative space. Renovation within existing high school. ADD. - 16,500 SF. RENOV. - 14,600 SF
	ELMWOOD PARK COMMUNITY UNIT SCHOOL DISTRICT 401 Elementary School Expansion/Renovation Elmwood Park, IL [DLAARCHITECTS, LTD.]	COMBINATION: ADDITION, RENOVATION	\$4,137,871 vs. \$3,872,819	Classroom and cafeteria expansion onto existing Elementary School. Renovations within existing school. ADD - 11,300 SF RENOVATION - 3,000 SF
	ELMWOOD PARK COMMUNITY UNIT SCHOOL DISTRICT 401 Elm Middle School Expansion / Renovation Elmwood Park, IL [DLAARCHITECTS, LTD.]	COMBINATION: ADDITION, RENOVATION	In progress: \$16,000,000 (Anticipated)	Two-story classroom addition and Gymnasium Addition, 16,000 SF Renovation
	GRAYSLAKE HSD 127 North High School Expansion Grayslake, IL [FGMARCHITECTS]	ADDITION	\$4,177,550 VS. \$3,424,699	Two-story addition housing locker room, weight room, foods lab, art classroom. 11,000 SF

BIM COORDINATION

Adoption of the latest virtual technology available is a core principle at ICI. Our company employs a full time Virtual Construction Manager and a full time Virtual Construction Coordinator on staff. We are skilled at extracting quantities during the cost estimating phases using REVIT and Navisworks technology and also have used REVIT models during construction on many K-12 education projects including Leyden HSD 212 West and East High Schools and Burbank School District 111 new Luther Burbank School.

3 Construction Management Experience



K-12 Owner and Architect References

GRAYSLAKE HSD 127

Dr. Michael Zelek
Assoc. Supt. for Business Services
T 847.986.3445
mzelek@d127.org

NEW LENOX SD 122

Mr. Robert Groos
Business Manager
T 815.485.2169
rgroos@nlsd122.org

WOODRIDGE SD 68

Mr. Curt Saindon
Assistant Superintendent for Business/
CSBO
T 630-985-7925
business@woodridge68.org

ELMWOOD PARK CUSD 401

Mr. Jim Jennings
Assistant Superintendent for Finance
& Operations / CSBO
T 708-452-7292
jenningsj@epcusd401.org

LEYDEN HSD 212

Dr. Nick Polyak
Superintendent of Schools
T (847)-451-3000
npolyak@leyden212.org

BURBANK SD 111

Dr. Franzy Fleck
Superintendent of Schools
T (708) 496-0500
ffleck@bsd111.org

ARCHITECTS

DLA ARCHITECTS, LTD.: Carrie Matlock 847.742.4063

FGM ARCHITECTS: John Ochoa 630.574.8300

SPM ARCHITECTS: Geunther Schmidt 708.671.0446

CANNONDESIGN: Stuart Brodsky 312.960.8025

3 Construction Management Experience

Additionally, briefly explain, in your opinion the advantages and disadvantages of the CM at Risk with a GMP delivery method versus the CM at Risk without a GMP delivery method.



ICI delivers all K-12 projects under an “at-risk” contract form. This delivery **allows the Architect to utilize the maximum available timeframe** to properly design the work for competitive bidding. We will establish **appropriate, experience-driven contingencies and allowances** based on the maximum available information in the design and anticipated hidden risk.

ADVANTAGES / DISADVANTAGES OF GMP

A GMP is “presumably” established to limit or eliminate change orders. The time at which the GMP is established is a factor in the hidden and often misunderstood financial risk to the District. The limits of the financial obligations to the CM under a GMP are based on the completeness of the documents or qualifications set by the CM for the “understood” scope of the project. The CM will set, establish and be in control of contingencies to cover the presumed costs of missing information at the time of setting the GMP. There will still be change orders to the contract based omitted information by the Architect, revised District needs or unanticipated hidden conditions.

A GMP has the best advantage on new building or an addition where the design and District needs are more readily understood. There is greater risk to the District in a renovation as the unknown conditions that give rise to change orders are more prevalent, frequent and subject to time extensions based on delay.

ICI delivers all K-12 projects under an “at-risk” contract form. This delivery allows the Architect to utilize the maximum available timeframe to properly design the work for competitive bidding. We will establish appropriate, experience-driven contingencies and allowances based on the maximum available information in the design and anticipated hidden risk. Our bidding trades have come to expect that ICI will explain their risk and identify allowances to be used in areas where the risk may be unknown.

Both contract forms will require that remaining funds in contingency and allowances be returned to the District.

4

SECTION FOUR



4 Construction Management Services

PRECONSTRUCTION

- Provide samples of budget and cost estimating, preparation, format, and tracking methods.
- Discuss the timing, procedure and format for value engineering analysis during the design process; through schematic design, design development, and construction document preparation.
- Demonstrate the ability to provide constructability analysis during the design phase.



Aside from summer life safety renovations, all of ICI's K-12 education work in the past 10 years has either been completed within occupied schools or adjacent to occupied schools. **Our team is highly skilled at developing complex logistics and phasing plans.**

PRECONSTRUCTION SERVICES

COST ESTIMATES

Project cost estimates are completed at each phase of the design process. The first cost estimate is presented at the PROGRAMMING PHASE which involves the use of historical building cost data and building square footage broken down by programmatic area.

ICI has maintained a comprehensive database of Illinois bid and built education projects over the last (10) years. Building a cost model programmatically involves using historical cost data and making adjustments to fit the current program. "Order of magnitude" programmatic cost estimates can be generated early and accurately in the process to help guide the Owner and Architect in making sound financial and design decisions.

The second cost estimate is generated at the SCHEMATIC DESIGN PHASE where more measurable information is provided by the design team including general site layout, building footprint, overall floor plans, rough building elevations, and a narrative describing the mechanical and electrical building systems. Scalable drawings allow the estimator to measure and begin to quantify the building materials and elements; producing a more measurable and accurate cost estimate.

The third cost estimate is generated at the DESIGN DEVELOPMENT DOCUMENT PHASE. Design development is a critical phase in the cost estimating process as this is usually where the site and building designs begin to finalize and design elements become measurable. Specific site information is provided including utilities, storm water design, grade elevations, landscaping, paved surfaces, etc. The floor plans become more developed with dimensions, door and room layouts, millwork, and finishes. Exterior wall and roof materials are defined. Building sections and enlarged floor plans are shown.

Structural drawings provide a defined foundation system and structurally sized floor and roof members are shown. HVAC, plumbing, fire protection, and electrical system layouts include equipment schedules and rough distribution layouts. An outline specification for the project is usually developed at this phase. Design development cost estimates typically involve subcontractor and vendor cost input which give the cost estimate real market value and more accuracy. Value engineering is typically most involved in this phase of design.

The final cost estimate(s) are generated at the 50% and/or 90% CONSTRUCTION DOCUMENT PHASES. As the documents move into the construction document



4 Construction Management Services



- Demonstrate ability to develop a phased approach to address challenging operational, mechanical, or other site constraints to maximize schedule with minimal disruption to campus.

- Demonstrate experience working on projects with multiple mechanical upgrades and describe how temporary solutions were employed to overcome difficulties.

phase, building details evolve including door and room finish schedules, partition schedules, equipment schedules, connection details, foundation details, plumbing riser diagrams, lighting schedules, etc. Typically “check level” cost estimates are conducted at these phases. A check level cost estimate involves a visual comparison of the design development drawings against the construction document drawings identifying changes between the design phases.

PHASED APPROACH TO LOGISTICS / OPERATIONAL CHALLENGES

Aside from summer life safety renovations, all of ICI’s K-12 education work in the past 10 years has either been completed within occupied schools or adjacent to occupied schools. ICI is highly skilled at developing school districts complex logistics and phasing plans prior to construction. We study items such as separation of construction traffic, staging areas, toilet enclosures, sound proofing drywall to existing classrooms, delivery restrictions as to not interfere with school pick-up / drop-off hours, etc. If given the opportunity to present our services in an interview, ICI will present a sample logistics plan to show level of complexity.

MECHANICAL SYSTEMS UPGRADES

ICI will evaluate the needs of providing temporary use of systems or providing temporary systems as the design progresses. Our solutions have ranged from providing major temporary delivery systems or accelerating portions of the permanent systems.

Leyden West High School required the use of temporary chillers and forced air heat delivery for a full school year. The design for mechanical replacement had anticipated that the existing system could be temporarily re-piped. However, that was not possible given space constraints and the new components to be installed. We bring experienced mechanical contractors to the site as the design progresses to help us assess the viability of using existing building system on a reconfigured basis.

Elmwood Park High School demanded the accelerated installation of the final system components in various portions of the existing building. The installation included the provision of ducted fresh air for the new systems. These components were later married with the completed addition and other aspects of the renovations.

Warranties and guarantees are adjusted to ensure that the District will receive two full years of coverage.



4 Construction Management Services

- Provide a sample of the procedures for soliciting and analyzing subcontractor trade bids.



Construction

- Demonstrate experience working with program management software platforms with respect to document management and describe how documents are updated so that subcontractors are working from the most current information.

PROCUREMENT SERVICES

SCREENING CONTRACTORS

ICI conducts a complete scope review with the apparent low bidder for all Trade Packages. During this meeting, ICI verifies that they understand the drawings, specifications, schedule, and site logistics. An important aspect in the review is the determination of key materials. ICI is dedicated to managing subcontractors and suppliers that are financially sound, have a strong bond rating, meet or exceed the specified insurance requirements, and have an excellent safety record. We also place a high value on what other Owners say about their experiences as well and therefore check all references.

CONSTRUCTION SERVICES

PROGRAM MANAGEMENT SOFTWARE PLATFORMS

ICI uses Procore Project Management Software to manage all our projects. From a Document Management standpoint, all project Correspondence and Design Documents are uploaded into the “Documents” Module in this cloud-based software.

Once uploaded for document storage purposes, the Design Documents are then transferred into the “Drawings” Module using OCR (Optical Character Recognition) Technology. Original Documents, followed by any Addenda and/or Construction Revisions are easily logged and automatically updated as necessary.

The “Most Current” set is compiled by the software as the default view for all users. Previous versions are available for review and overlay for comparison at the user’s demand. In the event a user is NOT viewing the Most Current Drawing Revision, there is a clear banner at the top of the screen indicating the same.

Along with overlay and comparison capabilities, the software also allows for annotations that can be added to the drawings and shared with other members of the project team. RFI’s, Sketches and Photos can also be “pinned” to the drawings to allow users to easily jump between modules to view information about that area of the project.

PLEASE SEE SCREENSHOTS ON THE FOLLOWING PAGES.



4 Construction Management Services

Documents

Search Add Filter ▼

- [-] Audi Exchange Highland Park
 - [+] 00 Pre Construction Documents
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 - [+] 05 Correspondence
 - [+] 06 Design Documents
 - [+] CAD Files
 - [+] Design Documents 2003
 - [+] Issued for Bid Rcvd 02 12 18
 - [+] Porsche As Builts
 - [+] Pre-Construction Documents
 - [+] Shop Drawings
 - [+] Sketches
 - [+] 07 Field
 - [+] 08 Submittals
 - [+] Misc Field Tickets
 - [+] Recycle Bin

[-] Architectural								⋮
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D1.1A	DEMOLITION FIRST FLOOR PLAN - SOUTH	3	10/01/2018	11/05/2018	Audi Bulletin 01
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D1.2A	DEMOLITION FIRST FLOOR PLAN - NORTH	2	10/01/2018	11/05/2018	Audi Bulletin 01
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D1.3A	DEMOLITION SECOND FLOOR PLAN	2	04/27/2018	05/21/2018	Audi Bulletin 27
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D1.4A	DEMOLITION ROOF PLAN	2	04/27/2018	05/21/2018	Audi Bulletin 27
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D3.1A	DEMOLITION EXTERIOR ELEVATIONS	2	04/27/2018	05/21/2018	Audi Bulletin 27
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D3.2A	DEMOLITION EXTERIOR ELEVATIONS	2	04/27/2018	05/21/2018	Audi Bulletin 27
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D7.1A	DEMOLITION FIRST FLOOR CEILING PLAN - SOUTH	0	02/09/2018	02/12/2018	Issued For E 18 17
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D7.2A	DEMOLITION FIRST FLOOR CEILING PLAN - NORTH	1	04/13/2018	04/25/2018	Audi Bulletin 13
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	D7.3A	DEMOLITION SECOND FLOOR CEILING PLAN	1	04/13/2018	04/25/2018	Audi Bulletin 13
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	A1.1A	OVERALL SITE PLAN & DETAILS	4	06/06/2018	06/06/2018	Audi Bulletin 06
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	A2.1A	FIRST FLOOR PLAN - SOUTH	4	10/01/2018	11/05/2018	Audi Bulletin 01
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	A2.2A	FIRST FLOOR PLAN - NORTH	2	10/01/2018	11/05/2018	Audi Bulletin 01
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	A2.3A	SECOND FLOOR PLAN	3	07/16/2018	07/19/2018	AUDI BULL 07 16
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	A2.4A	ROOF PLAN, WALL PARTITIONS & DETAILS	2	04/27/2018	05/21/2018	Audi Bulletin 27
<input type="checkbox"/>	<input type="button" value="Info"/>	<input type="button" value="Open"/>	A3.1A	EXTERIOR ELEVATIONS	2	04/27/2018	05/21/2018	Audi Bulletin 27



4 Construction Management Services



- Provide a sample safety management plan.

ICI exceeds Illinois law regarding construction safety practices within a school environment. In addition to standard fingerprint background checks, at the beginning of a construction project every single worker will receive a bar-coded, photo ID badge.

SAFETY MANAGEMENT PLAN

ICI'S low Experience Modification Rate (EMR) clearly demonstrate our commitment to safety:

EMR

- Effective 03/31/2019 - .81
- ICI demands that each and every employee, contractor, consultant or representative abides by all federal, state, local and internal safety regulations. Executive Vice President and Safety Director, Randall Bronge visits every project site on a regular basis and strictly enforces this policy.
- Willis Inc., ICI's Insurance Agent, regularly inspects our job sites, visiting a minimum of 6 job sites each quarter without prior notice. Any infraction is documented and a corrective action is prescribed.
- ICI also employs an independent, third-party consultant, Sheffield Safety, to monitor our job sites on a monthly basis. Sheffield Consultants provides a detailed report of the safety conditions found at every project site.
- Every field employee at ICI must complete a minimum of 10-Hour OSHA Safety Course.
- A project-specific safety plan is developed for each project. The plan includes, at minimum, the roles and responsibilities of each Team Member, Competent Person requirements, Project Directory, Employee Training and Certification, Job Hazard Analysis and Pre-Task Planning Requirements, and a Disruption Avoidance Plan

STUDENT SAFETY AND CRIMINAL BACKGROUND INVESTIGATION

ICI exceeds Illinois law regarding construction safety practices within a school environment. In addition to standard fingerprint background checks, at the beginning of a construction project every single worker will receive a bar-coded, photo ID badge. The badge is worn by every worker at all times. They scan the barcode when arriving to the job site and scan again at the conclusion of their work day. This provides ICI with a record of who is on the job site at any given time on any day, and ultimately gives the District an added level of safety on the construction site.



4 Construction Management Services

- Provide a sample quality control system and report.



QUALITY CONTROL

ICI begins quality control at the start of the Design Process. We actively participate in the selection of the various materials being considered for a project. Our 15-20 year relationships with several School Districts afford ICI the unique opportunity to witness “wear and tear” on various products. We will be able to offer direct input on certain material selections and assist District 86 in identifying solutions implemented in other school projects.

One example is the use of flooring products. The speed of construction has an effect on the type of flooring selected. Certain flooring products have less resistance to concrete that is newly installed (new concrete has higher internal moisture content). We will review the flooring material to determine if there is potential problem with concrete moisture and then help to find an alternative product. If one is not available, we will include the necessary floor sealers that will provide a moisture barrier allowing the desired product to be used. The goal is to use our experience to help foresee a problem and include the solution in the bid process.

The second major step is the accurate writing of Trade Contractor Scopes. ICI takes the necessary time to review construction sequences and renovation steps to guide the subcontractors in bidding. Our bid schedule will note critical material submittals that will require more coordination or District input to achieve the quality standard. The process of identifying critical materials for review and processing aids in the resolution of field concerns or sequencing prior to execution.

PROJECT SCOPE REVIEW CHECKLIST

ICI conducts a complete scope review with the apparent low bidder for all Trade Packages. We have attached the scope review form that we use. Every apparent low Trade Bidder meets at ICI’s office for scope review to verify that they understand the drawings, specifications, schedule, and site logistics. An important aspect in the review is the determination and review of key materials. Recently, we rejected a bidder who had included the incorrect floor leveling product. We reviewed the specification with the Trade Contractor and they realized the inclusion of the wrong product in their bid. The specified product was necessary due to long term quality concerns with floor performance. The Trade Contractor was excused by the District and the next bidder who had included the higher performing product was selected. The scope review process avoided a costly error to the Trade Contractor and yielded the desired construction results.



4 Construction Management Services



QUALITY INSPECTION AND TEST PLAN CHECKLIST

ICI uses the attached Quality Inspection and Test Plan Checklist for tracking and monitoring the completion of field testing. The included form is partially filled out to demonstrate the monitoring of activities for a concrete footing pour. The placing of footings requires several critical tests that are mainly conducted in the field. Our Superintendent will read the specifications in advance of a major activity and indicate the required field testing on the sheet. The sheet will be discussed with the appropriate trade contractor to verify the completion of the testing. This form is one example of field quality process that ICI employs. This form demonstrates that quality control can pass through multiple trades on the same activity. A footing placement can involve the excavator, concrete and at times the electrical contractor.

SUBCONTRACTOR DAILY FIELD REPORT

The ICI Superintendent also uses the attached daily report form as a means to track daily production quality. The form requires or Superintendent to inspect the work and verify the delivery of materials. Most daily report forms will detail trade worker count, activity, weather and area. The form used by ICI requires the Superintendent to comment on the status of the work in place and note that the correct materials were used. The ICI Superintendent will note the delivery of a particular material and also indicate whether or not the material was approved during the submittal review process. The Project Manager will inspect the project and review the daily reports on a weekly basis to assist the Superintendent in the resolution of quality issues.

A last step is the joint review of the project with the Architect. The ICI Superintendent will conduct a weekly inspection with the Architect and/or the District to address any quality concerns. Quality Control is an on-going and highly active process. ICI is proactive from the start of design.





PROJECT SCOPE REVIEW CHECKLIST-

DATE: 02/14/2019

CONTRACTOR: Manusos General Contracting

CONTACT : Joe McKeown-Estimator

TRADE BID PACKAGE: 001 General Trades

PROJECT: Prairie Grove Summer 2019 Renovations

CONTRACTOR AGREES AS FOLLOWS:	YES	NO
<i>Review of the Bid Form</i>		
The bid form was submitted without modification or attached amendment/clarification.	X	
Amendment/Clarification has been reviewed and withdrawn by the contractor.	N/A	
Amendment/Clarification has not been reviewed and will be withdrawn by the contractor, contractor understands that refusal to withdraw any amendment/clarification is grounds for rejection of the bid by the Board of Education. Contractor agrees to waive right of protest on these grounds.	N/A	
The contractor received, reviewed and acknowledged addenda for applicable scope and included the associated costs in the bid.	X	
The Contractor agrees to accept the content of any addendum that was not acknowledged on the bid form as part of the submitted base bid. Contractor agrees that they have reviewed the unacknowledged addendum.	X	
Contractor has recertified their submitted bid and confirms that the payment and performance bond is included in the stated bid amount on the form.		X
<i>Contract Conditions-Confirmation of Compliance: The Contractor agrees and confirms compliance with the following requirements as provided in the bid documents:</i>		
Agrees to the form of contract	X	
Agrees to the General Notes	X	
Agrees to the change order process and indicated allowable mark-up's	X	
Agrees that all specified allowances in the scope of work are included in the base bid.	X	
Agrees and will provide the insurance requirements per Contract Documents inclusive of the additional insureds	X	
Confirms that sales tax is not included in the submitted bid	X	



PROJECT SCOPE REVIEW CHECKLIST

SCHOOL PROJECT: PRAIRIE GROVE SUMMER 2019 RENOVATIONS

Bid Package: 001 General Trades

Contractor: Manusos General Contractors

Date: 02/14/2019

CONTRACTOR AGREES AS FOLLOWS:	YES	NO
Agrees to comply with the provisions of the Prevailing Wage Act for the State of Illinois and will submit verification of wage payment with each pay application or as demanded by the District.	X	
Contractor acknowledges that any form of proposal/clarification submitted with the bid is not a contract document or agreement or performance.	X	
Agrees to fully comply with the implementation of a Two Gate Project (reserve and neutral gate) in the event of a labor dispute.	X	
Agrees to expeditiously resolve any trade jurisdiction disputes as related to their work.	X	
Agrees to the timely submission of Criminal background checks for All Workers in compliance with State Law so that the work will not be delayed. Contractor will not knowingly submit offenders for consideration of site access.	X	
Agrees that employees and workers for the contractor are granted access to the site solely on the basis of an ICI issued ID Badge.	X	
Agrees to the Pay Application process and will provide all necessary documentation in compliance with the contract documents and specified dates.	X	
Contractor acknowledges that they are solely responsible for the submission of the pay application paperwork in a timely fashion.	X	
Agrees to provide all necessary waivers and releases in compliance with the contract documents or requests by the School District.	X	
Safety-Certifying Compliance		
Will submit company safety program	X	
Will submit Fall Protection Program	X	
Will identify Competent Safety Person	X	



PROJECT SCOPE REVIEW CHECKLIST

SCHOOL PROJECT: PRAIRIE GROVE SUMMER 2019 RENOVATIONS

Bid Package: 001 General Trades

Contractor: Manusos General Contractors

Date: 02/14/2019

CONTRACTOR AGREES AS FOLLOWS:	YES	NO
Will submit Copies of weekly tool box talks	X	
Will certify employees are trained in company program	X	
Agrees to remove and replace any employee that fails to work in a safe fashion or creates a hazard to the wellbeing of others.	X	
Agrees that tobacco products will not be brought to the site by any employee.	X	
Agrees that employees have been instructed to avoid contact with any and all students. Agrees to permanently remove all workers who have contact with the students.	X	

Scope of Work Certification of Understanding	YES	NO
Confirms that a Site Visit was conducted prior to the bid. Please note that site visits are strongly encouraged and that the site conditions must be verified by the contractor. Failure to visit the site places the Contractor solely at risk for existing conditions and site access.	X	
Contractor has included the full Scope of Work for this package including all notes and specifications for this Bid Package		X
Agrees that all other scopes of work for the other trades have been read for understanding and coordination.	X	
Agrees to the Site Logistics Plan-inclusive of access and staging on site.	X	
Agrees to provide a responsible person to attend all Coordination Meetings. The Contractor understands that the timely and accurate coordination of the work is their sole responsibility. Failure to coordinate will place the Contractor at risk for additional cost.	X	
Agrees to be solely responsible for Shop drawings & submittals – Contractor shall secure all approvals to maintain schedule compliance and job progress. The Contractor also agrees that all submissions will comply with the specifications. Incomplete submittals that are returned or rejected and shall not be the basis for a delay claim.	X	
Agrees to notify ICI when the submittal deviates from the contract documents	X	



PROJECT SCOPE REVIEW CHECKLIST

SCHOOL PROJECT: PRAIRIE GROVE SUMMER 2019 RENOVATIONS

Bid Package: 001 General Trades

Contractor: Manusos General Contractors

Date: 02/14/2019

<i>Scope of Work Certification of Understanding</i>	YES	NO
Agrees to make all other Contractors aware of stored materials to avoid potential damage by other trades.	X	
Agrees to protect finish work in a reasonable method to avoid damage by other trades.	X	
Contractor has included all Attic Stock/As-builts/O&M Manuals/Owner Training required by the documents. A condition of final payment or any reduction in retention is the submission and approval of all close material. Such requests will not even be considered until all close obligations are full filled.	X	
<i>Confirmation of submitted lump sum bid</i>		
Agrees that the submitted lump sum bid has been reviewed and confirmed for accuracy based on the full scope of work including all notes and specifications.		X
Agrees that product substitutions are not included with the bid unless they were previously approved in an Addendum.		X
Agrees that all cutting and patching for your work is included in the bid.	X	
Agrees that all coordination is included and that coordination requires communication directly to other trades on site.	X	
Has included winter conditions as described in the scope of work are included.	N/A	
<i>Schedule Confirm Understanding for Performance</i>		
Agrees to and understands the bid schedule.	X	
Agrees that the schedule is a living document and is subject to adjustment as the project progresses.	X	
Agrees to and understands the meaning of "critical path" and acknowledges that from time to time their work will be critical to project completion. Delays to the critical path must be corrected by the contractor causing the delay.	X	
Agrees to overtime and additional workforce has been included in the bid as required to comply with performance time frames as defined the bid schedule.	X	



PROJECT SCOPE REVIEW CHECKLIST

SCHOOL PROJECT: PRAIRIE GROVE SUMMER 2019 RENOVATIONS

Bid Package: 001 General Trades

Contractor: Manusos General Contractors

Date: 02/14/2019

General Notes and Comments: Exclusions and clarifications submitted with the bid will not be honored by execution of this document. The Contractor understands that this scope review document is for the sole convenience of the District and ICI to gain a better assurance that the Contractor has included the entire scope of work required. The Contractor is not entitled to benefit from the scope review by using this document for the purposes of change orders or claims. The Contract Documents as issued and defined in the Bid Manual are the governing Documents for scope and performance. The notes below do not alter the requirements of the contract documents:

NOTES:

All allowances have been included: base allowance adjusted to \$60K in addendum, OT allowance added in addendum was included but, must be authorized by CM, finish touch-up repair also included
Manusos submitted a cost for alternate 2 in the amount of \$37,950. Manusos explained that this was to cover labor for the ceiling removal costs related to the air conditioning work. ICI explained that removal of the ceilings is either by the electrical or mechanical contractor. Manusos will not be awarded any money for alternate 2.
Manusos explained that there was an issue with the fire rated glazing components and that cost was not included in the base. Work is being done to chase down some other contractors for pricing. Manusos feels that the preliminary cost range for the work of \$95K. This is to be verified and Manusos must agree to assume responsibility for the cost
Manusos identified that they had not included the specified Nanawall movable wall system. Manusos emailed a substitution request for Huffcore. The email from Huffcore also identified some material differences from Nanawall. CannonDesign reviewed the substitution and rejected. Manusos identified that they had carried the cost for Huffcore in their bid and that there was a \$25K increase for Nanawall. Manusos has a materially deficient bid that must be certified to include the specified movable partition by an Officer of the Company.
Window shades are included
Relocation of Marker boards are included
All other glass and glazing included
Specified as well as other required temporary protection is included
Demolition is included
New plumbing and plumbing demolition is included
All acoustic ceilings are included
Re-working of fire protection is included



PROJECT SCOPE REVIEW CHECKLIST

SCHOOL PROJECT: PRAIRIE GROVE SUMMER 2019 RENOVATIONS

Bid Package: 001 General Trades

Contractor: Manusos General Contractors

Date: 02/14/2019

Manusos confirmed the parameters and understanding of the schedule
All labor allowances are included
The specified wall coverings are included
Alternate one was not reviewed as the District will not consider. Alternate two is the District desired scope.
Material bid deficiency summary: The substitution request for the movable partition and lack of fire rated glazing elements are cost deficiencies within the lump sum bid that financially increase the material cost deficit from the low bidder. Alternates are not being awarded to the bidder. These factors also create increased financial risk to the District for consideration. Manusos has identified a roughly \$120K immediate shortfall or 10% of their bid
Post Scope Discussion Note: ICI is unable to certify Manusos as the lowest responsible bidder based on the deficiencies noted in the scope review discussion and rejection of the material substitution. The bid as submitted is materially deficient and creates a financial risk to the District.



PROJECT SCOPE REVIEW CHECKLIST

SCHOOL PROJECT: PRAIRIE GROVE SUMMER 2019 RENOVATIONS

Bid Package: 001 General Trades

Contractor: Manusos General Contractors

Date: 02/14/2019

Reviewed and Acknowledged:

Contractor understands and acknowledges that they, upon approval and award by the Board of Education, will be issued a contract that was issued with the Contract Documents. The Contractor understands that the performance period for the work begins with the award of the Contract by the Board of Education. Clarifications, exclusions and assumptions made by the Contractor are not included in the contract and are waived in favor of the performance required by the Contract Documents as determined by the Architect or Construction Manager. The Contractor also reaffirms their bid certification and agrees to start performance upon the Award by the Board of Education and will not delay the project.

Contractor Signature: _____

Name: _____

Date _____

Telephone: _____

International Contractors, Inc.
Signature:



Name: Terry Fielden

Date 02/14/2019

4 Construction Management Services

- Provide a sample of the accounting and cost control systems, including the tracking of change orders.



- Discuss the procedure and documents for monitoring and maintaining the schedule.

ACCOUNTING AND COST CONTROL

ICI's Project Management System, Procore, seamlessly integrates with our Accounting System, Sage 300. Budgets, Commitments and Change Orders synchronize between the two software systems in real time. Authorized team members can review Commitments across the project at a glance, or dial in to commitment details as necessary on a contract by contract basis.

Control of changes on a project begin the moment a potential change is identified. Our team can create a potential change event on the fly, in the field, if necessary. Or, they can direct the information to our administrative team to create the record. Once a change event is created, photos can be uploaded, subcontractors can be notified to provide potential costs, and the management team can review for approval. If approved, the Change Event is transferred within the system to a change order for review and approval from the architect and/or owner. This seamless process not only creates efficiencies for our team, but also provides a well-documented history of the change.

PLEASE SEE SCREENSHOTS ON THE FOLLOWING PAGES.

APPROACH TO PROTECTING THE SCHEDULE

ICI's approach to maintaining the project schedule begins at the conceptual stages where we begin by developing a comprehensive plan of how to take the project from start to finish. ICI develops all schedules using the critical path technique with Microsoft Project software. This program allows us to determine any activity by date and provides a logical sequence of activities based on the established time constraints.

ICI's schedules are broken down two ways:

OVERALL MASTER SCHEDULE

ICI's project superintendent will use this overall master schedule to develop a plan to take the project from start to completion. This schedule is tied to trade contracts.

6-WEEK LOOK-AHEAD

Additionally, the project is broken down into a 6-week look ahead schedule that is updated weekly by the on-site superintendent and reviewed and discussed with trade contractors at the job site meetings.

This incremental breakdown is an additional precaution taken to ensure all trade contractors are aware of their responsibilities on a project and further protects the project from delays.



COMMITTED CONTRACT TOTALS

Total Contracts	Approved Change Orders	Revised Contract	Pending Change Order	Pending Revised Contract	Draft Change Orders	Payments Made	% Paid
\$46,111,008.00	\$993,507.10	\$47,005,115.10	\$6,254.00	\$47,111,369.10	\$0.00	\$3,019,425.92	6.54%

COMMITTED - SUMMARY

#	Title	Contract Company	Ball in Court	Ball in Court Duration (Calendar)	Current State	Status	Executed	Original Contract Value	Approved CO's	Total Contract Amount	Invoiced	Pending CO's	Draft CO's	Total Payments	Total Remaining	% Paid
Edit View	997-001	Excavation			Approved	Approved	Yes	\$1,471,800.00	\$228,908.00	\$1,700,708.00	\$127,140.77	\$0.00	\$0.00	\$902,947.21	\$799,760.29	53.07%
Edit View	997-002	General Trades			Approved	Approved	Yes	\$7,200,000.00	\$110,901.11	\$7,310,901.11	\$123,827.40	\$0.00	\$0.00	\$227,794.21	\$7,083,106.90	3.11%
Edit View	997-003	Concrete			Approved	Approved	Yes	\$1,742,000.00	\$201,228.55	\$1,943,228.55	\$1,099,115.90	\$0.00	\$0.00	\$481,369.00	\$1,461,859.55	75.21%
Edit View	997-004	Masonry			Approved	Approved	Yes	\$5,958,000.00	\$111,721.84	\$6,069,721.84	\$4,344,802.99	\$0.00	\$0.00	\$466,804.50	\$1,722,916.34	28.37%
Edit View	997-005	Steel			Approved	Approved	Yes	\$4,516,000.00	\$154,850.40	\$4,670,850.40	\$4,048,548.68	\$0.00	\$0.00	\$1,455,128.45	\$3,215,721.95	68.83%
Edit View	997-006	Casework			Approved	Approved	Yes	\$472,871.00	\$0.00	\$472,871.00	\$0.00	\$0.00	\$0.00	\$0.00	\$472,871.00	0.00%
Edit View	997-007	Roofing			Approved	Approved	Yes	\$1,638,000.00	\$39,540.24	\$1,677,540.24	\$449,210.00	\$0.00	\$0.00	\$0.00	\$1,677,540.24	100.00%
Edit View	997-008	Glass & Aluminum			Approved	Approved	Yes	\$2,896,900.00	\$49,440.00	\$2,946,340.00	\$307,083.40	\$0.00	\$0.00	\$429,927.50	\$2,516,412.50	85.44%
Edit View	997-009	Flooring			Approved	Approved	Yes	\$1,023,649.00	\$0.00	\$1,023,649.00	\$30,939.45	\$0.00	\$0.00	\$46,740.00	\$976,908.55	4.66%
Edit View	997-010	Painting			Approved	Approved	Yes	\$309,479.00	\$1,854.32	\$311,333.32	\$59,014.17	\$0.00	\$0.00	\$0.00	\$311,333.32	100.00%
Edit View	997-011	Kitchen & Food Service Equip			Approved	Approved	Yes	\$917,051.00	\$7,024.00	\$924,075.00	\$219,049.40	\$0.00	\$0.00	\$4,904.00	\$879,171.00	95.03%
Edit View	997-012	Fire Protection			Approved	Approved	Yes	\$402,428.00	\$0.00	\$402,428.00	\$194,580.00	\$0.00	\$0.00	\$4,900.00	\$397,528.00	98.78%
Edit View	997-013	Plumbing			Approved	Approved	Yes	\$1,460,000.00	\$44,180.00	\$1,504,180.00	\$14,400.00	\$0.00	\$0.00	\$71,900.00	\$1,432,280.00	9.50%
Edit View	997-014	Temperature Controls			Approved	Approved	Yes	\$765,125.00	\$0.00	\$765,125.00	\$262,910.80	\$0.00	\$0.00	\$28,240.00	\$534,874.20	70.03%
Edit View	997-015	HVAC			Approved	Approved	Yes	\$7,200,000.00	\$7,058.59	\$7,207,058.59	\$4,475,453.41	\$0.00	\$0.00	\$1,084,280.00	\$3,122,778.59	43.33%
Edit View	997-016	Electrical			Approved	Approved	Yes	\$1,794,891.00	\$222,015.81	\$1,916,906.81	\$96,619.68	\$0.00	\$0.00	\$39,891.72	\$1,877,015.09	9.78%
Edit View	997-017	Site Utilities			Approved	Approved	Yes	\$994,000.00	\$96,614.56	\$1,090,614.56	\$108,349.84	\$0.00	\$0.00	\$61,643.93	\$1,028,970.63	9.47%
Edit View	997-018	Landscaping/Pavers			Approved	Approved	Yes	\$207,555.00	\$0.00	\$207,555.00	\$0.00	\$0.00	\$0.00	\$0.00	\$207,555.00	100.00%
Edit View	997-019	Ladders & Scaffolds			Approved	Approved	Yes	\$331,913.00	\$0.00	\$331,913.00	\$0.00	\$0.00	\$0.00	\$0.00	\$331,913.00	100.00%
Edit View	997-020	Asphalt Paving	Jason Walker	12 days	Decoupled Hold	Out For Signature	Yes	\$278,778.00	\$0.00	\$278,778.00	\$0.00	\$0.00	\$0.00	\$0.00	\$278,778.00	100.00%
Edit View	997-021	Site Concrete	Jason Walker	12 days	Decoupled Hold	Out For Signature	Yes	\$209,100.00	\$0.00	\$209,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$209,100.00	100.00%
Edit View	997-025	Job Trailer			Approved	Approved	Yes	\$19,200.00	\$0.00	\$19,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,200.00	100.00%
Grand Totals:								\$46,111,008.00	\$993,507.10	\$47,104,515.10	\$17,203,284.49	\$4,234.00	\$0.00	\$3,019,425.92	\$43,085,089.18	10.66%

SCHEDULE OF VALUES

Line items on this contract cannot be added or modified because it contains one or more invoices, approved Commitment Change Orders, or it has been synced to Sage 300 CRE

#	Sub Job	Change Event Line Item	Cost Code	Description	Cost Type	Contract Amount	Billed To Date	Remaining
01	N/A	None	17-0100 - General Trades	General Trades Base Bid	Sub Contractor	\$4,454,300.00	\$114,974.39	\$4,339,325.61
02	N/A	None	17-0100 - General Trades	Unforeseen Conditions Allowance	Allowance	\$100,000.00	\$4,000.00	\$96,000.00
03	N/A	None	17-0100 - General Trades	Premium Time Allowance	Allowance	\$100,000.00	\$0.00	\$100,000.00
04	N/A	None	17-0100 - General Trades	Final Cleaning Allowance	Allowance	\$50,000.00	\$0.00	\$50,000.00
05	N/A	None	17-0100 - General Trades	Temporary Signage Allowance	Allowance	\$10,000.00	\$0.00	\$10,000.00
06	N/A	None	17-0100 - General Trades	Signage Allowance	Allowance	\$20,000.00	\$0.00	\$20,000.00
07	N/A	None	17-0100 - General Trades	Misc. Door Hardware Allowance	Allowance	\$10,000.00	\$0.00	\$10,000.00
08	N/A	None	17-0100 - General Trades	Security Door Hardware Allowance	Allowance	\$40,000.00	\$0.00	\$40,000.00
09	N/A	None	17-0100 - General Trades	Supplemental Building Protection Allowance	Allowance	\$10,000.00	\$0.00	\$10,000.00
10	N/A	None	17-0100 - General Trades	Floor Protection Allowance	Allowance	\$17,500.00	\$0.00	\$17,500.00
11	N/A	None	17-0100 - General Trades	Carpenter Labor Allowance	Allowance	\$117,500.00	\$5,043.71	\$112,456.29
12	N/A	None	17-0100 - General Trades	Laborer Labor Allowance	Allowance	\$240,000.00	\$0.00	\$240,000.00
13	N/A	None	17-0100 - General Trades	Construction Fence Repair Allowance	Allowance	\$0.00	\$0.00	\$0.00
14	N/A	None	17-0100 - General Trades	Street Sweeping Allowance	Allowance	\$7,500.00	\$0.00	\$7,500.00
15	N/A	None	17-0100 - General Trades	30' Yard Dumpster Allowance	Allowance	\$21,000.00	\$304.00	\$20,696.00
16	N/A	None	17-0100 - General Trades	Construction Trench Shoring Allowance	Allowance	\$15,000.00	\$1,200.00	\$13,799.70
17	N/A	None	17-0100 - General Trades	Temp Erosion Allowance	Allowance	\$1,000.00	\$0.00	\$1,000.00
18	N/A	None	17-0100 - General Trades	Temporary Fencing Allowance	Allowance	\$7,000.00	\$0.00	\$7,000.00
Grand Total:						\$7,200,000.00	\$123,827.40	\$7,076,172.60

COMMITMENT CHANGE ORDERS

[PDF](#) [CSV](#) [Create Change Event](#)

#	Revision	Title	Status	Executed	Ball in Court	Ball in Court Duration (Calendar)	Current State	Change Reason	Change Event	Change Event Type	Amount		
Edit View	001	0	Subcontract Change Order #511	Approved	Yes		Approved	Contingency	CO #11 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency	\$55,488.08	0%	0
Edit View	002	0	Subcontract Change Order #512	Approved	Yes		Approved	Allowance	CO #12 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance	\$0.00	0%	0
Edit View	003	0	Subcontract Change Order #513	Approved	Yes		Approved	Contingency	CO #13 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency	\$13,742.73	0%	0
Edit View	004	0	Subcontract Change Order #514	Approved	Yes		Approved	Contingency	CO #14 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency	\$5,643.30	0%	0
Edit View	005	0	Subcontract Change Order #515	Approved	Yes		Approved	Allowance	CO #15 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance	\$0.00	0%	0
Edit View	006	0	Subcontract Change Order #516	Approved	Yes		Approved	Contingency	CO #16 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency	\$23,070.00	0%	0
Edit View	007	0	Subcontract Change Order #517	Approved	Yes		Approved	Allowance	CO #17 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance	\$0.00	0%	0
Edit View	008	0	Subcontract Change Order #518	Approved	Yes		Approved	Contingency	CO #18 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency	\$6,022.00	0%	0
Edit View	009	0	Subcontract Change Order #519	Approved	Yes		Approved	Allowance	CO #19 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance	\$0.00	0%	0
Edit View	010	0	Subcontract Change Order #520	Approved	Yes		Approved	Contingency	CO #20 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency Contingency	\$2,967.00	0%	0
Edit View	011	0	Subcontract Change Order #521	Approved	Yes		Approved	Allowance	CO #21 02010000 05010000 05020000 05030000 05040000 05050000 05060000 05070000 05080000 05090000 05100000 05110000 05120000	Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance	\$0.00	0%	0
Total:											\$118,901.11		



Search Add Filter Clear All

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Show Rows Changing 1 - 27 of 400

1 2 3 4 5 16 17

Sub Job	Cost Code	Cost Type	Description	Vendor	Contract	Prime POC	ICM	RFQ	Commitment	Budget Modification
CE #199 - Mechanical Duct Closure at Corbett Hall						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CE #197 - Light Fixtures 1-12 Corbett						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CE #194 - Choral Room Network Panels						\$1,495.00	\$1,495.00	\$0.00	\$0.00	\$0.00
CE #191 - Access Control Hardware, Software and Biometric										
East Leaden Hill Additions	20-0300 - Electrical & Low Voltage	Sub-Contractor	RFI 2211 Proposal	Alpert Electric Company	RFI 011					
East Leaden Hill Additions	17-0300 - General Trade	Sub-Contractor	Additional Door Hardware & Frame Modifications	RE Construction, Inc.	RFI 002					
East Leaden Hill Additions	08-9300 - Painting	Sub-Contractor	TBD	Cognate Construction Inc.	RFI 002					
Total						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CE #194 - Mechanical Storm Piping Change to PVC						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CE #192 - RFI 225 - Area 1/Low Campy Roof Drain						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CE #192 - Area 1/Low Campy @ S-14						\$37,226.00	\$35,960.00	\$0.00	\$35,960.00	\$0.00
CE #191 - Bridge Beam Curing for Storm Piping - BIM Coordination						\$1,091.64	\$1,030.00	\$0.00	\$0.00	\$0.00
CE #190 - Reconnect MEP Panels @ Area 14 Second Floor						\$0.00	\$4,343.10	\$0.00	\$0.00	\$0.00
CE #189 - RFI 227 - Steel Bolt Close Bracket Couplings with Mechanical						\$1,141.51	\$1,000.00	\$0.00	\$0.00	\$0.00
CE #187 - Calling Out Revision @ Finishing Area						\$10,500.00	\$10,000.00	\$0.00	\$0.00	\$0.00
CE #186 - Elevator Camera Type Revision						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CE #187 - Domestic Water Pumping Circuiting						\$4,495.08	\$4,535.45	\$0.00	\$4,535.45	\$0.00
CE #184 - Accounting Area Job Discrepancy						\$2,271.44	\$2,346.00	\$0.00	\$0.00	\$0.00
CE #182 - Breakaway Light Pole Bases						\$7,517.62	\$6,875.04	\$0.00	\$6,875.04	\$0.00
AD 1204 - Band Room Roof Drain Piping										
East Leaden Hill Additions	20-0000 - Plumbing	Sub-Contractor	Roof Drain Revision & Underground Work	Alder Plumbing & Heating	RFI 013	\$4,470.00	\$4,470.00	\$0.00	\$4,470.00	\$0.00
Total						\$4,794.00	\$4,470.00	\$0.00	\$4,470.00	\$0.00
CE #181 - Roofing Drift Work										
East Leaden Hill Additions	05-0000 - Superintendent	Labor	Additional O/S Supervisor Week Ending 03/24/19	International Contractors, Inc.			\$4,200.00			
East Leaden Hill Additions	07-0000 - Roofing	Sub-Contractor	Initial Modification & Drift Work Thru 2019-03-24	AI American Exterior Solutions	RFI 007		\$5,010.00			
East Leaden Hill Additions	07-0000 - Roofing	Sub-Contractor	Drift Work Thru 2019-04-06	AI American Exterior Solutions	RFI 007		\$3,020.00			
East Leaden Hill Additions	05-0000 - Superintendent	Labor	Additional O/S Supervisor Week Ending 04/06/19	International Contractors, Inc.			\$4,200.00			
East Leaden Hill Additions	07-0000 - Roofing	Sub-Contractor	Drift Work Thru 2019-04-12	AI American Exterior Solutions	RFI 007		\$4,740.00			
East Leaden Hill Additions	05-0000 - Superintendent	Labor	Additional O/S Supervisor Week Ending 04/12/19	International Contractors, Inc.			\$4,200.00			
Total						\$0.00	\$24,630.00	\$0.00	\$0.00	\$0.00
CE #180 - Roof Drain Clean-Out Credit										

Change Orders [Prime Contract \(3\)](#) [Commitments \(136\)](#)

Export

Contract	#	Revision	Title	Date Initiated	Contract Company	Ball In Court	Ball In Court Duration (Calendar)	Current State	Status	Amount
View	Prime Contract #1	003	0	COR 013, 018, 019, 020, 021	2490 Skokie Valley Highway LLC	Scott Leadbetter	12 days	Project Manager Review	Draft	\$447,605.24
View	Prime Contract #1	002	0	COR 010, 011, 012, 014, 015, 016, 017	2490 Skokie Valley Highway LLC			PCCO Approved	Approved	\$1,283,623.13
View	Prime Contract #1	001	0	COR 001 - 009	2490 Skokie Valley Highway LLC			PCCO Approved	Approved	\$135,351.90
Total:										\$1,866,580.27

Change Orders [Prime Contract \(3\)](#) [Commitments \(136\)](#)

Export

Contract	#	Revision	Title	Date Initiated	Contract Company	Ball In Court	Ball In Court Duration (Calendar)	Current State	Status	Amount
View	Contract #1046-004	016	0	CE #169 - Electrical Extras	Gurtz Electric Company	Heather Dobrotka	3 days	Hold for Docusign	Pending - Proceeding	(\$1,649.39)
View	Contract #1046-023	016	0	CE #173 - Lakewood Extras	Lakewood Carpentry Services, Inc.			Approved	Approved	\$16,597.00
View	Contract #1046-023	015	0	CE #168 - ACM Panel Work	Lakewood Carpentry Services, Inc.			Approved	Approved	\$25,770.00
View	Contract #1046-004	015	0	Electric Extras	Gurtz Electric Company	Heather Dobrotka	12 days	Hold for Docusign	Pending - Proceeding	\$49,903.88
View	Contract #1046-023	014	0	Parts Department	Lakewood Carpentry Services, Inc.			Approved	Approved	\$8,008.00
View	Contract #1046-004	014	0	Concrete Patching Credit	Gurtz Electric Company	Heather Dobrotka	18 days	Hold for Docusign	Pending - Proceeding	(\$2,000.00)
View	Contract #1046-004	013	0	CE #166 - Electrical Extras	Gurtz Electric Company			Approved	Approved	\$35,558.79
View	Contract #1046-023	013	0	CE #158 - Audi Drywall	Lakewood Carpentry Services, Inc.			Approved	Approved	\$9,608.00
View	Contract #1046-023	012	0	CE #143 - Temporary Services	Lakewood Carpentry Services, Inc.			Approved	Approved	\$26,864.00
View	Contract #1046-004	012	0	Electric Extras	Gurtz Electric Company			Approved	Approved	\$59,667.00
View	Contract #1046-023	011	0	Carpentry Extras	Lakewood Carpentry Services, Inc.			Approved	Approved	\$11,636.00
View	Contract #1046-004	011	0	Electrical Extras	Gurtz Electric Company			Approved	Approved	\$65,895.00
View	Contract #1046-004	010	0	CE #110 - Fire Alarm Bell	Gurtz Electric Company			Approved	Approved	\$1,891.00
View	Contract #1046-014	010	0	CE #157 - Infills in Floor	Premium Concrete, Inc.			Approved	Approved	\$11,733.00
View	Contract #1046-023	010	0	Plaza Bulletin 2 / EWOS	Lakewood Carpentry Services, Inc.			Approved	Approved	\$57,233.00
View	Contract #1046-023	009	0	EWA 27294, 31005, 31006	Lakewood Carpentry Services, Inc.			Approved	Approved	\$3,083.00
View	Contract #1046-014	009	0	CE #156 - Winter Protection	Premium Concrete, Inc.			Approved	Approved	\$416.00

4 Construction Management Services

Provide examples of punchlist tracking documents for subcontractors.

PUNCHLIST TRACKING IN PROCORE

ICI's program management software, Procore, creating reports which include the description, assignee, date notified, etc. of punchlist items. These reports can also be filtered down by subcontractor so certain trades can have printed copies specific to their scope. Once an item is completed by the subcontractor, they can respond to the item and mark it as 'Ready for Review'. ICI (or the Architect) receive that notification and ultimately make the determination if the fix is acceptable. Subcontractors receive daily reminders of open items once a punch list item has been considered overdue.

PLEASE SEE EXAMPLES ON THE FOLLOWING PAGES.





PLEASE NOTE, THE PUNCHLIST INCLUDED WITHIN THE RFP RESPONSE IS A REPRESENTATIVE SAMPLE OF 2 PAGES.
ENTIRE REPORT WILL BE PROVIDED UPON REQUEST.

Printed on Tue May 7, 2019 at 04:03 pm CDT

Job #: 996 West Leyden HS Add/Renov
1000 North Wolf Road
Northlake Illinois. 60164

International Contractors, Inc.
977 S Route 83
Elmhurst, Illinois 60126
United States
(630) 834-8043

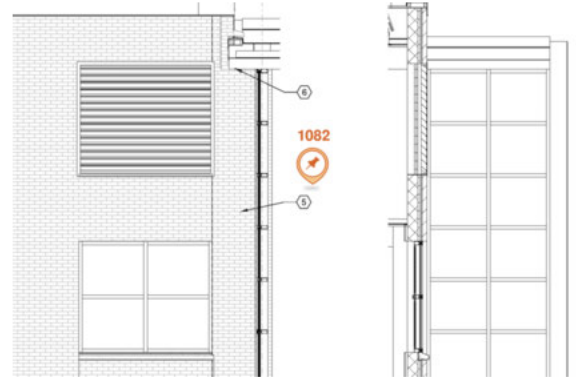
Punch Items for 996 - West Leyden HS Add/Renov

25 Items

#1082: 5 - Patch hole in face brick

Type:	Location:
Date Created: 10/31/2018	Date Due: 11/05/2018
Priority:	Status: Closed on 12/05/2018
Creator: Tom Binder	Reference:
Punch Item Manager: Tom Binder	Final Approver: Tom Binder
Ball in Court:	Assignee Name: Czekalski, Sebastian (Mastership Construction Co, Inc.) Work Required

Description:
There is a hole in the tan brick at about the second floor line. [I] can not find anything on the electrical drawings, ASIs of submittals. If a device is not to be installed, then the hole will need to be patched.

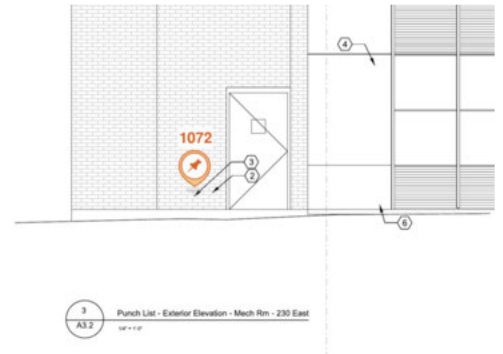


Drawing SE A31: Exterior Elevation Punch List Rev.0



#1072: 3 - Caulk gap at duplex cover plate and face brick.

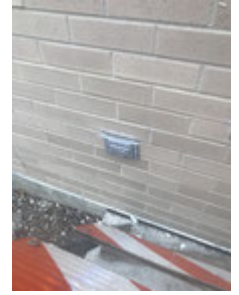
Type:	Location:
Date Created: 10/31/2018	Date Due: 11/05/2018
Priority:	Status: Closed on 12/05/2018
Creator: Tom Binder	Reference:
Punch Item Manager: Tom Binder	Final Approver: Tom Binder
Ball in Court:	Assignee Name: Czekalski, Sebastian (Mastership Construction Co, Inc.) Work Required



Drawing SE A32: Exterior Elevation Punch List Rev.0

Description:

Color to match face brick mortar



#1052: 5 - Clean up mortar at face brick at perimeter of door frame

Type: Location:
**Second Floor>Area
E>Media Center>Office
211-3**

Date Created: Date Due:
10/29/2018 11/03/2018

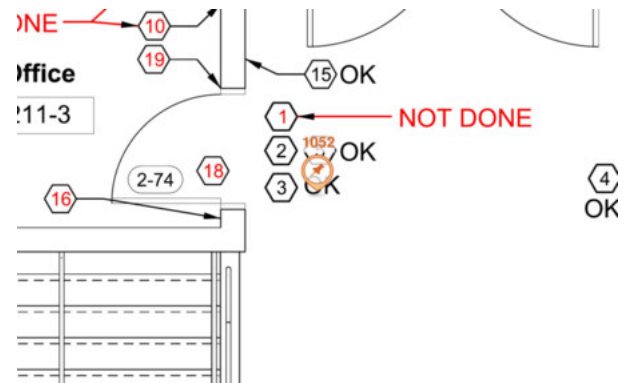
Priority: Status:
Closed on 12/06/2018

Creator: Reference:
Tom Binder

Punch Item Manager: Final Approver:
Tom Binder Tom Binder

Ball in Court: Assignee Name:
**Czekalski, Sebastian
(Mastership Construction
Co, Inc.)
Work Required**

Description:



Drawing OF A123: Second Floor Offices Punch List Rev.2



#948: 29 - RegROUT joint at trendstone base where it is cracked

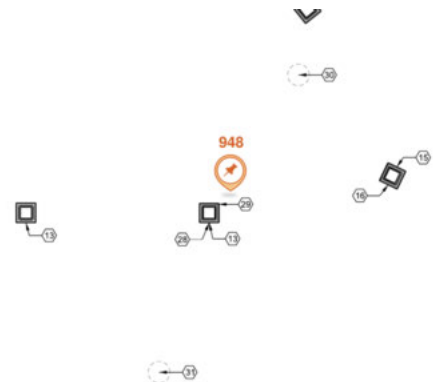
Type: Location:
**First Floor>Area
B>Student
Cafeteria>Student
Cafeteria 126**

Date Created: Date Due:
09/21/2018 09/26/2018

Priority: Status:
Closed on 10/23/2018

Creator: Reference:
Tom Binder

Punch Item Manager: Final Approver:



Drawing Cafe A112: Area B - Student Cafeteria - Punch List Rev.0

5

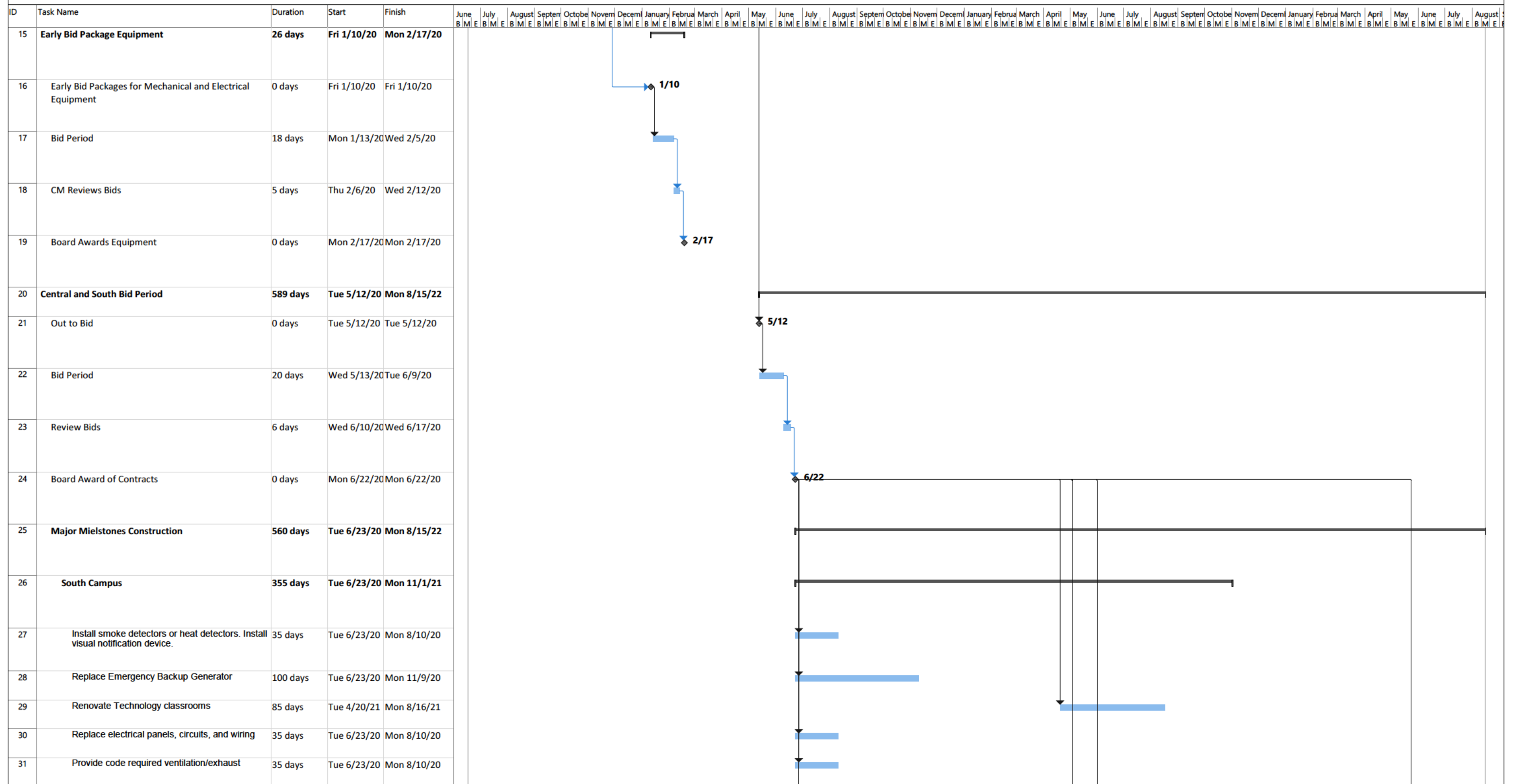
SECTION FIVE



Hinsdale High School District 88

Preliminary Milestone Schedule

May 13, 2019



Project: Milestone Schedule 051
Date: Mon 5/13/19

Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline			
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress			

6

SECTION SIX



6 Insurance

Further, please advise if you believe a Contractor Controlled Insurance Program (CCIP) would be to the Owner's advantage on this project and explain why. Detail your experience with CCIPs and provide at least one reference of a project on which you worked with a CCIP.



CONTRACTOR CONTROLLED INSURANCE PROGRAM

ICI has not worked under a CCIP for education projects and we not have not found CCIP to be common within the K-12 Market. Our experience indicates that the subcontractor market base in K-12 understands the associated risks and carries the proper insurance with the appropriately rated carriers. Introducing a CCIP may cause some bidders to pursue other work as they may not understand or seek to understand the requirements of a CCIP.



7

SECTION SEVEN



REQUEST FOR PROPOSALS

RFP 19-015
Construction Manager
PROPOSAL PRICE SHEET

PROPOSAL AWARD CRITERIA:

The Proposer agrees to provide the service described above and in the contract specifications under the conditions outlined in attached documents as listed.

TOTAL PRICE:

Provide Fee as a percent of the Cost of Work 2.75%

Provide a Lump-Sum price for General Conditions Staff and reimbursable experiences \$5,496,814.00

Not to exceed fee for pre-construction services \$130,000.00

An additional Not-to-Exceed unit cost for additional iterations of the schedule \$125/hr based on average 8 hour review.

Please submit any additional information on pricing on separate pages. See full breakdown of fee's and insurance.

* Please use an additional sheet if necessary to provide the required detail on pricing. Such sheet must be attached hereto.

INTERNATIONAL CONTRACTORS, INC.

Company's Name



Authorized Representative's Signature

MAY 14, 2019

Date

BRUCE R. BRONGE

Authorized Representative's Signature (printed)

MAY 14, 2019

Date

FORM F

GENERAL CONDITIONS SCOPE OF WORK

Respondents are directed to indicate if the costs associated with the General Conditions are to be included with the Lump Sum proposal or included with subsequent competitive bid packages.

The following is a suggestion only, respondents should include their own selections.

	Description of Scope of Work	Costs included in General Conditions Lump Sum Amount	Costs to be included in bid packages and incorporated into GMP
1.	Supervisory and administrative personnel (project management, accounting and support staff) as required to professionally and expeditiously complete project work.	X	
2.	Field labor, materials and service charges for safety and final cleanup (trade specific safety and cleanup by subcontractors to be included as a subcontractor expense).	X	
3.	Materials and supplies relative to General Contractor's work.	X	
4.	Machinery and equipment rentals relative to General Contractor's work.	X	
5.	Small tools relative to General Contractor's work.	X	
6.	Transportation expenses included trucking, freight and delivery charges relative to General Contractor's work.	X	
7.	Travel expenses relative to General Contractor's work.	X	
8.	Project management and job site office, storage sheds, and other temporary construction relative to General Contractor's work.	X	
9.	Insurance.		X
10.	Protection of adjoining spaces and repair of consequential damages (including trade specific protection and repairs by subcontractors).		X
11.	Temporary heat, light, power, water and sanitation facilities, utilities, scaffolding, bracing, barricades (including trade specific work and charges by subcontractors).	X	
12.	First aid facilities (including subcontractor required to provide trade specific facilities).	X	
13.	Safety program, supervision, safety and protection (including trade specific safety and protection by subcontractors).	X	
14.	Losses or expense not compensated by insurance. Including deductibles for losses and expenses for which the General	X	
15.	Field and project management office expenses including telephone services, postage, stationary, air courier, messenger,	X	

FORM F

16.	Construction progress photographs.	X	
17.	Costs for General Contractor's blueprints, photocopies and facsimile (including trade specific costs by subcontractors).	X	
18.	General Contractor's incidental labor and materials required for cooperation with Owner's testing agency (including trade specific	X	
19.	Coordination of Guarantee or Warranty work (including trade specific costs by subcontractors).	X	
20.	Temporary signs and warning devices (including trade specific costs by subcontractors).		X
21.	Temporary enclosures, barricades and fencing (including trade specific costs by subcontractors).		X
22.	Pest control.	X	
23.	Dumpsters.	X	
24.	General clean up and trade specific cleanup.	X	
25.	Temporary sanitation.	X	
26.	Weekly job meetings.	X	
27.	Payment and performance bonds cost for the GMP amount (including trade specific bonds by subcontractors).		X
28.	Building, and other permit costs and fees (including trade specific permits and fees by subcontractors).		X
29.	Surveys for (including trade specific surveys by subcontractors).		X
30.	O&M training and orientation.	X	
31.	Preparation of as-built drawings.	X	
32.	Final cleaning.	X	

7 Fees

Provide your fee as a percent of the Cost of Work. Also, list all components that make up the construction manager's fee, including any mark-up or additional costs or fees due to the GMP requirement.

Discuss when the contract could be converted into Guaranteed Maximum Price and what contingency the CM would carry.



COMPONENTS OF A CONSTRUCTION MANAGER'S FEE

The professional fee developed by ICI represents our overhead and profit for the project. We do not include any other costs in the professional fee.

CONVERSION TO GUARANTEED MAXIMUM PRICE

ICI will establish the GMP following bid and award of the project. This timeframe will also best protect the interests of the District by allowing award of the work components to the lowest responsible bidder.

A financial conflict may arise if a bidder needs to be rejected if the GMP is established prior to the bid. ICI will discuss and set appropriate contingencies and allowances for the various components of the project as the design progresses and information becomes available. Allowances will be included within the various bid packages. Final contingencies will be set with award of the subcontractors and the contingency usage reported as the work progresses.





Proposal Forms

Submitter Instructions

Carefully complete every form that is included in this Proposal Forms Section. All forms and attachments (e.g. Pricing Form and insurance certificate) should be included in your sealed proposal envelope.

Provide one copies of all forms, as well as (1) CD or USB copies, in your proposal envelope. Failure to complete all the required information or providing any incomplete, inaccurate or misleading information may result in disqualification of your proposal.

Please contact Tina Snyder, Procurement Officer, at msnyder@hinsdale86.org, in writing if you have any questions regarding the proposal forms or RFP requirements.

Proposal Checklist

(All items must be included with the Proposal)

1. Title Page
2. Table of Contents
3. Required Elements of Proposal (Must Answer/Respond to All)
4. Proposal Checklist
5. Proposal Submission Form (Signed and Notarized)
6. Proposal Price Sheet
7. Sexual Harassment Policy Certificate (Form A and Attachment thereto) (Must Be Signed And Notarized)
10. Certificate of Eligibility to Contract (Form B) (Must Be Signed and Notarized)
11. W-9 Form (Sample of First Page Is Included as Form C) (The Full Current Version of the Form W 9 From the IRS Website Must Be Completed and Signed)
12. Label (Form D)
13. One (1) Hard Copy of all Documents, and one (1) Digital Copy on CD or USB Drive
14. Certificate of Insurance
15. CD or USB of Proposal
16. General Conditions Scope of Work (Form F)

PROPOSAL SUBMISSION FORM
BOARD OF EDUCATION OF
HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86, DUPAGE COUNTY ILLINOIS

Proposal Description: RFP 19-015 Construction Manager

Mandatory Pre-Proposal Meeting/Site Visit: April 24, 2019 Hinsdale Central at 8:30AM CST

Deadline for Questions and Clarifications: May 7, 2019 at 4:00 P.M. CST

Proposal Submission Date and Time of Opening: May 14, 2019, at 2:00 P.M. CST

Presentation/Interviews (If Necessary) (tentative) Week of May 20, 2019

Submit your proposal to: Tina Snyder, CPPB
Procurement Officer
Hinsdale Township Administration Building
5500 Grant Street, Hinsdale, Illinois 60521

Recommendation for vendor approval to BOE: (Tentative) June

Fees for Services: To be detailed in proposal submission

The undersigned, being duly sworn, deposes and certifies under oath that the company or other entity named below, its officers, employees, and agents, are not barred from submitting a proposal on this contract as a result of a violation of the Bid Rigging or Bid Rotating provisions of the Public Contracts Section of the Illinois *Criminal Code of 2012* (720 ILCS 5/33E-3, 33E-4), or as a result of a violation of any other law, rule, ordinance or regulation. The undersigned further certifies that he or she has read and understands the Proposal Documents and that his or her proposal is in compliance therewith.

The undersigned affirms that the documents and information provided in this proposal are true and complete. The undersigned further affirms that submission of this proposal constitutes an agreement to provide all services and comply with all requirements outlined in this RFP unless expressly disclaimed by the submitter in its proposal.

By: [REDACTED] Firm Name: INTERNATIONAL CONTRACTORS, INC.

Print Name: BRUCE R. BRONGE Address: 977 S. ROUTE 83

Its: PRESIDENT City: ELMHURST

Telephone: 630.941.6835 State: ILLINOIS

Email Address: BBRONGE@ICIINC.COM

Date: MAY 8, 2019

Subscribed and sworn to before me
this 9 day of MAY, 2019

Notary Public: [REDACTED]



570692_2

FORM A
Certificate Regarding Sexual Harassment Policy

INTERNATIONAL CONTRACTORS, INC. (Submitter) does hereby certify (pursuant to Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) that (he, she, it) has adopted a written sexual harassment policy that includes at a minimum the following information (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under Illinois Law; (iii) a description of sexual harassment utilizing examples; (iv) internal compliant process including penalty; (v) the legal recourse, investigate and complaint process available through the Illinois Department of Human Rights and the Illinois Human Rights Commission; (vi) directions on how to contact the Department and Commission; and (vii) protection against retaliation as provided. Submitter further certifies that it will comply with the Illinois Human Rights Act implementing regulations required for all public contractors and included herein as Attachment to Form B.

By:

[Redacted Signature]

Authorized Agent of Submitter

Date:

MAY 14, 2019

Subscribed and sworn to before me this 14 day of

MAY, 2019.

[Redacted Notary Signature]

Notary Public



Illinois Human Rights Act Regulations

Lessor shall be required to comply with the following provisions only if and to the extent they are applicable under the law.

The Contractor agrees to fully comply with the requirements of the *Illinois Human Rights Act*, 775 ILCS 5/1-101 *et. seq.*, including, but not limited to, the provision of sexual harassment policies and procedures pursuant to Section 2-105 of the Act. The Contractor further agrees to comply with all federal Equal Employment Opportunity Laws, including, but not limited to, the *Americans With Disabilities Act*, 42 U.S.C. Section 12101 *et. seq.*, and rules and regulations promulgated thereunder. The following provisions are included in this contract pursuant to the requirements of the regulations of the Illinois Department of Human Rights, Title 44, Part 750, of the Illinois Administrative Code (*see* 44 Ill. Admin. Code 750.20). As required by Illinois law, in the event of the Lessor's non-compliance with the provisions of this Equal Employment Opportunity Clause, the *Illinois Human Rights Act* or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), the Contractor may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulations. During the performance of this contract, the Contractor agrees as follows:

A. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, age, citizenship status, physical or mental handicap or disability unrelated to ability, military status or an unfavorable discharge from military service, or arrest record status; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

B. That, if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

C. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, age, citizenship status, physical or mental handicap or disability unrelated to ability, military status or an unfavorable discharge from military service, or arrest record status.

D. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Lessor's obligation under the *Illinois Human Rights Act* and the Department's Rules. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with such Act and Rules, the Contractor will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligation thereunder.

E. That it will submit reports as required by the Department's Rules, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the *Illinois Human Rights Act* and the Department's Rules.

F. That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with *Illinois Human Rights Act* and the Department's Rules.

G. That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this contract, the Contractor will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Contractor will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

FORM B
Certificate of Eligibility to Contract

I, BRUCE R. BRONGE (pursuant to Section 5/10-20.21 (b) of the *School Code*)

hereby certify that neither I, nor any of my partners, or officers or owners of (name of Entity)

INTERNATIONAL CONTRACTORS, INC.

1. Have been convicted in the past five (5) years of the offense of proposal-rigging under Section 33E of the *Illinois Criminal Code* of 2012, 720 ILCS 5/33 E-1 *et seq.* as amended;
2. Have ever been convicted of the offense of proposal-rotating under Section 33E-4 of the *Illinois Criminal Code* of 1961, as amended;
3. Have ever been convicted of bribing or attempting to bribe an officer or an employee of the State of Illinois; or
4. Have made an admission of guilt of any of the above conduct which is a matter of record.

Furthermore, I certify that I, my partners, officers or owners of (name of business)

INTERNATIONAL CONTRACTORS, INC. and its affiliates have and will continue to collect and remit

Illinois Use Tax, to the extent required under the *Illinois Use Tax Act*, 35 ILCS 105/1 *et seq.*

In certifying to the above, I hereby acknowledge that the school board may declare any contract awarded pursuant to this proposal void if this certification is false.


MAY 14, 2019

Date


Authorized Agent of Submitter

Subscribed and sworn to before me this 14 day of

MAY, 2019.


Notary Public





**CONSTRUCTION
COMPANIES
LLC**

PROPOSAL *for*
Construction Management at Risk Services
with a Guaranteed Maximum Price

Hinsdale Township High School District 86
Referendum Master Plan



Submitted to



05.14.19

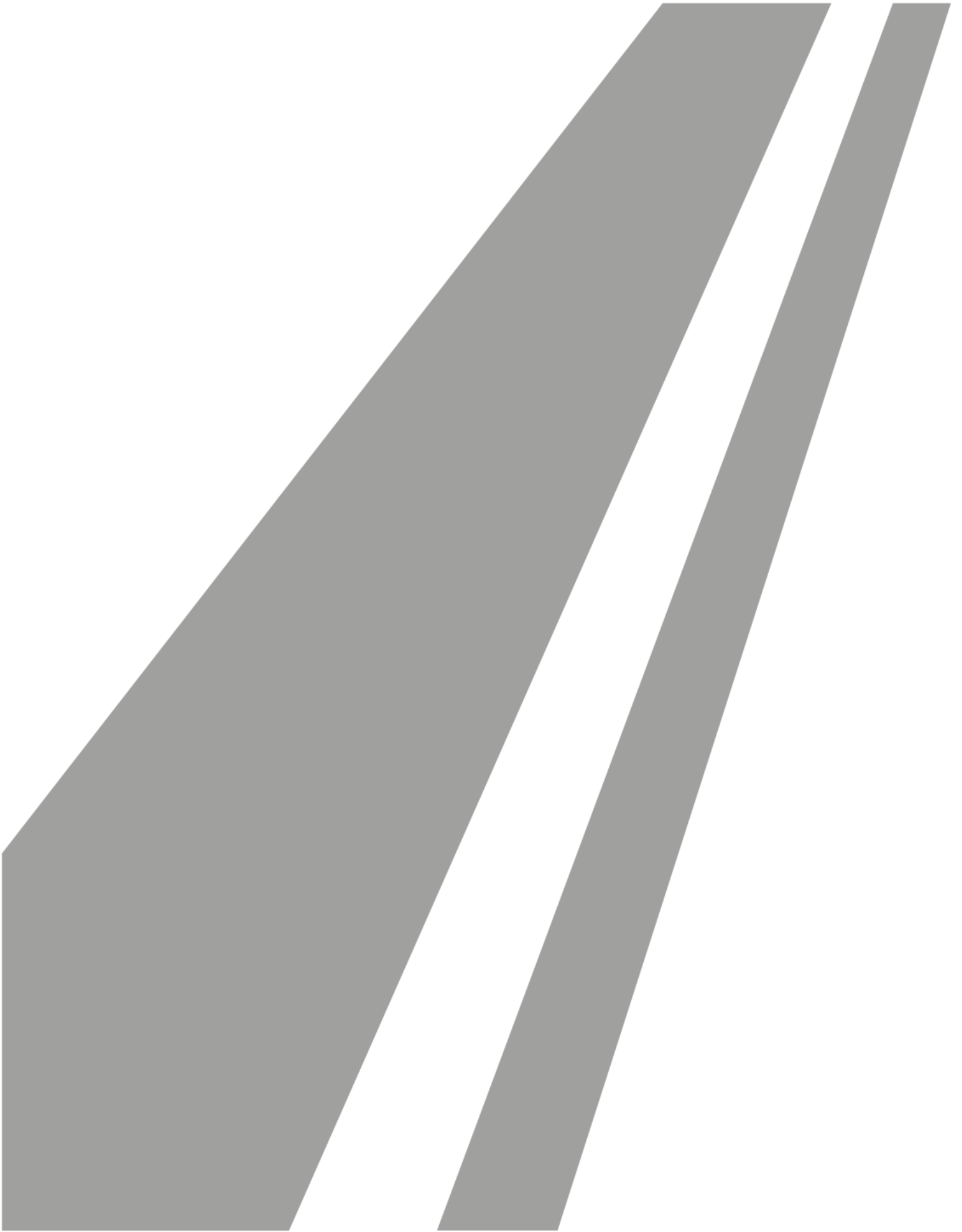
EST. 1906

IHC Construction Companies LLC is a diverse contracting company. Diverse in what we build and how we build it.

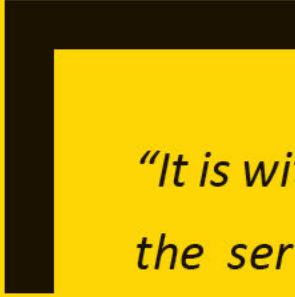
TABLE OF CONTENTS

SECTION

- 1** Cover Letter
- 2** Company Overview
- 3** CM Experience
- 4** CM Services
- 5** Project Schedule
- 6** Insurance
- 7** Fees
- 8** Forms







“It is with much enthusiasm that I recommend the services of IHC Construction Companies LLC.

Grant CHSD 124 has used IHC since 1999 for many different projects, large and small, and have always been completely satisfied with their performance. They have completed multiple jobs on time, under budget and with great accuracy.”

BETH REICH
BUSINESS MANAGER, CSBO
GRANT COMMUNITY HIGH SCHOOL DISTRICT 124



The firm's ownership and corporate organization, including subsidiary corporations. The principal of the firm who will be ultimately responsible for the project and who will be present at the interview. The firm's management and commitment to the District and the project. The cover letter must be signed by an authorized officer of the firm committing resources to the project.

May 14, 2019

Hinsdale Township High School District 86
Tina Snyder, CPPB
Procurement Officer
Administrative Center
5500 S. Grant Street
Hinsdale, IL 60521

Re: Request for Proposal #19-015- Construction Management at Risk Services with a Guaranteed Maximum Price

Dear Ms. Snyder & the Selection Committee,

IHC Construction Companies LLC (IHC) is pleased to submit our Proposal for Construction Management at Risk Services with a Guaranteed Maximum Price to partner with Hinsdale Township High School District 86 and ARCON to build the Referendum Master Plan Project at Hinsdale Central High School and Hinsdale South High School. IHC recognizes the efforts of the Board, administration, community, and architect in passing the referendum and developing the current Master Plan. We appreciate the opportunity to participate in this process and welcome the chance to serve as your trusted partner in making this plan a reality.

IHC is a 113-year-old construction company based in the Northwest suburbs of Chicago. The firm has a deep portfolio of school construction projects, all of it here, in Illinois. A large amount of our experience includes district-wide renovation and addition projects.

As a Construction Manager (CM), IHC has a perfect track record of delivering all of our school district projects on time and within budget. This accomplishment is due in part to our unique structure wherein we provide CM services alongside an ability, at the District's discretion, to self-perform the general conditions of any project. We employ both CM professionals and skilled labor, and can utilize our own resources, equipment and facilities, as needed, to plan, build and fabricate in support of client needs. This diversity in service offerings facilitates seamless projects and strengthens IHC's signature "get it done" approach.

We are team players and we work closely with the owners we serve, the architects and all of the industry partners in the trades that make construction projects successful. Our experienced staff is always cognizant of the students, parents and faculty that are ever-present in the school environment, especially around school additions and renovations. We know how to keep school operations separate from construction to minimize potential disruptions and maintain the safety of all parties at all times. In the enclosed resumes you will see that our proposed staff averages over 30 years of experience in construction with a focus on school projects.

In compliance with the Request for Proposal (RFP), we are providing the following acknowledgements:

- We acknowledge the terms and conditions as outlined in the RFP and as clarified in our proposal.
- We are committed to providing both the services described herein and the personnel proposed for the assignment.
- We acknowledge receipt of Addendum #1 dated May 10, 2019.

As your construction manager we always represent your best interests. We will provide leadership to the team to strike the right balance of quantity, quality and cost during design, bring in competitive bids on budget and make sure that what was designed and specified is built well and on time, ready for the first day of school.

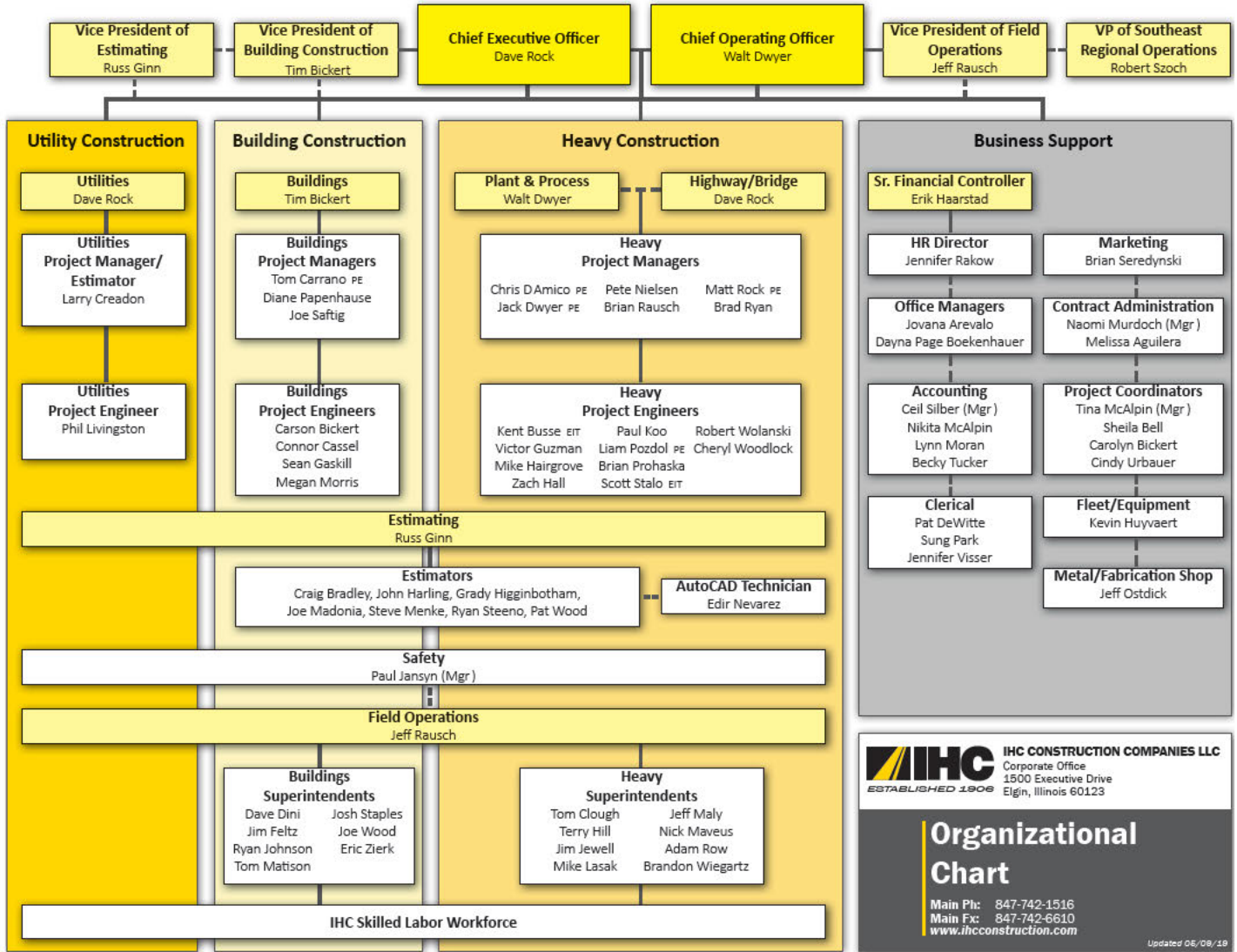
We look forward to the opportunity to introduce our team and experience to you in person. Thank you for your consideration.

Sincerely,



Tim Bickert
Vice President of Building Construction
847-841-7730
tbickert@IHCconstruction.com

ORGANIZATIONAL CHART



ESTABLISHED 1906

Corporate Office
1500 Executive Drive
Elgin, Illinois 60123

Organizational Chart

Main Ph: 847-742-1516
Main Fx: 847-742-6610
www.ihcconstruction.com

Updated 05/09/19

FIRM STRUCTURE

IHC Construction is a Limited Liability Company (LLC) and is registered to practice in the State of Illinois. We have provided construction services in NE Illinois since 1994. The LLC was filed on December 3, 2001. We have operated under our current company name for 18 years. Business established in 1906.

FORMER COMPANY NAMES

- IHC Group, Inc. (1994-2001)
- Illinois Hydraulic Construction Co., Inc (1947-1994)
- Illinois Hydraulic Stone & Construction Co. (1906-1947)

FIRM OWNERSHIP: LLC MEMBERS

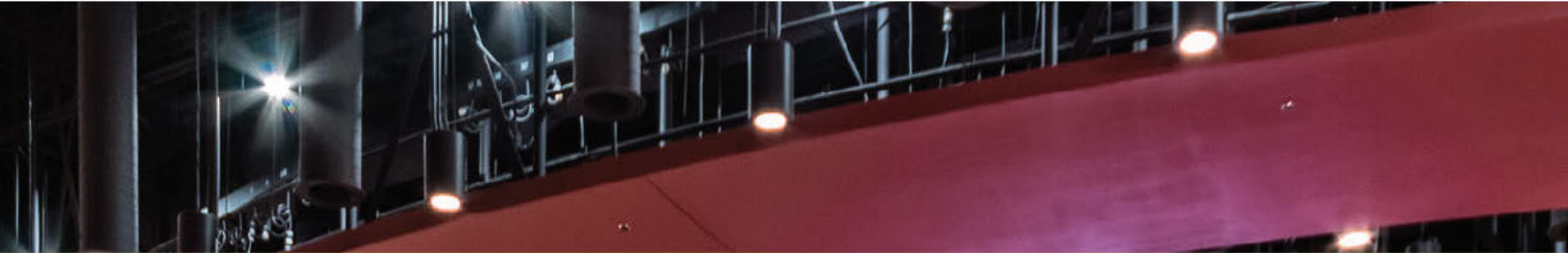


David J. Rock, Member
Chief Executive Officer




Walter P. Dwyer, Member
Chief Operating Officer

Number of Personnel (All located in NE Illinois)				
Professional	Job Category	# Staff	Job Category	# Staff
	Leadership Executives	7		
Project Managers	13	Carpenters	16	
Project Engineers	10	Laborers	46	
Project Coordinators	4	Operating Eng	18	
Estimators	5	Cement Masons	3	
Safety Inspectors	1	Shop	5	
Administrative Staff	13	Interns	0	
	Sub-Total	53	Sub-Total	119
Total Employees				172



COMPANY OVERVIEW





“I have had the pleasure of working with IHC on over \$110 Million of capital projects at both Argo Community High School and Moraine Valley Community College.

On all projects, IHC has demonstrated both the expertise and professionalism to make the jobs successful and to meet the owner’s needs. I would highly recommend IHC for future building programs.”

JOSEPH P. MURPHY
BUSINESS MANAGER
ARGO COMMUNITY HIGH SCHOOL DISTRICT 217
MORAIN VALLEY COMMUNITY COLLEGE CHAIRMAN BOARD OF TRUSTEES



Company's Experience, percentage of work completed as Construction Manager, and the office responsible for this project.

COMPANY OVERVIEW



CONSTRUCTION MANAGER NAME & CONTACT INFORMATION

IHC CONSTRUCTION COMPANIES LLC HEADQUARTERS

1500 Executive Drive, Elgin, IL 60123
P. 847-742-1516 F. 847-742-6610
www.ihcconstruction.com

Tim Bickert, LEED AP
Vice President of Building Construction
Direct: 847-841-7730
Mobile: 847-878-6424
tbickert@ihcconstruction.com
Years with IHC: 17
Years in Construction: 36

OTHER OFFICES

Repair and Fabrication Shop/Yard
Underground Office/Warehouse
1797 N. La Fox, South Elgin, IL

Southeast Regional Office
2700 Delk Rd SE Suite 210, Marietta, GA

113
YEARS IN BUSINESS

172
STAFF MEMBERS

\$848 Million
SCHOOL CONSTRUCTION

CORPORATE STRUCTURE, EXPERIENCE & BACKGROUND

IHC Construction Companies LLC (IHC) is a full-service Construction Management, General Contracting and Design-Build firm. Established in 1906 as Illinois Hydraulic Construction Company, the firm initially manufactured concrete blocks compressed by hydraulic pressure. From there, the organization evolved through different eras of construction as markets and technologies changed. In 1980 the firm began to focus on the core construction specialty areas of today, including: Building Construction, Utilities Construction and Heavy Construction. The firm's Building Construction practice specializes in the Education sector and has experience with over 200 school projects in the last 25 years alone. 28% of our work is completed by our Building Division as a Construction Manager.

In 2002, the organization name was changed to IHC Construction Companies, LLC when Tom Rakow assumed the role of Chairman. Upon his retirement, David Rock succeeded him as President/Chief Executive Officer. IHC is registered to practice business in the State of Illinois.

COMPANY OVERVIEW

Recent (within the last 5 years) and relevant projects of a similar size and nature.

SCHOOL DISTRICT PROJECTS COMPLETED WITHIN THE LAST 5 YEARS

#	Project Name	Owner	Location	Year Completed	Occupied Building	Square Feet	Project Type	Architect	Owner Contract Type	Project Cost	Client Name, Title	Client Phone Number	Client E-Mail	Completed On Time and Under Budget
1	Building Maintenance 2014-2019	Niles THSD 219	Skokie, IL	2014	X	20,000	Planning & Renovation	Legat Architects	CM Agent	\$ 11,000,000	Eric Trimberger, Assistant Superintendent for Business	847-626-3967	etrim@n219.org	✓
2	General Construction and Life Safety Summer 2014	Glenview SD 34	Glenview, IL	2014		400,000	Renovation	Wold Ruck Pate	CM At Risk	\$ 4,500,000	Eric Miller, Assistant Superintendent for Business Services/CSBO	847-998-5008	emiller@glenview34.org	✓
3	Capital Improvements/District-wide facilities as needed	Wauconda CUSD 118	Wauconda, IL	2014		20,000	Planning & Renovation	Legat Architects	CM Agent	\$ 15,000,000	Dr. Dan Coles, Superintendent	847-526-7690	dcoles@d118.org	✓
4	Additions & Renovations	Fenton CHSD 100	Bensenville, IL	2015	X	57,000	Planning, Addition & Renovation	Wight & Company	CM Agent	\$ 13,800,000	Jane Lawnicki, Director of Business Operations	630-860-6256	jlawnicki@fenton100.org	✓
5	HS Science Addition	Mundelein CHSD 120	Mundelein, IL	2016	X	65,000	Planning, Addition & Renovation	Legat Architects	CM Agent	\$ 21,800,000	Dr. Kevin Myers, Superintendent	847-949-2200	kmeyer@d120.org	✓
6	Additions & Renovations	Round Lake CUSD 116	Round Lake, IL	2016	X	55,000	Planning, Addition & Renovation	Fanning & Howey	CM At Risk	\$ 30,000,000	Bill Johnston, Assistant Superintendent of Business & Operations	847-270-9000	bjohnston@rjas-116.org	✓
7	General Construction and Life Safety Summer 2016	Glenview SD 34	Glenview, IL	2016		220,000	Renovation	Wold Ruck Pate	CM At Risk	\$ 6,400,000	Eric Miller, Assistant Superintendent for Business Services/CSBO	847-998-5008	emiller@glenview34.org	✓
8	Middle School Additions & Remodeling	Lake Bluff ESD 65	Lake Bluff, IL	2016	X	40,000	Planning, Addition & Renovation	Wight & Company	CM Agent	\$ 10,500,000	Dr. Jean Sophie, Superintendent of Schools	847-234-9400	jsophie@lb65.org	✓
9	Performing Arts Center Addition & Renovations	Marquardt SD 15	Glendale Heights, IL	2017	X	33,000	Planning, Addition & Renovation	Legat Architects	CM Agent	\$ 14,200,000	Dr. Jerry O'Shea, Superintendent of Schools	630-469-7615	joshea@d15.us	✓
10	Performing Arts Center Addition & Renovations	Argo HSD 217	Summit, IL	2017	X	37,000	Planning, Addition & Renovation	DLA Architects	CM Agent	\$ 17,600,000	Joe Murphy, Business Manager	708-467-5515	jmurphy@argohs.net	✓
11	Classroom Addition & Capital Improvements	Grant CHSD 124	Fox Lake, IL	2017	X	6,000	Planning, Addition & Renovation	Cannon Design	CM Agent	\$ 3,000,000	Dr. Christine Sefcik, Superintendent	815-587-2561	csefcik@erantbu@docs.org	✓
12	General Construction and Life Safety Summer 2017	Glenview SD 34	Glenview, IL	2017		220,000	Renovation	Wold Ruck Pate	CM At Risk	\$ 5,515,000	Eric Miller, Assistant Superintendent for Business Services/CSBO	847-998-5008	emiller@glenview34.org	✓
13	Facilities Improvements	North Palos SD 117	Palos Hills, IL	2017		52,000	Planning & Renovation	Legat Architects	CM At Risk	\$ 5,000,000	Dan Ford, Buildings & Grounds Director	708-233-5771	dford@npd117.net	✓
14	Additions & Renovations	Harrison SD 36	Wonder Lake, IL	2018	X	20,000	Planning, Addition & Renovation	Wold Ruck Pate	CM Agent	\$ 6,750,000	Dr. Susan Wings, Superintendent	815-653-2311	swings@hsd36.org	✓
15	G. Stanley Hall Elementary Additions and Renovations	Marquardt SD 15	Glendale Heights, IL	2018	X	27,000	Planning, Addition & Renovation	Legat Architects	CM Agent	\$ 10,000,000	Dr. Jerry O'Shea, Superintendent of Schools	630-469-7615	joshea@d15.us	✓
16	General Construction and Life Safety Summer 2018	Glenview SD 34	Glenview, IL	2018		30,000	Renovation	FGM Architects	CM At Risk	\$ 1,200,000	Eric Miller, Assistant Superintendent for Business Services/CSBO	847-998-5008	emiller@glenview34.org	✓
17	Middle School Additions & Renovations	Aptakisic-Tripp SD 102	Buffalo Grove, IL	2018	X	30,000	Planning, Addition & Renovation	Wight & Company	CM At Risk	\$ 25,000,000	Dr. Lori Wilcox, Superintendent	847-353-5660	lwilcox@d102.org	✓
18	Middle School Additions & Renovations	East Maine SD 63	Niles, IL	2019	X	68,000	Planning, Addition & Renovation	DLA Architects	CM Agent	\$ 40,000,000	Dr. Scott Clay, Superintendent of Schools	847-299-1900	scclay@emsd63.org	✓

2.7 Million
SQUARE FEET OF
NEW CONSTRUCTION

3.2 Million
SQUARE FEET OF
RENOVATIONS

33
SCHOOL DISTRICT
CLIENTS

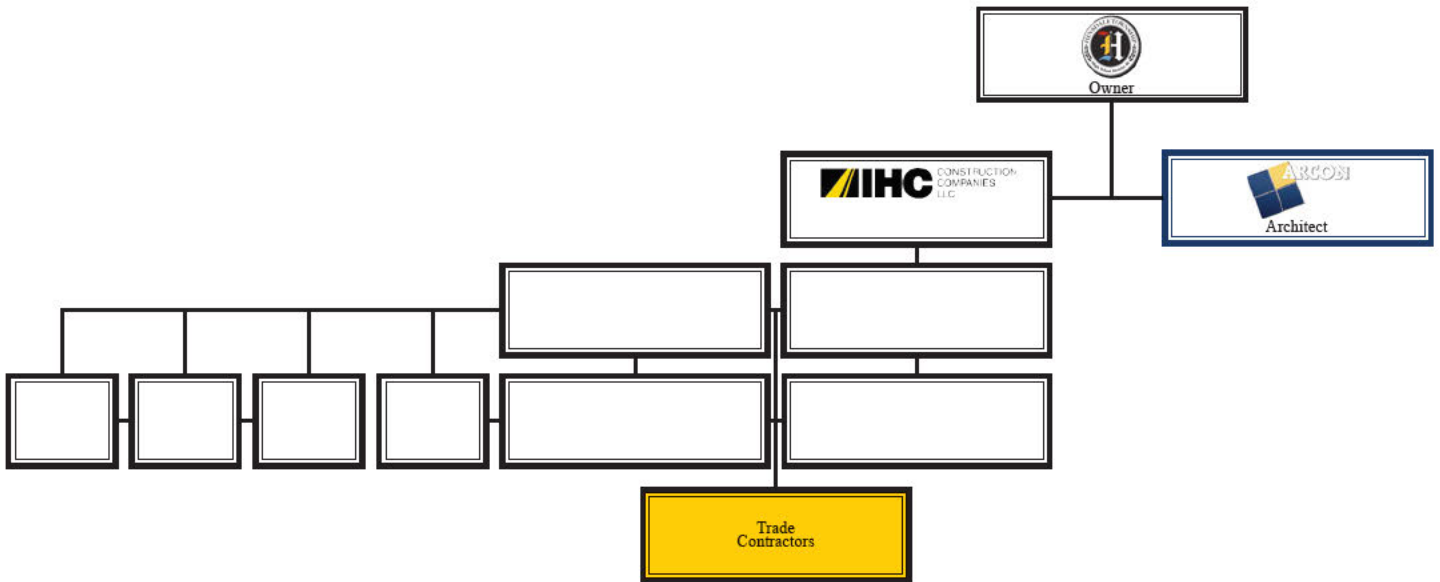
+200
SCHOOL DISTRICT
PROJECTS

EXPERIENCE DELIVERING MULTIPLE PROJECTS WITHIN THE SAME DISTRICT

School District	Public Building Commission of Chicago	Glenview School District 34	Woodstock Community School District 200	Glen Ellyn Community Consolidated	Aptakisic-Tripp School District 102	Marquardt School District 15	Wauconda Community Unit School District 118	North Palos School District 117	Niles Township High School District 219
Number of Building Projects Completed at the Same Time Within the Same District	11	7	6	5	5	5	5	3	3

Proposed Project Team Organization Chart, including a description of roles and responsibilities. Resumes of proposed Team Members, including experience with similar projects. Provide references for each proposed team member, including contact name, phone number, and email.

PROPOSED PROJECT TEAM ORGANIZATIONAL CHART



COMPANY OVERVIEW

OUR TEAM

IHC's proposed Building Division team averages over 31 years of industry experience with an unparalleled focus on School District projects. **The personnel outlined in this proposal are the same professional team members that will be working on your project.** IHC does not bait and switch. As your construction manager, our seasoned team will always represent your best interests resulting in a quality project that is build on time and under budget.



Tim Bickert, LEED AP - Project Executive

Tim coordinates overall efforts, assists and monitors the project and the team in Document Review, Scope and Schedule Development. He is heavily involved during estimating and value engineering coordination and ensures that the team meets our commitments from start through completion.



Diane Papenhouse & Tim Bickert - Senior Project Managers

The Project Managers are the primary contact responsible for overall project communications, schedule, quality, cost control, executed subcontracts, shop drawing review and tracking, foreseeing potential problems and determining solutions. Diane & Tom supervise the project team from the pre-construction phase through the closeout phase.



Jim Feltz & Dave Dini - Construction Superintendents (On-Site Full Time)

The superintendents coordinate all day to day activities on the project site. They are responsible for supervision of all jobsite personnel & subcontractors, quality and adherence to the project schedule. Jim & Dave maintain daily work logs, coordinate RFI's and will communicate directly with the owner and architect on site. The construction superintendent supervises jobsite productivity and quality of all trade contractor work while enforcing the IHC safety program.



Megan Morris & Sean Gaskill - Project Engineers

Megan & Sean review shop drawings for submission and follow-up in relation to the construction schedule. They coordinate all MEP systems in the submittal phase and perform initial reviews of request for change along with RFI's.



Joe Madonia - Senior Estimator

Joe's responsibilities include plan review, budget estimates and value engineering. He assists the project manager with estimating projects during all pre-construction phases.



Paul Jansyn - Safety Director

Paul visits jobsites regularly to enforce and enhance sub-contractor safety programs.

31

**AVERAGE YEARS
EXPERIENCE:
IHC'S TEAM**

35

**YEARS EXPERIENCE:
IHC'S
PROJECT MANAGERS**

38

**YEARS EXPERIENCE:
IHC'S
SUPERINTENDENTS**



PROJECT EXECUTIVE & SENIOR PROJECT MANAGER
TIM BICKERT, LEED AP

Tim ensures that each project team has the resources required when it needs them. He will evaluate, review and challenge the envisioned project approach and conceptual cost estimates, as they are generated, to confirm they are logical and complete. Tim will also facilitate team and board meetings in order to ensure seamless communication. He coordinates all the day-to-day activities of the staff and he works closely with each project team to coordinate bid releases, job schedules and project estimates. He further manages project staff in scheduling, negotiations and conflict resolution.

Tim is also certified as a LEED® AP (Leadership in Energy and Environmental Design Accredited Professional). This accreditation affords him the knowledge and ability to coordinate with the Owner the sustainability issues related to sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality and innovation and design process, in the client’s pursuit of a project’s LEED certification.

WORK HISTORY

17 years at IHC
 36 years industry experience

EDUCATION

BS Construction Engineering
 Iowa State University

LEED® Accredited Professional

New Construction and Major Renovations – U.S. Green Building Council (2006)

AFFILIATIONS

Associate Member
 US Green Building Council Chicago Chapter

Chicagoland Associated General Contractors - Board Member

REFERENCES

Woodstock CUSD 200
 Risa Hanson, CFO
 815-338-8200
 rhanson@wcusd200.org

Wauconda CUSD 118
 Dr. Dan Coles, Superintendent
 847-526-7690
 dcoles@d118.org

SELECTED EXPERIENCE

NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203

- 172,430 SF of Classroom and Administrative Office Additions
- 280,000 SF of Renovations to Naperville Central High School, Naperville, IL

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

- New 305,000 SF Woodstock High School with Indoor Competitive Swimming Pool, Gymnasium and Auditorium
- New 200,000 SF combined Prairiewood Elementary School and Creekside Middle School, Woodstock, IL

GRANT COMMUNITY HIGH SCHOOL DISTRICT 124

- Fieldhouse & Classroom Additions, Fox Lake, IL

MUNDELEIN COMMUNITY HIGH SCHOOL DISTRICT 120

- Three-story addition & building expansion at Mundelein High School, Mundelein, IL

WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118

- Additions/Upgrades to High School and Various Facilities, Wauconda, IL

HAWTHORN ELEMENTARY SCHOOL DISTRICT 73

- New Townline Elementary School
- Addition to Aspen Elementary School, Vernon Hills, IL

MARQUARDT SD 15

- New Administration Center (23,220 SF)
- Marquardt Middle School Additions and Renovations
- Life Safety Work on all Existing Schools (38,020 SF), Glendale Heights, IL

PUBLIC BUILDING COMMISSION OF CHICAGO

- 2013 School Investment Program
- Chicago Children’s Advocacy Center Two-story Addition



SENIOR PROJECT MANAGER

DIANE PAPPENHAUSE

Diane manages the project team from the pre-construction phase through the closeout phase, working closely with the Construction Superintendent as the catalyst for all daily operations. Her responsibilities include estimating, scheduling, cost monitoring and pricing of alternates, trade manual preparation, competitive trade contractor bidding, purchasing and awarding of trade contracts and conducting progress meetings. Diane's responsibilities further include supervision of processing and distributing shop drawings and samples, providing value engineering review, securing permits as required and administering the terms of the contract.

WORK HISTORY

32 years at IHC
34 years industry
experience

EDUCATION

BS Construction
Management
Bradley University

REFERENCES

Grant CHSD 124
Dr. Christine Sefcik,
Superintendent
815-587-2561
csefcik@grantbulldogs.org

Round Lake Area Schools
CUSD 116
Dr. Donn Mendoza,
Superintendent
847-270-9003
dmendoza@rlas-116.org

SELECTED EXPERIENCE

APTAKISIC-TRIPP SCHOOL DISTRICT 102

- Fine Art Center & ELC Additions to Multiple Schools, Buffalo Grove, IL

ROUND LAKE COMMUNITY UNIT SCHOOL DISTRICT 116

- 79,000 SF of Additions and Renovations Including Commons & Gym, Round Lake, IL

WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118

- Capital Improvement Program at District-Wide Facilities, Wauconda, IL

GRANT COMMUNITY HIGH SCHOOL DISTRICT 124

- Capital Improvement Plan, Two-Story Classroom and Library Addition
- New Fieldhouse and Theatre, Fox Lake, IL

PUBLIC BUILDING COMMISSION OF CHICAGO (PBC)

2013 SCHOOL IMPROVEMENT PROGRAM - SUMMER RENOVATIONS:

- Brennemann Elementary School
- Chappell Elementary School
- McCutcheon Elementary School- Main
- McCutcheon Elementary School- Branch
- Stockton Elementary School

RICHMOND BURTON HIGH SCHOOL DISTRICT 157

- New Fieldhouse Addition and New 130,000 SF High School, Richmond, IL

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

- Summer Renovations & Life Safety Improvements, Woodstock, IL

ARBOR PARK SCHOOL DISTRICT 145

- New Middle School, Oak Forest, IL

MARGENGO COMMUNITY HIGH SCHOOL DISTRICT 154

- New 215,000 SF High School, Marengo, IL

MORAIN VALLEY COMMUNITY COLLEGE

- New Student Union, Business & Conference Center, Science Hall and Renovations to Buildings A,B, and L. Additions to Student Service and Child Care, Palos Hills, IL



CONSTRUCTION SUPERINTENDENT
JIM FELTZ

Jim is responsible for the daily maintenance of the construction site and supervision of all job site activities in the field. He coordinates all daily jobsite activities among the trade contractors and facilitates on-site communication among the architect, client and the tradesmen. Jim supervises the jobsite productivity and quality of all trade contractor work while enforcing the IHC safety program. He has successfully managed a variety of safely-built projects on schedule.

SELECTED EXPERIENCE

APTAKISIC-TRIPP SCHOOL DISTRICT 102

- Fine Art Center & ELC Additions to Multiple Schools, Buffalo Grove, IL

NORTH PALOS SCHOOL DISTRICT 117

- Conrady Jr. High School Roofing and Summer Renovations, Palos Hills, IL

WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118

- Wauconda High School (Athletic Turf and Track, Roofing, Paving, Plumbing, HVAC, Electrical & Fencing)
- Wauconda Middle School, Cotton Creek Elementary School, Robert Crown Elementary School and Wauconda Grade School (Capital Improvement Renovations), Wauconda, IL

MUNDELEIN HIGH SCHOOL DISTRICT 120

- Complex Three-Story State-of-the-Art Science Lab Addition Built Inside of an Existing School Courtyard While School was in Session
- Pool Renovation, Restroom Remodel, New Field Storm Detention System, Running Track Resurfacing, Multi-Use Synthetic Turf Sport Field, Mundelein, IL

NYPRO, A JABIL COMPANY

- 78,154 SF Addition to An Existing Warehouse Facility, Gurnee, IL

GRANT COMMUNITY HIGH SCHOOL DISTRICT 124

- Capital Improvements, Summer Renovations of Classrooms, Gymnasiums, a New Kitchen, Commons Expansion, Rooftop Heating & Cooling Units, Fox Lake, IL

NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203

- 172,430 SF Three-Story Classroom/Commons/Cafeteria and Administrative Office Additions
- 280,000 SF Renovations to Existing Spaces, Including Demolition and Relocation of Existing Library, Naperville, IL

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

- Addition to Pre-K and Kindergarten Center/Early Learning Library, Cafeteria & Kitchen. Administration Offices Renovation, Woodstock, IL

MORAINE VALLEY COMMUNITY COLLEGE

- New Student Union, Business & Conference Center, Science Hall and Renovations to Buildings A,B, and L. Additions to Student Service and Child Care, Palos Hills, IL

WORK HISTORY

12 years at IHC
 36 years industry experience

EDUCATION

Southern Illinois University

CERTIFICATES

OSHA 10-Hour Safety Training

REFERENCES

Round Lake Area Schools
 CUSD 116
 Dr. Donn Mendoza,
 Superintendent
 847-270-9003
 dmendoza@rlas-116.org

Aptakisic-Tripp SD 102
 Dr. Lori Wilcox,
 Superintendent
 847-353-5650
 lwilcox@d102.org



CONSTRUCTION SUPERINTENDENT **DAVE DINI**

Dave is responsible for the daily maintenance of the construction site and supervision of all job site activities in the field. He coordinates all daily jobsite activities among the trade contractors and facilitates on-site communication among the architect, client and the tradesmen. Dave supervises the jobsite productivity and quality of all trade contractor work while enforcing the IHC safety program. He has successfully managed a variety of safely-built projects on schedule.

SELECTED EXPERIENCE

EAST MAINE SCHOOL DISTRICT 63

- Multi-Year Additions and Renovations to Middle School, Niles, IL

MARQUARDT SCHOOL DISTRICT 15

- Performing Arts Center and STEM Addition & Facilities Improvements
- Cafeteria and Classroom Additions to G. Stanley Hall School, Glendale Heights, IL

NILES TOWNSHIP SCHOOL DISTRICT 219

- Multi-Year Capital Improvement and Building Maintenance Plan
- New Aquatic Center and Fieldhouse Additions, Skokie, IL

NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203

- 172,430 SF Three-Story Classroom/Commons/Cafeteria and Administrative Office Additions. New Gymnasium, Fieldhouse, Science Labs and Athletic Field Turf
- 280,000 SF Renovations to Existing Spaces, Including Demolition and Relocation of Existing Library, Naperville, IL

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

- New 305,000 SF Woodstock High School with Indoor Competitive Swimming Pool, Gymnasium and Auditorium
- New 200,000 SF combined Prairiewood Elementary School and Creekside Middle School, Woodstock, IL

HAWTHORN ELEMENTARY SCHOOL DISTRICT 73

- New Townline Elementary School
- Addition to Aspen Elementary School, Vernon Hills, IL

GAIL BORDEN PUBLIC LIBRARY DISTRICT

- New State-of-the-Art 140,000 SF Library, Elgin, IL

ARLINGTON HEIGHTS COMMUNITY CONSOLIDATED SCHOOL DISTRICT 59

- Additions and Renovations to Holmes Jr. High School and Grove Jr. High
- Additions, Renovations and Sound Abatement to Admiral Byrd Elementary School in Mount Prospect and Elk Grove Village, IL

WORK HISTORY

22 years at IHC
41 years industry
experience

EDUCATION

Building Technology
College of DuPage
Washburn Trade School

CERTIFICATES

OSHA 30-Hour Safety
Training

OSHA 10-Hour Safety
Training

REFERENCES

Marquardt SD 15
Jerry O'Shea,
Superintendent
630-469-7615
joshea@d15.us

Woodstock CUSD 200
Risa Hanson, CFO
815-338-8200
rhanson@wcusd200.org



PROJECT ENGINEER

MEGAN MORRIS

Megan’s responsibilities include shop drawing review, submission and follow-up, monitoring the construction schedule, acting as liaison with the public utilities, assisting in coordination of the permitting process with various governmental agencies, coordination of drawings and distribution, estimating and tracking of costs for purchase orders and change orders. Megan interacts daily with the Project Manager and Field Superintendent to ensure a seamless project.

SELECTED EXPERIENCE

APTAKISIC-TRIPP SCHOOL DISTRICT 102

- Fine Art Center & ELC Additions to Multiple Schools, Buffalo Grove, IL

ARGO HIGH SCHOOL DISTRICT 217

- Performing Arts Center Addition, Summit, IL

ROUND LAKE COMMUNITY UNIT SCHOOL DISTRICT 116

- 79,000 SF of Additions and Renovations Including Commons & Gym, Round Lake, IL

WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118

- Wauconda High School (Athletic Turf and Track, Roofing, Paving, Plumbing, HVAC, Electrical & Fencing).
- Wauconda Middle School, Cotton Creek Elementary School, Robert Crown Elementary School and Wauconda Grade School (Capital Improvement Renovations), Wauconda, IL

GRANT COMMUNITY HIGH SCHOOL DISTRICT 124

- Athletic Fields and Fieldhouse Display Case, Fox Lake, IL

GLENVIEW SCHOOL DISTRICT 34

- Renovations and Life Safety Work at 7 Schools, Glenview, IL

PUBLIC BUILDING COMMISSION OF CHICAGO (PBC)

2013 SCHOOL IMPROVEMENT PROGRAM - SUMMER RENOVATIONS:

- Brennemann Elementary School
- Brentano Elementary School
- Chappell Elementary School
- McCutcheon Elementary School- Main
- McCutcheon Elementary School- Branch
- McPherson Elementary School
- Schurz High School
- Senn High School
- Stockton Elementary School
- Stockton Child Parent Center (CPC)
- Taft High School

PUBLIC BUILDING COMMISSION OF CHICAGO (PBC)

- Oriole Park Elementary School Annex, Chicago, IL

WORK HISTORY

6 years at IHC
8 years industry experience

EDUCATION

BS Construction Management
Northern Michigan University

CERTIFICATES

Advanced CPR
AED Certified
Emergency First-Aid Certified
EMT-B Level

REFERENCES

Aptakistic-Tripp SD 102
Dr. Lori Wilcox,
Superintendent
847-353-5650
lwilcox@d102.org

Grant CHSD 124
Dr. Christine Sefcik,
Superintendent
815-587-2561
csefcik@grantbulldogs.org



PROJECT ENGINEER **SEAN GASKILL**

Sean's responsibilities include shop drawing review, submission and follow-up, monitoring the construction schedule, acting as a liaison with public utilities, assisting in coordination of the permitting process with various governmental agencies, coordination of drawings and distribution, estimating and tracking of costs for purchase orders and change orders. He interacts daily with the Project Manager and Construction Superintendent to ensure a seamless project.

His responsibilities also include coordination of the mechanical and electrical work with other trades in the field including HVAC, electrical, plumbing, fire protection and site utility work. He prepares the schedule of activities and coordination drawings as required. Sean also reviews submittals for compliance with contract documents and commissioning plans. He acquires power and wiring installation requirements for applicable equipment. Sean maintains test and inspection records, and coordinates start-up of the equipment and systems.

WORK HISTORY

9 years at IHC
19 years industry
experience

EDUCATION

BS Biology
University of Iowa

REFERENCES

Lake Bluff ESD 65
Dr. Jean Sophie,
Superintendent of Schools
847-234-9400
jsophie@lb65.org

Glenview SD 34
Steve Ruelli, Director of
Operations
847-998-5011
sruelli@glenview34.org

SELECTED EXPERIENCE

EAST MAINE SCHOOL DISTRICT 63

- Multi-Year Additions and Renovations to Middle School, Niles, IL

LAKE BLUFF SCHOOL DISTRICT 65

- Fine Arts and STEM Additions and Renovations, Lake Bluff, IL

FENTON COMMUNITY HIGH SCHOOL DISTRICT 100

- Commons, Library and Cafeteria Additions, Bensenville, IL

ELGIN COMMUNITY COLLEGE

- New Renner Academic Library & Student Resource Center Renovations
- Math and Science Center Renovations
- Advanced Technology Center Renovations, Elgin, IL

NILES TOWNSHIP SCHOOL DISTRICT 219

- Multi-Year Capital Improvement and Building Maintenance Plan
- New Aquatic Center and Fieldhouse Additions, Skokie, IL

BERKELEY SCHOOL DISTRICT 87

- Riley Gymnasium Accessibility and Remodel
- Administration Center Addition and Remodel
- Life Safety and Remodeling at 7 District Buildings, Berkeley, IL

RICHMOND BURTON HIGH SCHOOL DISTRICT 157

- New Fieldhouse Addition and New 130,000 SF High School, Richmond, IL



SENIOR ESTIMATOR

JOSEPH MADONIA

Joe’s responsibilities include plan review at various stages of drawings including Schematic Design, Design Development and Construction Drawings to ensure coordination and constructability. Joe is also responsible for budget estimates at each stage of drawing development, scope of work development for Trade packages from the construction documents and scheduling development and coordination for sequencing of various Trade Packages into overall project schedule.

SELECTED EXPERIENCE

EAST MAINE SCHOOL DISTRICT 63

- Multi-Year Additions and Renovations to Middle School, Niles, IL

APTAKISIC-TRIPP SCHOOL DISTRICT 102

- Fine Art Center & ELC Additions to Multiple Schools, Buffalo Grove, IL

NORTH PALOS SCHOOL DISTRICT 117

- Conrady Jr. High School Roofing and Summer Renovations, Palos Hills, IL

ARGO HIGH SCHOOL DISTRICT 217

- Performing Arts Center Addition, Summit, IL

GRANT COMMUNITY HIGH SCHOOL DISTRICT 124

- Various Additions and Renovations to High School, Fox Lake, IL

ROUND LAKE COMMUNITY UNIT SCHOOL DISTRICT 116

- 79,000 SF of Additions and Renovations Including Commons & Gym, Round Lake, IL

WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118

- Additions/Upgrades to High School and Various Facilities, Wauconda, IL

MARQUARDT SD 15

- New 33,000 SF Fine and Performing Arts Addition, Glendale Heights, IL
- Stanley Hall Elementary School Additions and Renovations
- Marquardt Middle School Additions and Renovations
- Life Safety Work on all Existing Schools (38,020 SF), Glendale Heights, IL

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

- Summer Renovations and Life Safety Improvements, Including a New High School Library & The Verda Dierzen Early Learning Center, Woodstock, IL

MUNDELEIN COMMUNITY HIGH SCHOOL DISTRICT 120

- 3-story addition and building expansion at Mundelein High School, Mundelein, IL

PUBLIC BUILDING COMMISSION OF CHICAGO

- 2013 School Improvement Program
- Chicago Children’s Advocacy Center 2-story Addition

WORK HISTORY

9 years at IHC
37 years industry
experience

EDUCATION

BS Civil Engineering
Marquette University



SAFETY DIRECTOR

PAUL JANSYN

Paul is responsible for developing specific objectives, strategies, and policies to maintain an effective IHC Safety Program that complies with federal (OSHA), state and local regulations. Paul's responsibilities include: periodic on-site safety assessments of projects and the monitoring of corrective actions. He develops, maintains and administers safety training programs, incentives, disciplinary action, substance abuse, emergency management, accident/incident investigation, property/liability damage and record keeping.

SELECTED EXPERIENCE

EAST MAINE SCHOOL DISTRICT 63

- Multi-Year Additions and Renovations to Middle School, Niles, IL

APTAKISIC-TRIPP SCHOOL DISTRICT 102

- Fine Art Center & ELC Additions to Multiple Schools, Buffalo Grove, IL

NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203

- 172,430 SF of Classroom and Administrative Office Additions
- 280,000 SF of Renovations to Existing Spaces
- Naperville Central High School, Naperville, IL

NILES TOWNSHIP SCHOOL DISTRICT 219

- Multi-Year Capital Improvement and Building Maintenance Plan
- New Aquatic Center and Fieldhouse Additions, Skokie, IL

WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

- New 305,000 SF Woodstock High School with Indoor Competitive Swimming Pool, Gymnasium and Auditorium
- New 200,000 SF combined Prairiewood Elementary School and Creekside Middle School, Woodstock, IL

WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118

- Additions/Upgrades to High School and Various Facilities, Wauconda, IL

MUNDELEIN COMMUNITY HIGH SCHOOL DISTRICT 120

- Three-story addition & building expansion at Mundelein High School, Mundelein, IL

PUBLIC BUILDING COMMISSION OF CHICAGO

- 2013 School Improvement Program
- Chicago Children's Advocacy Center Two-story Addition

MARQUARDT SD 15

- New 33,000 SF Fine and Performing Arts Addition, Glendale Heights, IL
- New Administration Center (23,220 SF)
- Marquardt Middle School Additions and Renovations
- Life Safety Work on all Existing Schools (38,020 SF), Glendale Heights, IL

GRANT COMMUNITY HIGH SCHOOL DISTRICT 124

- Fieldhouse & Classroom Additions, Fox Lake, IL

WORK HISTORY

18 years at IHC
36 years industry
experience

EDUCATION

Northern Illinois
University
130-Hour Construction
Safety Coordinator
Certification
OSHA/Outreach Trainer
for Construction 10 and
30 Hour Courses, Job
Hazard Analysis, Industrial
Hygiene
ARC/First Aid, CPR & AED
Trainer

AFFILIATIONS

American Society of Safety
Engineers - Professional
Member

List any trades that the CM has an interest in self-performing for the District's consideration.

SELF-PERFORMING: IN-HOUSE SERVICES

While IHC has the ability to self perform the work listed below and we do so regularly as a hard bid GC, when acting as a CM we do not bid on individual trade packages. The rare exception to this rule would be when there is a specific benefit to the owner and the owner asks us to provide a sealed bid.

IHC is a construction company that is known for serving in roles such as Construction Manager as Advisor (CMA), Construction Manager as Constructor (CMc), and as a General Contractor. Combining our long history as a General Contractor with the resources we have in labor and equipment, as needed, we are able to self-perform the General Conditions of construction. Our in-house specialties, services, and capabilities are summarized below.

CORE SPECIALTIES

- Educational
- Institutional
- Municipal
- Office
- Warehouse
- Manufacturing
- Plant & Process
- Heavy Highway
- Underground Utility
- Metal Fabrication

SERVICES

- Cost Estimating and Control
- Budget Management
- Value-Added Engineering
- Contract Management
- Construction Contract Coordination
- Full-Time Owner Representation
- Construction Scheduling
- Quality Control
- General Conditions Management
- On-Site Supervision
- Safety Inspections

SELF PERFORMING CAPABILITIES

- Excavation
- Directional Boring
- Utility Installations
- Metal Fabrication
- Hoisting
- Concrete
- Carpentry
- Trucking



IHC owns and operates a fleet of construction equipment that includes:

- Cranes
- Earth Movers
- Excavators
- Trucks
- Drilling Rigs
- Compressors
- Generators
- Pumps
- Skid Steers
- Demolition Tools
- Small Tools
- Steel Fabrication



COMPANY OVERVIEW

List all litigation, arbitration, mediation or other dispute resolution actions between your firm and a project owner over the last five years. Please provide the forum (e.g. Lake County Circuit Court, U.S. District Court, Northern District, American Arbitration Association, etc.), the name of the owner, the nature of the dispute, the damages sought and the status or outcome.

IHC is a 113-year-old construction company with over 400 contracts/purchase orders each year ranging from a few thousand dollars to many millions.

For over 31 years we have no law suits, legal actions or administrative proceedings between IHC and our clientele. Every project has been completed and closed properly. No clients have terminated CM contracts prior to completion.

- ***We work as a team member***
- ***We finish our projects***
- ***Our projects are built well and safely***
- ***We have an excellent safety record***

Construction is not a perfect world. Construction challenges sometimes do occur or present themselves as the building/project lives through time. IHC does not run away from those challenges, quite the contrary; *we stand by our clients and we help find resolution.* That keeps our clients satisfied and our relationship sound.

We do however run a construction company, self perform many trades and contract with many sub-contractors who also put labor on our work sites. Construction is a dangerous occupation and while our EMR is excellent at .88, and job site safety a high priority, there are occasionally claims to workman's compensation. Those proceedings are handled by our insurance company and our clients are indemnified. If more information is required relating to these types of claims, please ask.

IHC Construction has zero OSHA or other site safety violation notices issued in connection with projects on which our firm served as Construction Manager in the past five years.





CM EXPERIENCE

3



“The renovation portion of the \$114.9 Million project was successfully completed one year ahead of schedule and within budget.

IHC was able to coordinate complex work under very tight deadlines and the quality of construction was within set guidelines.

Based on our experience, we can recommend IHC for building project needs. IHC’s team is professional, capable and responsible.”

MARK A. MITROVICH, PHD
SUPERINTENDENT OF SCHOOLS
NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203

Provide a minimum of three examples of similar projects which best represent the firm's ability to execute a similar project scope and overall schedule. For each project, list the project size, a brief description, the type of CM delivery method, level of design phase involved, the original construction budget and the final/actual cost. Also include the client's contact name and number and the architect of record's contact name and number associated with each of these projects as references.

CM EXPERIENCE

The list below and the project profiles with detailed illustrations that follow represent our recent and relevant experience with projects of similar scope and complexity to the Hinsdale Township High School District 86 opportunity. All projects were delivered on time and under budget where IHC was the construction manager providing full services. Our relevant experience includes a mix of new construction, renovation, addition and life safety work, as well as work performed under intensive summer schedules:

- **NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203**
- **GRANT COMMUNITY HIGH SCHOOL DISTRICT 124**
- **WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200**
- **WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118**
- **ROUND LAKE AREA SCHOOLS COMMUNITY UNIT SCHOOL DISTRICT 116**
- **APTAKISIC-TRIPP SCHOOL DISTRICT 102**



NAPERVILLE CUSD 203

NAPERVILLE, IL



Additions and Renovations | CM Agent | 100% Design Phase Involvement
2009 - 2011 Original Budget: \$80,700,000 | Final Cost: \$80,037,000 (w/CO's)
Managed Fast Track Project One Year Ahead of Schedule
Years of CM Service: 2009 - 2011
2009 - 2011: High School Additions & Renovations

172,430 SF of Additions

- 3-Story Commons/Cafeteria Addition
- 3-Story Classroom & Science Lab Addition
- Gymnasium Addition
- Performing Arts & Music Addition
- \$23 Million of Additions Completed in One Summer

370,000 SF of Renovations

- Gut and Remodel Various Areas Throughout
- Demolition and Relocation of New Library
- Asbestos Abatement
- Mechanical, Electrical and Plumbing Renovations
- New Flooring
- New Security and Communications Systems
- New Sprinkler System
- Reconfigure Bus Turnaround
- Resurface and Reconfigure Parking
- Athletic Field Artificial Field Turf: 2.5 Duraspine
- New Underground Storage Detention
- 370,000 SF of Renovations Completed During Summer Break

OWNER

Dr. Dan Bridges
Superintendent
630-420-6311
dbridges@naperville203.org

ARCHITECT

Wight & Company
Craig Siepka, Vice President
630-739-7228
csiepka@wightco.com

GRANT CHSD 124

FOX LAKE, IL



Additions and Renovations | CM Agent | 100% Design Phase Involvement
2008 - 2009 Original Budget: \$34,500,000 | Final Cost: \$27,143,000 (w/CO's)
Managed Multiple Projects within Same District

Years of CM Service: 1999 - Present

1999: Capital Improvements

2002: Auditorium Addition

2008 - 2009: Fieldhouse & Classroom Addition

2010 - 2011: Capital Improvements

2013: Cafeteria Renovations

2014: High School Athletic Fields

2017: Summer Classroom Additions

2018: Summer Capital Improvements

2019: Summer Capital Improvements

121,000 SF of Additions

- Fieldhouse Addition
- Library & Classroom Addition
- Performing Arts Center Addition Seats 400
- Classroom & Administrative Office Addition
- New Athletic Field, Concessions & Dugouts

100,000 SF of Renovations

- Capital Improvements
- Classroom and Science Lab Renovations
- Locker Room Renovations
- Fast Track Summer Asbestos Abatement
- Roofing, Plumbing, HVAC, Electrical Renovations & Updated Security System
- Asphalt Paving, Plumbing, HVAC & Electrical Renovations

OWNER

Dr. Christine Sefcik
Superintendent
815-587-2561
csefcik@grantbulldogs.org

ARCHITECT

CannonDesign
Stuart Brodsky, Sr. Vice President
312-960-8025
sbrodsky@cannondesign.com

WOODSTOCK CUSD 200

WOODSTOCK, IL



New, Additions & Renovations | CM Agent | 100% Design Phase Involvement
2004 - 2008 Original Budget: \$55,814,000 | Final Cost: \$55,514,000 (w/CO's)
Managed Multiple Projects & Multiple Buildings within Same District
Years of CM Service: September 2004 - 2012
2004 - 2008: New Woodstock North High School
2004 - 2007: New Prairiewood Elementary/Creekside Middle School
2006: Life Safety Projects for 6 Schools
2007: Additions to Verda Dierzen Early Learning Center
2007: Renovations to Olson Middle School
2010: Summer Capital Improvement Program
2011 - 2012: Concession Building Renovation

OWNER

Risa Hanson
Chief Financial Officer
815-338-8200
rhanson@wcusd200.org

ARCHITECT

Legat Architects
Patrick Brosnan, President
630-567-3535
pbrosnan@legat.com

800,000 SF of New Construction

- New 1,600 Student Capacity High School
- New 1,537 Student Capacity Combination Elementary/Middle School

15,000 SF of Additions

- Addition to Verda Dierzen Early Learning Center

110,000 SF of Renovations

- Life Safety Work to 7 District Buildings: Clay Academy, Dean Elementary School, Westwood Elementary School, Greenwood Elementary School, Northside Middle School, & the Verda Dierzen Early Learning Center
- Elementary-Middle School Renovations & Concession Building Renovation
- Converted Olson Elementary School into Olson Middle School

WAUCONDA CUSD 118

WAUCONDA, IL



Additions and Renovations | CM Agent | 100% Design Phase Involvement
2013 - 2014 Original Budget: \$14,700,000 | Final Cost: \$11,459,978 (w/CO's)
Managed Multiple Projects & Multiple Buildings within Same District
Years of CM Service: 2013 - Present
2013 - 2014: District Wide Capital Improvements
2015: Summer Roof Repairs
2016: Summer Storm Sewer Renovations
2017: Summer Capital Improvements
2018: Summer Capital Improvements
2019: Summer Capital Improvements

OWNER
 Dr. Dan Coles
 Superintendent of Schools
 847-526-7690
 dcoles@d118.org

ARCHITECT
 Legat Architects
 Patrick Brosnan, President
 630-567-3535
 pbrosnan@legat.com

20,000 SF of Additions

- Classroom additions to Wauconda High School

172,000 SF of Renovations

- Life Safety Work to 5 District Buildings: Wauconda High School, Wauconda Middle School, Wauconda, Grade School, Cotton Creek Elementary School & Robert Crown Elementary School
- District Wide Capital Improvements
- New Athletic Synthetic Turf Field & Synthetic Running Track
- Classroom improvements
- Storm Water Management
- Roofing and New Roof Drains
- Asphalt Paving, Plumbing, HVAC & Electrical Renovations
- New Fencing and Window Replacement
- New Lockers, Doors & Flooring

ROUND LAKE AREA SCHOOLS CUSD 116

ROUND LAKE, IL



Additions and Renovations | CM At Risk | 100% Design Phase Involvement
2015 - 2016 Original Budget: \$30,326,041 | Final Cost: \$30,251,646 (w/CO's)
Managed Multiple Projects & Multiple Buildings within Same District
Years of CM Service: 2015 - Present
2015 - 2016: High School Additions & Renovations
2019: High School Athletic Fields & Elementary School Cafeteria Addition

60,000 SF of Additions

- Cafeteria Addition
- Gymnasium Addition
- STEM Lab Addition
- South Classroom Addition
- Referendum Assistance

20,000 SF of Renovations

- Life Safety Work to 2 District Buildings: Round Lake High School & Murphy Elementary School
- Interior Remodeling
- Athletic Fields Renovations

OWNER

Dr. Donn Mendoza
Superintendent
847-270-9003
dmendoza@rlas-116.org

ARCHITECT

STR Partners
Alan Armbrust, Executive Manager
312-464-1444
alan@strpartners.com

APTAKISIC-TRIPP SCHOOL DISTRICT 102

BUFFALO GROVE, IL



Additions and Renovations | CM At Risk | 100% Design Phase Involvement
2017 - 2018 Original Budget: \$24,900,000 | Final Cost: \$24,717,577 (w/CO's)
Multiple Buildings within Same District
Years of CM Service: 2017 - Present
2017 - 2018: Additions & Renovations to Four Schools & District Office
2019: Summer Renovations to Two Schools

29,400 SF of Additions

- 14,500 Square Feet of Additions
- Music & Fine Art Center Addition
- Early Learning Center Addition
- Cafeteria Addition
- Band Room
- Orchestra Room
- Multi-Purpose Room
- Additional Classrooms
- Expanded Capacity to Add 6th Grade Students into 7th and 8th Grade Middle School

26,500 SF of Renovations

- Life Safety Work to 5 District Buildings: Aptakisic Junior High School, Meridian School, Pritchett Elementary School, Tripp Elementary School & the District Office
- Parking Lot Resurfacing

OWNER

Dr. Lori Wilcox
 Superintendent
 847-353-5650
 lwilcox@d102.org

ARCHITECT

Wight & Company
 Craig Siepka, Vice President
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 csiepka@wightco.com

Include information regarding BIM coordination and other technology employed on these projects.

BIM TECHNOLOGY

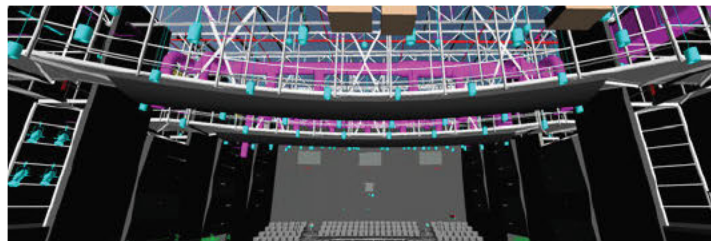
At IHC, we embrace and utilize virtual design and construction (VDC) tools to improve construction efficiency and quality. Models are built for the purpose of estimating, value engineering and construction coordination.

The models allow us to calculate surface area, volume and quantity for more accurate bids, while testing alternative approaches and materials for both construction efficiency and cost reduction. We have adapted the use of Autodesk Navisworks Manage to integrate multiple 3D formats and detect clashes before they show up in the field.

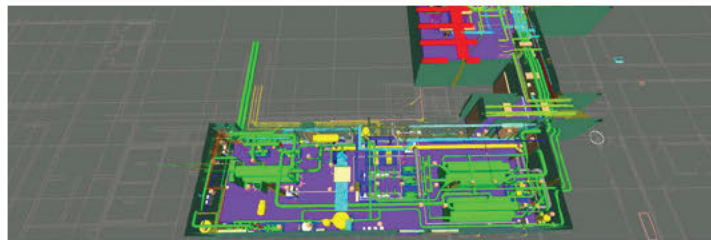
Since Building Information Modeling (BIM) is a relatively new approach, not all architects and engineers have ported their production and operations to modeling and even fewer trade contractors have adopted BIM to produce submittals. Many trade contractors that competitively bid the small to medium sized projects still shy away from submittals required in digital BIM format. As the technology is adapted in the industry we are encouraging our trade contractors to prepare submittals using 3D modeling tools that we assemble.

Critical areas include: Steel, Precast Concrete, Curtain Wall Assembly, Mechanical, Electrical & Plumbing

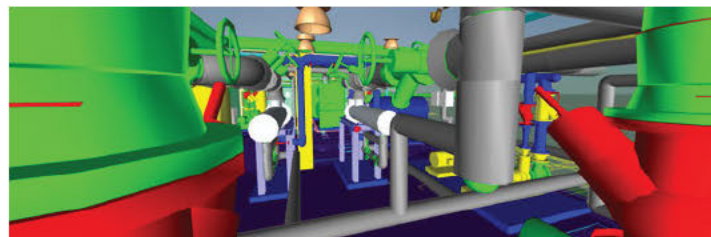
Pre-coordinating issues in the office through the use of BIM results in higher efficiency production on site, fewer errors, fewer change orders, lower bids, cost savings for the owner and a project that is built to the highest standard. Examples of BIM:



**Argo Community High School District
Summit, IL**



**West Side Settling Tanks
Stickney, IL**



**Oriole Park Elementary
Chicago, IL**

Additionally, briefly explain, in your opinion the advantages and disadvantages of the CM at Risk with a GMP delivery method versus the CM at Risk without a GMP delivery method.

IHC is able and willing to provide Construction Management Services as an Advisor (CMA) or “at-risk” which is formally known as Construction Manager as Constructor (CMc).

The American Institute of Architects authors three generally accepted forms of construction management agreements. They are briefly described below courtesy of the AIA. What’s important is that each form of agreement represents a different level of risk for each party to the contract.

C132–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser

AIA Document C132™–2009 provides the agreement between the owner and the construction manager, a single entity who is separate and independent from the architect and the contractor, and who acts solely as an adviser (CMA) to the owner throughout the course of the project. AIA Document C132–2009 is coordinated for use with AIA Document B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition.

A133–2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AIA Document A133™–2009 is intended for use on projects where a construction manager, in addition to serving as adviser to the owner, assumes financial responsibility for construction of the project. The construction manager provides the owner with a guaranteed maximum price proposal, which the owner may accept, reject, or negotiate. Upon the owner’s acceptance of the proposal by execution of an amendment, the construction manager becomes contractually bound to provide labor and materials for the project and to complete construction at or below the guaranteed maximum price. The document divides the construction manager’s services into two phases: the pre-construction phase and the construction phase, portions of which may proceed concurrently in order to fast track the process.

A134–2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guarantee Maximum Price

Similar to AIA Document A133™–2009, AIA Document A134™–2009 is intended for use when the owner seeks a construction manager who will take on responsibility for providing the means and methods of construction. However, in AIA Document A134–2009 the construction manager does not provide a guaranteed maximum price (GMP). A134–2009 employs the cost-plus-a-fee method, wherein the owner can monitor cost through periodic review of a control estimate that is revised as the project proceeds.

The agreement divides the construction manager’s services into two phases: the pre-construction phase and the construction phase, portions of which may proceed concurrently in order to fast track the process.

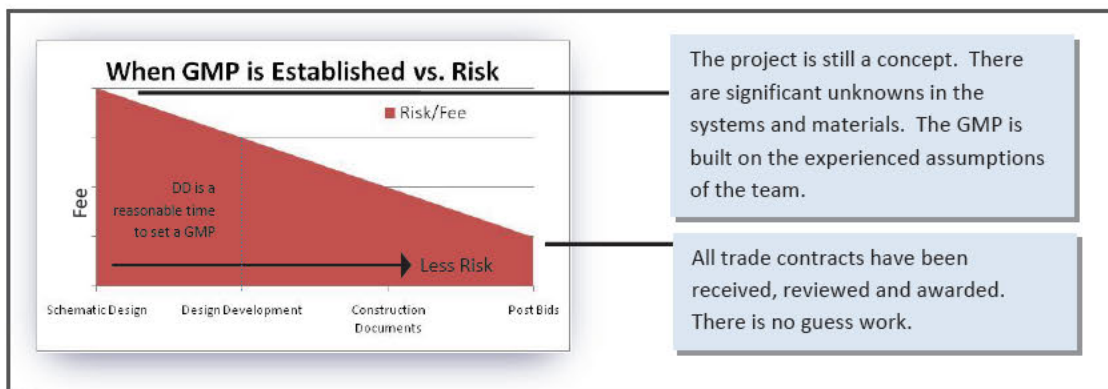
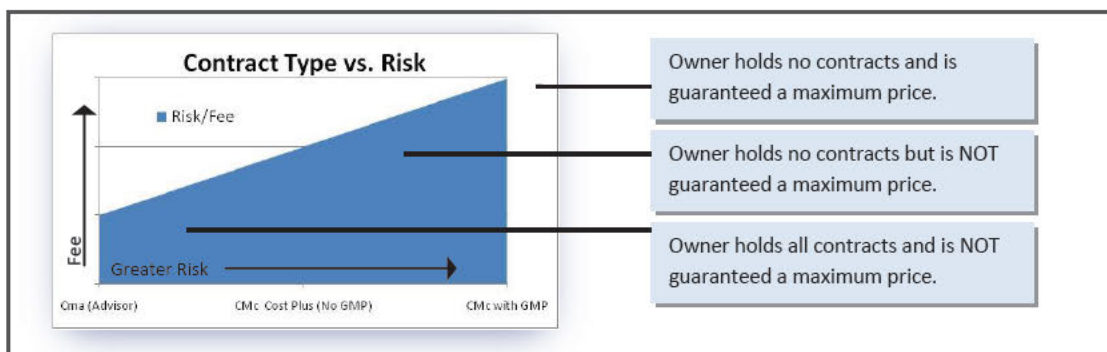


The impact of risk:

The risk varies between agreement types. As risk decreases for the Owner, it increases for the CM. From the owners perspective, CMa carries the most risk since the owner is signing individual contracts with multiple prime contractors. For this project there could be as many as 40 to 50 trade contracts. CMc with a GMP is the least risk to the owner because you are signing a single contract for construction and the upside price is guaranteed.

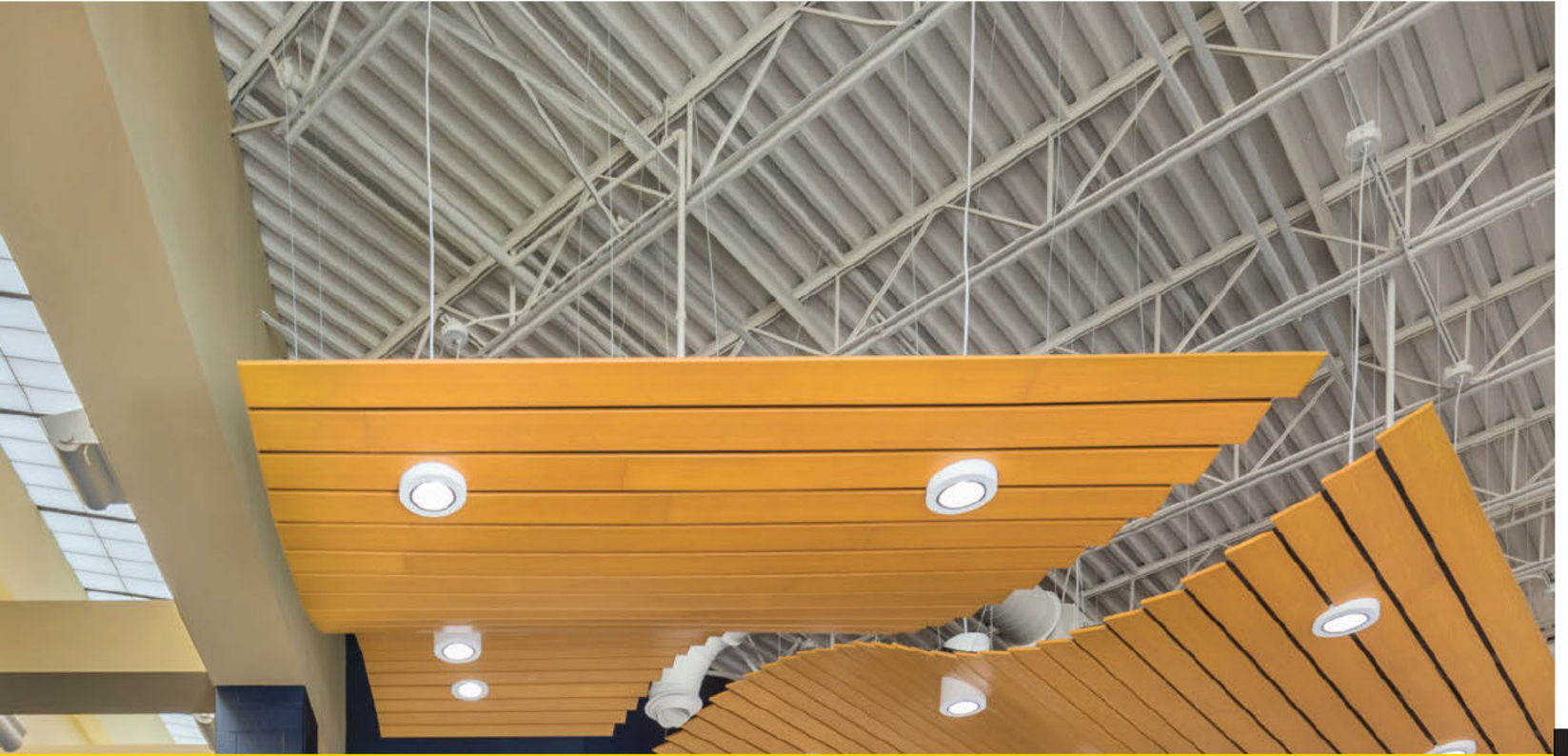
The impact of time:

As more information is known about the project, the CM can more accurately determine the cost to establish a logical GMP. From the CM's point of view, establishing a GMP after bidding is complete results in the least amount of risk.



The Recommendation:

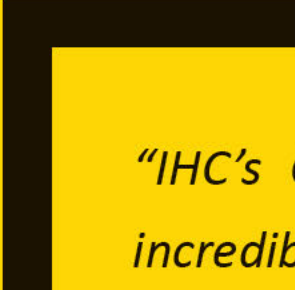
When working with the Construction Manager as Constructor agreement with a GMP we suggest setting the GMP after the award of each phase of bids. You will see in our proposed schedule that we suggest a minimum of three rounds of bidding. This allows taking advantage of seasonal pricing and does not force trade contractors to forecast (which drives up costs) too far into the future on work that may not be scheduled to occur for up to two years. The phasing of bidding also maximizes contractor participation, thereby keeping costs lower.



CM SERVICES

4





“IHC’s Construction Superintendent was an incredible help to us this weekend. He worked outside of his work hours and responsibilities to help resolve a power outage before our first home football game.

I cannot tell you how much this, going above and beyond, was appreciated. Even though his actions may seem simple, they were very significant to us.”

SUSAN O. CENTER, ED.D.
ASSISTANT HIGH SCHOOL PRINCIPAL FOR CURRICULUM AND INSTRUCTION
ROUND LAKE AREA SCHOOLS COMMUNITY UNIT SCHOOL DISTRICT 116





Briefly discuss the project approach and provide examples of the following:

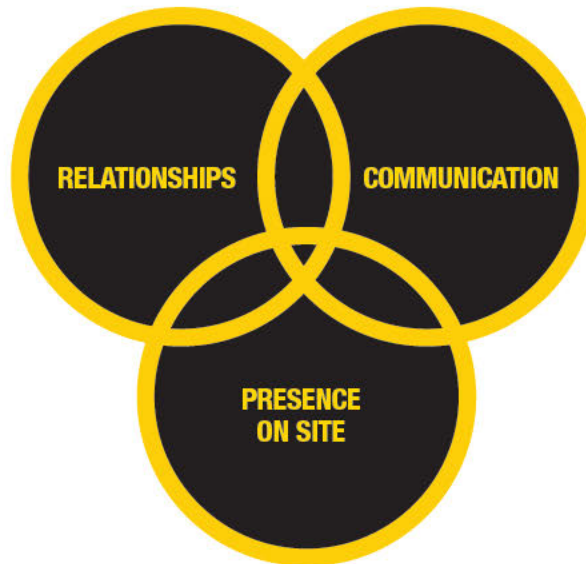


CM SERVICES

APPROACH TO EFFICIENT PROJECT DELIVERY

IHC is well-versed in construction industry best practices for facilitating efficient project delivery in spite of challenges and/or difficult circumstances that may arise. Our approach is **proactive**, in that we strive to identify potential issues before they become obstacles to success. Critical to this approach is our philosophy that the best projects are delivered through a commitment to leveraging **Relationships**; embracing **Communication**; and having a consistent **Presence On Site**.

As a 113-year-old company, IHC has developed an arsenal of talented, dedicated sub-contractors who we trust to perform at the highest level. We leverage these tried and true relationships to obtain timely and competitive bids; facilitate quick resolution of field issues; and deliver seamless projects.



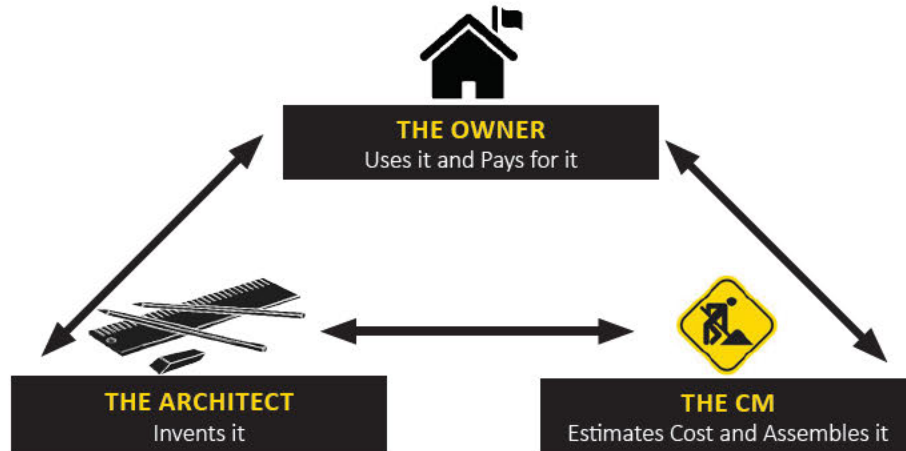
IHC conducts weekly on-site meetings with the architect and all contractors. We welcome the participation of owners, as well. Together, we review 3-week look-ahead schedules; discuss and coordinate interfacing construction activities; review quality and safety procedures; and ask/answer questions to keep the job moving forward.

There is no single, more effective mechanism for ensuring a smooth process, than the dedicated presence of a Construction Superintendent on-site. IHC's on-site teams are committed to keeping sites clean, safe, and ready for work; and to proactively eliminating any circumstances that may impede construction progress.



COMMUNICATION & TEAMWORK

Designing and constructing a building is a collaborative effort. Its success relies on **teamwork, proactive communication,** and **empathy.** It is important to understand the unique perspective each participant brings to the project and how each entity’s role and level of investment impacts its communication and collaboration style.



Each project is a new invention that has never been built before. The quality of the creative experience is defined by the quality of the relationships between the key participants. Individual goals must combine to become a shared goal of the team:

Design and build the project the Architect has envisioned and the Owner wants on time, on budget, and at the highest quality.

When we are done, we should all experience the satisfaction of success and look forward to an opportunity to do it again.

Partnering is easy to talk about, but somewhat harder to undertake. At IHC, we endeavor to build mutual respect for each other’s talents and experience. It takes open honesty, courage, determination, and patience. Like any good relationship, it also takes commitment and work.

In order to set the tone for healthy communication, we like to start with a “*Get Us on Board Meeting*” to discover:

- Who are the players on the team and where does the buck stop?
- What are the common goals, expectations, and objectives?
- How will we work with each other and communicate?
- Where does the project stand right now?
- What are the rules of engagement?
- Are there any sacred cows?
- When can certain activities occur?
- Are there any barriers that need to be removed right now?

We each play a specific role in this process, and it is important that we fulfill it competently and professionally. For IHC, this means we don’t make decisions for the Owner or the Architect. Rather, we share our experience with the team, recommend best actions, and define consequences. Then, we help make the team’s decision the best decision. We are generous with our ideas, and we openly share our experienced opinions for the betterment of the project.

Preconstruction

Provide samples of budget and cost estimating, preparation, format, and tracking methods.

COST ESTIMATING

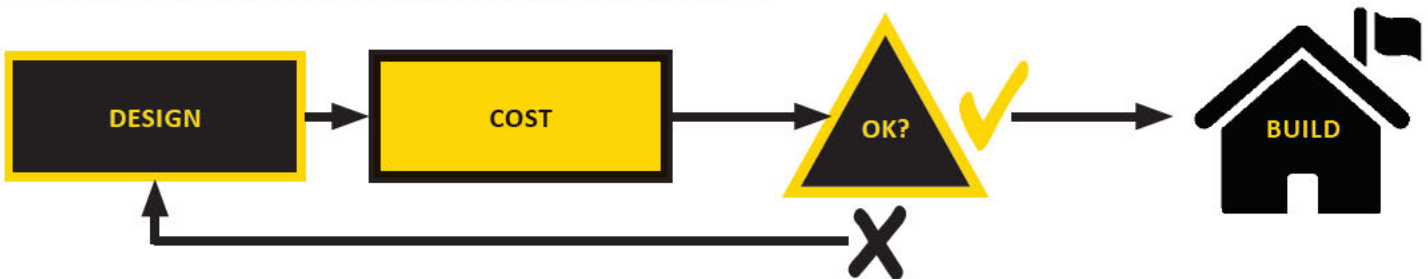
IHC is a construction company that serves as both a CM and GC, meaning we competitively bid projects on a daily basis and have the most up-to-date industry costs. We employ professional estimators who work with our Project Managers to develop cost estimates. We also keep in close contact with our sub-contracting relationships for current pricing or material issues. When we prepare an estimate, we take off the quantities and price all labor and materials in units common to the specific trade. For specialty items and the MEP trades, we check our work with contractors in the industry for accuracy.

We create line items of values for ALL project elements and begin the process of estimating the costs for construction, moving, temporary construction, furnishings and all incidental costs. Estimating is a continuous activity that builds from less detail to abundant detail with a complete line by line budget.

Estimates usually develop as follows:

- Schematic Design: Cost per square foot for different types of space/remodeling.
- Design Development: Cost per square foot for assemblies plus the cost of special systems.
- Construction Documents: Detailed quantity and system take-offs extended with unit pricing.

It's important to understand that projects are built to budgets, not estimates. We estimate the cost of the project and then confirm, through an iterative process, whether there is ongoing alignment between budget/cost and design. If there are any issues, we work with the architect to modify the parameters of the project through design changes and then confirm cost alignment again (and, again, if needed). Working closely with the Owner and the Architect, we strive to find the balance that best satisfies the owner's programmatic, quality and timing goals.



Changes in estimates are tracked by consecutive iterations enabling the team to see how project changes correspond to cost changes. This cost control works throughout the design, bidding, and construction process resulting in projects built to their budgets.





COST ESTIMATING

In order to establish alignment between cost estimates and actual bids, IHC employs an approach that begins with an understanding of the different financial points-of-view that are utilized to achieve a cost-aligned project:

- **Budget:** The amount the School District has determined to spend.
- **Estimate:** The last estimate made by the CM prior to bidding.
- **Bids:** The cost of the project after bids and alternates were received and awarded.
- **Final Cost:** The final cost of the project with all change orders and general conditions completed.

Critical to this understanding is our desire to achieve alignment specifically between the final cost estimate and the actual bids. The goal is to bid the job one time with just enough choices to meet your goals, but also have options, if market conditions dictate a change. This approach keeps us on budget and facilitates overall estimating/bidding alignment.

Similar to how we incorporate alternative approaches in our cost estimates to align with budget, we also encourage exploration of a limited number of alternates to balance bids to the cost estimate. To maximize your money, certain elements can be bid as alternates. We are also constantly looking for ways to reduce costs, even after bids have come in.

In a recent project the following factors were analyzed when considering potential cost savings:

- Several materials were reviewed for the cost of a custom product vs. standard.
- Wall systems analysis compared masonry, steel stud and metal panel options.
- Availability and cost of products were compared for local vs. overseas.
- Design timeframes were reviewed for best value bid release dates considering contractor interest as well as impact on potential winter conditions.
- Quantities of sitework items such as sidewalks, curbs and catch basins were reviewed to strike the right balance between functionality and cost.

Cost control during the project involves efficiently managing the work to minimize general conditions costs and contractor impacts, fully vetting owner requested change orders to ensure that the most effective design option is proposed, complete analysis of contractor requested extras to confirm legitimacy, materials and quantities, unit costs and projected labor hours, as well as guaranteeing that the project stays on schedule.

As shown with the six projects on the following matrix, IHC has had excellent results when comparing bids to estimates. Of these, only one project had bids totalling slightly higher than the estimates at 1.3% over. The other five projects had bid-estimate differentials ranging from 0% to 4.2% below the estimate. All excellent numbers!

School District Project	Year Completed	Budget	Estimate	Bids	Final Cost (w/CO's)	Savings	% Variance
Lake Bluff SD 65 Additions & Renovations	2016	\$ 10,500,000	\$ 10,363,028	\$ 10,493,886	\$ 10,489,955	\$10,045 Under Budget	0.1%
Round Lake CUSD 116 Referendum Addition	2016	\$ 30,326,041	\$ 30,121,631	\$ 30,332,881	\$ 30,251,646	\$74,395 Under Budget	0.2%
Argo CHSD 217 Performing Arts Center Addition	2017	\$ 19,000,000	\$ 17,600,000	\$ 17,599,974	\$ 17,724,974	\$1,275,026 Under Budget	6.7%
Marquardt SD 15 Performing Arts Center Addition	2017	\$ 14,590,000	\$ 14,053,313	\$ 13,505,617	\$ 14,506,495	\$83,505 Under Budget	0.6%
Aptakisic-Tripp SD 102 Fine Arts Center Addition	2018	\$ 24,900,000	\$ 25,187,571	\$ 24,798,619	\$ 24,717,577	\$182,423 Under Budget	0.7%
Marquardt SD 15 Classroom/Cafeteria Addition	2018	\$ 10,500,000	\$ 10,223,420	\$ 9,791,979	\$ 9,642,350	\$857,650 Under Budget	8.2%

Discuss the timing, procedure and format for value engineering analysis during the design process; through schematic design, design development, and construction document preparation.

VALUE ENGINEERING

Finding that right balance takes time and teamwork. It's the beauty of an integrated approach to construction projects. It is perfectly normal for an Owner's eyes to be bigger than their budget can stomach. Teaming with the architect, it's our combined goal to reach as far as we can toward that goal ... within budget. *We control cost in design by not allowing design to advance to the next stage unless it is in budget.*

Value Engineering is the activity of finding that balance of quantity and quality that align with the owner's budget. It is both an additive and deductive activity that goes to the heart of your priorities with what your budget will buy. The activity starts at the kick-off meeting but it continues even thru construction as changes are considered and alternative solutions are explored. In every stage of design and construction alternative materials are considered, different systems are explored and varied construction means and methods are evaluated.

Value engineering takes place in many forms. At the Woodstock North High School pool, **when high ground water necessitated addition of 20' deep sump pits, the engineer designed a poured in place concrete pit. Our earthwork and utility experience led us to a solution of using large precast manhole sections that saved thousands of dollars and weeks on the schedule.**



FAST-TRACK SCHEDULE APPROACH

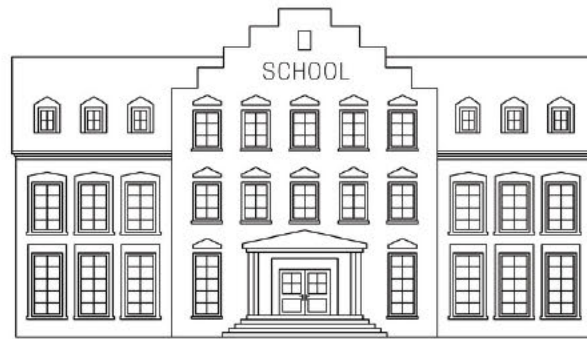
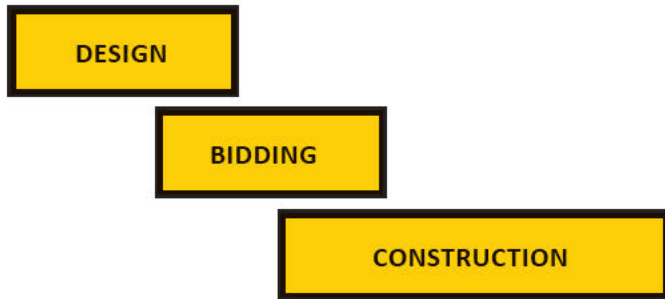
We understand that your projects are intended to be completely designed and available to bid in April of 2020. However, the scope of projects, preferred sequence of the work and necessity of only doing certain work in the few short months of summer suggest that preparing some early bid packages will benefit the district with better bids and ensured receipt of materials and equipment in time for summer construction. We look forward to the opportunity to discuss these options with the district and architect.

We are selective in our approach to determining which types of construction activities might be able to move forward on a fast track, and we work closely with the architect to pre-determine which types of bid packages can be released early.

Traditional Design-Bid-Build Process



Fast-Track Process



IHC possesses the wherewithal and savvy needed to successfully implement a fast-track schedule approach. In addition to identifying early bid package opportunities with the architect, we work to carefully time bid package release dates based on our knowledge of the local and national bidding climate and our awareness of global materials surpluses and/or shortages. We also work to take advantage of favorable weather conditions, even on short notice. As a nimble, yet well-staffed organization, we are able to deploy equipment and resources to sites with as little as a few hours notice, allowing us to capitalize on a good weather opportunity and tackle construction tasks that may serve to streamline the overall schedule.



Argo Community High School District 217, Performing Arts Center

Demonstrate the ability to provide constructability analysis during the design phase.

CONSTRUCTABILITY

Constructability is distinctly different from value engineering but creates value none the less. We review the drawings and construction details for constructability and bidability. The end result is a set of documents that are well coordinated and the trade contractors understand their specific scopes.

It reduces conflicts, change order requests and costs while achieving the original look and feel drawn by the architect.

EFFICIENT DETAILING

We examine how efficient the assembly of details is. Since construction is generally a linear progression, the more trade contractors involved in each assembly increases the time and generally the cost to build it. We seek out ways to simplify detailing without modifying the look or feel the designers are trying to achieve. We also look for potential areas of water penetration, condensation, or simply details that appear awkward to build.

TIMING

We examine the planned timing of an installation in light of the intended schedule. Trying to interface multiple materials with multiple contractors extends the time and cost it takes to build. Winter conditions can raise the cost of some material installations considerably while other materials are not affected at all.

COORDINATION/LIMITATIONS

Can it actually go together the way it is drawn and does it follow a logical process that trade contractors can understand and access the components for proper installation.

SAFETY

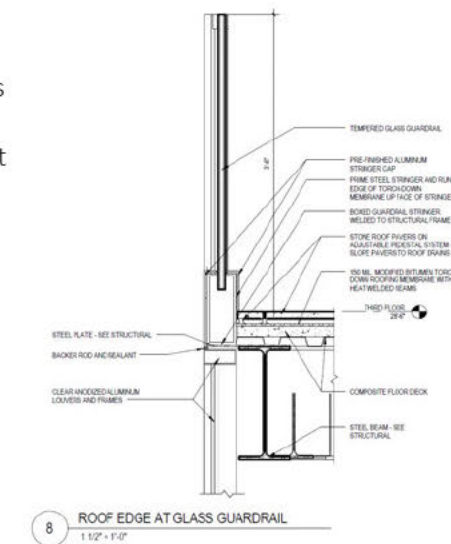
Does it interfere with the public's planned use of the site or present a dangerous operation during construction that either needs to be scheduled accordingly or re-thought.

BIDABILITY

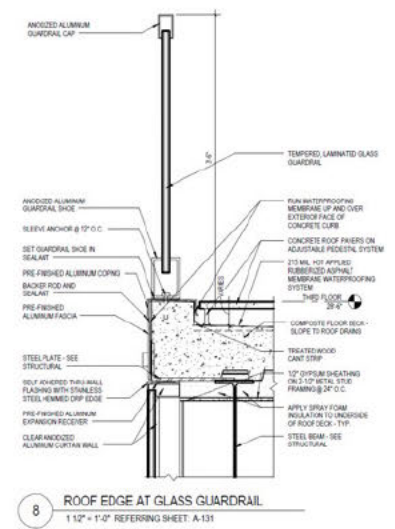
Will the trade contractors understand what they are looking at and understand their role. Certain components may need special handling or scope definitions, or we may discuss the ideas for modifying certain details.

SPECIFICATIONS

Are the products specified still available and something we believe is very important: Are there multiple products specified so that we get good competitive numbers from the material suppliers.



Original Detail



Revised Detail

Demonstrate ability to develop a phased approach to address challenging operational, mechanical, or other site constraints to maximize schedule with minimal disruption to campus.

OCCUPIED/PHASED SCHOOLS

IHC considers safety on school construction sites of the highest priority; and we recognize that the need to minimize disruption when working in occupied schools is also extremely important. Our philosophy can be summarized as **Communicate, Coordinate and Separate.**

We believe site logistics play a significant role in achieving these goals. An effective site utilization plan separates, to the greatest degree possible, construction workers and equipment from the general public, around the building and maneuvering on site. A combination of solid barriers, fencing, lockable gates and temporary doors are used to maintain separation and construction site security.

We actively communicate with your staff to develop and/or modify our use of your site.

Special hoisting or noisy operations and temporary utility shut downs (if required) are scheduled and coordinated with school input well ahead of time in order to minimize disturbances.



IHC's work with Naperville Central High School included providing construction services while the school was occupied. The image above shows a portion of the construction site, where windows were boarded up on a building adjacent to the site, allowing IHC to continue construction inside a courtyard while class proceeded on the other side of the plywood windows. School was in session throughout each school year.

- 1** New kitchen, cafe/atrium and three story classroom wing.
- 2** New student services, library.
New band, choir, black box, foods.
- 3** New North three story classroom wing, demolition (N) and new entry.
- 4** Gut and remodel existing one story space.

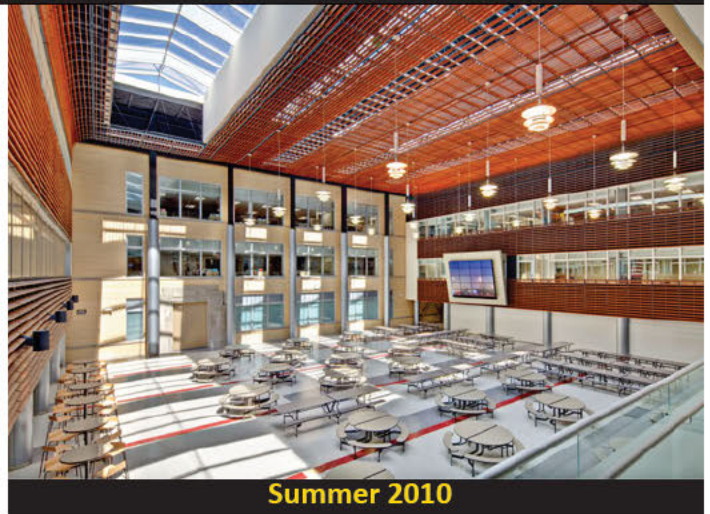
IHC will develop a Site Utilization Plan working closely with the team.

The plan will delineate:

- Construction access
- Directional signage
- Temporary doors
 - Staging areas
- Trailer parking (if required)
 - Solid barriers
- Emergency exiting

In addition to minimizing disruption and promoting safety on-site, IHC was able to reduce the construction schedule. The original construction manager projected completing the project in 2012, adding hundreds of thousands of dollars to the cost of the project. After IHC took over the job, we saved the district a year and successfully delivered a series a renovation projects by coexisting on site with school in session.

New Student Commons and Three-Story Classroom Wing



New Student Services and Library

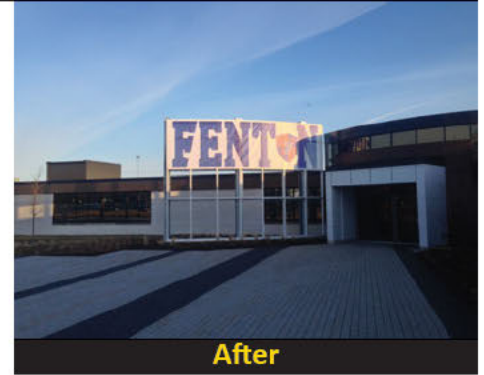


New North Three-Story Classroom Wing, Demolition and New Entry



Demonstrate experience working on projects with multiple mechanical upgrades and describe how temporary solutions were employed to overcome difficulties.

Fenton Community High School District 100



At Fenton High School, the project IHC delivered consisted of an addition inside of a courtyard. The existing exterior location where a new entrance would be built needed to be opened up in order to complete the addition. Without careful analysis of the building, this action would have cut off the existing HVAC piping to the entire high school while it was still occupied. To keep the school's HVAC system fully operational, IHC temporarily raised the piping so trucks could pass under resulting in the school continuing to function without any disruptions.

Lake Bluff School District 65



At Lake Bluff Middle School, the project consisted of creating an opening in the existing concrete floor to install new presentation stairs to the basement. This created structural and mechanical issues in which temporary supports were installed along with rerouting existing mechanical piping to keep systems functional.



Procurement

Provide a sample of the procedures for soliciting and analyzing subcontractor trade bids.

BID PACKAGES

In the early team meetings with the owner input will be solicited regarding the bid solicitation process. The owner knows the community best and understands the strengths and weaknesses of the local contractor base. This information is put to good use in developing a direct solicitation list and in creating complete scopes of work that maximize local participation.

During the Bidding Phase we will coordinate with the District to publicize and conduct pre-bid meetings encouraging local contractors to attend and submit responsive bids. We endeavor to write scopes of work for each trade to clearly define their work as it aligns with the architect’s drawings and specifications. We write the packages so each contractor does what they do best without sub-assigning work.

We will prepare the advertisement to bid, distribute the documents, work with the A/E responding to all questions, publicly receive and read the bids aloud.

As bids are received, estimates are replaced with contract amounts. The project budget is kept current and examined to determine if additional action or value engineering is required.

QUALIFYING CONTRACTORS

Sub-Contractors are not always the best at preparing and submitting pre-qualification statements. This is why we prefer to post qualify bidders to get as many bids as possible. We have found that many contractors (for a myriad of reasons) fail to submit pre-qualifications, and the team wants their bids. We post qualify contractors because the performance, current work load, resources and financials (especially the financials) are current.

During the post bid review meeting(s), the PM confirms the scope of work included, current financials, work load, resources of the company and the contractor’s references if they are unknown to us. Contractors that do not satisfy the requirements of any of the items reviewed may not be recommended for award.

East Maine School District 63
Gemini Middle School Additions & Remodeling

ADVERTISEMENT FOR BIDS
BID RELEASE #3

Sealed bids will be received by HC Contracting on Compton, LLC, for the East Maine School District 63 on September 25, 2018, @ 2:00 pm at the East Maine School District Administration Office.

Lump Sum Bid Proposals will be received until the scheduled time of closing the receipt of bids and then will be publicly opened at that time for Bid Release #3. The Trade Packages included are:

Trade Package 2b	Interior Demolition
Trade Package 4a	Masonry
Trade Package 6a	General Trades
Trade Package 7a	Roofing
Trade Package 8a	Aluminum Curtain Walls & Windows
Trade Package 9a	Flooring
Trade Package 9b	Acoustical Ceilings & Treatments
Trade Package 9c	Painting
Trade Package 14a	Elevator
Trade Package 21a	Fire Protection
Trade Package 22a	Plumbing
Trade Package 23a	Mechanical
Trade Package 24a	Electrical
Trade Package 25a	Site Concrete & Asphalt Paving
Trade Package 22b	Landscaping

There will be a pre-bid meeting on Tuesday, September 11, 2018 at 3:30 pm at Gemini School, 6955 N. Greenwood Ave, Milan, IL 60134

Bids shall be submitted on/into the specified closing time in a sealed envelope addressed to:

Mr. Daniel Barile
Director of Operations
East Maine School District 63
Educational Services Center
10150 Oak Road
Oak Park, Illinois 60066

Envelopes should be clearly marked:

The Board of Education has the right to refuse to open any bid that is not in accordance with the bid bond, or if the amount shall be submitted to the Board of Education, East Maine School District 63.

All bidders must comply with applicable Illinois law including but not limited to the Equal Employment Opportunity Act.

Date: 9/11/18

On September 27, 2018 we received bids for Bid Release #3 - Multiple Bid packages for Gemini Middle School Additions & Remodeling at the Gemini Middle School Administration Office.

Date: 9/27/18

We received no competitive bids. The bids were for the amount of \$402,000. As a result we will award the bid to the lowest bidder. The scope and order of work is as follows: Trade Package 2b, 4a, 6a, 7a, 8a, 9a, 9b, 9c, 14a, 21a, 22a, 23a, 24a, 25a, 22b.

Date: 9/27/18

We received no competitive bids. The bids were for the amount of \$2,994,000. As a result we will award the bid to the lowest bidder. The scope and order of work is as follows: Trade Package 2b, 4a, 6a, 7a, 8a, 9a, 9b, 9c, 14a, 21a, 22a, 23a, 24a, 25a, 22b.

#18153 - East Maine SD 63 - Gemini Middle School Additions & Remodeling
Bid Release #4
11/30/18 @ 2:00 PM

Trade Package - 23a: Mechanical

TRADE CONTRACTOR	BID BOND	ADD #1	BASE BID	Bid	Cost
Amber Mechanical	X	X	\$3,189,000.00		
F.E. Moran, Inc.	X	X	\$2,960,000.00	\$175	
Fio-Tech Mechanical	X	X	\$3,210,000.00	\$253	
Independent Mechanical	X	X	\$2,997,000.00	\$210	
Mechanical, Inc.	X	X	\$3,222,000.00	\$252	
MG Mechanical Contracting, Inc.	X	X	\$2,980,000.00	\$195	
Premier Mechanical, Inc.	X	X	\$2,994,000.00		



Construction

Demonstrate experience working with program management software platforms with respect to document management and describe how documents are updated so that subcontractors are working from the most current information.

PROGRAM MANAGEMENT SOFTWARE

As a diverse CM and GC that works with many owners, architects and engineers IHC is well versed in using many different program management software systems. Some of the platforms that we use are Procore, Constructware, E-builder, Primavera and Viewpoint/Team. While each software has its nuances they all track information flow and help to ensure that all parties are kept up to date. All project documents such as drawing revisions, clarification, change requests, RFI, submittals, reports, etc. are logged, distributed and tracked via the software. In the Viewpoint/Team example below submittal log is prepared during bidding and distributed to the successful trade contractor for each division of work bid. Submittals are tracked pre-receipt, through the review process and back to the submitting trade contractors. Items with a long lead item are fast-tracked through the system to expedite delivery. Copies of all submittals are maintained at the site and digitally for convenience.

SUBMITTAL SCHEDULE EXAMPLE

NUMBER	REV	SPEC SECTION	PACKAGE	TYPE	TITLE	STATE	ASSIGNED TO	ASSIGNED TO ORGANIZATION	DUE DATE	REFERENCE	DUE TO SUBMITTER	DUE FROM SUBMITTER
230900.02	0	230900	23A-F.E. Moran...	SBNTL	HVAC Instrume...	In Review	Carla Gupta	DLA LTD	Mar 26, 2019			Mar 11, 2019
061053.01	0	061053	06A-DBM Servi...	SBNTL	Rough Carpent...	In Review	Carla Gupta	DLA LTD	Mar 26, 2019			Mar 11, 2019
232327.01	1	232327	23A-F.E. Moran...	SBNTL	Smoke Vent Sh...	Closed						Feb 20, 2019
074233.06	0	074233	06A-DBM Servi...	SBNTL	PP-3 Color Sa...	In Review	Carla Gupta	DLA LTD	Mar 23, 2019			Mar 8, 2019
074233.05	0	074233	06A-DBM Servi...	SBNTL	PP-2 Color Sa...	In Review	Carla Gupta	DLA LTD	Mar 23, 2019			Mar 8, 2019
074233.04	0	074233	06A-DBM Servi...	SBNTL	PP-1 Color Sa...	In Review	Carla Gupta	DLA LTD	Mar 23, 2019			Mar 8, 2019
096723.02	0	096723	01A-TSI Comm...	SBNTL	Epoxy Resin FL...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
230593.01	0	230593	23A-F.E. Moran...	SBNTL	TAB Certificat...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.10	0	123500	06A-DBM Servi...	SBNTL	Miscellaneous ...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.09	0	123500	06A-DBM Servi...	SBNTL	Pull Hardware ...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.08	0	123500	06A-DBM Servi...	SBNTL	Closed Interior...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.07	0	123500	06A-DBM Servi...	SBNTL	PLAM-5 Color ...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.06	0	123500	06A-DBM Servi...	SBNTL	PLAM-4 Color ...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.05	0	123500	06A-DBM Servi...	SBNTL	PLAM-3 Color S...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.04	0	123500	06A-DBM Servi...	SBNTL	PLAM-2 Color S...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
123500.03	0	123500	06A-DBM Servi...	SBNTL	PLAM-1 Color S...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 6, 2019
047206.03	0	047206	01A-MP2 Maso...	SBNTL	Cast Stone Sh...	In Review	Carla Gupta	DLA LTD	Mar 21, 2019			Mar 5, 2019
233300.02	0	233300	23A-F.E. Moran...	SBNTL	Volume Contro...	In Review	Carla Gupta	DLA LTD	COMING DUE MAR 15			Feb 28, 2019
230126.02	0	230126	23A-F.E. Moran...	SBNTL	High Wall DFS...	In Review	Carla Gupta	DLA LTD	COMING DUE MAR 15			Feb 28, 2019
096723.01	0	096723	01A-TSI Comm...	SBNTL	Epoxy Resin FL...	In Review	Carla Gupta	DLA LTD	COMING DUE MAR 15			Feb 28, 2019
076200.05	0	076200	01A-Malcor Ro...	SBNTL	Sheet Metal FL...	Closed						Feb 28, 2019

HVAC INSTRUMENTATION/CONTROLS SHOP DRAWINGS & PRODUCT DATA

Assigned to Carla Gupta (DLA LTD)

Package #: 23A-F.E. Moran-MECHANICAL
Spec Section: 230900
Type: SBNTL
Priority: MEDIUM
Reference:
Response:

Drawings: No drawings added yet. [ADD DRAWING](#)

Attachments: 230900.02_HVAC Instrumentation_Controls Shop Drawings & Product Data.pdf
 Uploaded by Sean Gaskill (IHC Construction) on Mar 11, 2019 at 9:07 PM. [ADD ATTACHMENT](#)

Activity: COMMENTS | HISTORY
[NEW COMMENT](#) | [NEWEST FIRST](#)

In Review: [APPROVE](#) | [REJECT](#) | [OTHER ACTIONS](#)

Visibility: PRIVATE | PUBLIC

ISSUER: Sean Gaskill (IHC Construction)

SUBMITTER: Paula Ciesien (FE MORAN INC)
 Due From Submitter Mar 11, 2019

REVIEWER(S): Sean Gaskill (IHC Construction)
 Due To Approver Mar 11, 2019
[Add Additional Reviewer\(s\)](#)

APPROVER(S): Carla Gupta (DLA LTD)
 DUE MAR 21, 2019
 Tracy Biedersfadt (DLA Architects, Ltd.)
 Dino Mavropoulos (DINO ENGINEERING GROUP LLC)
 Rob Anderson (DLA LTD)
[Add Additional Approver\(s\)](#)

Provide a sample safety management plan.

FOCUS ON SAFETY

IHC is committed to providing and maintaining a safe and healthy working environment for all employees and building occupants. We strive to maintain a condition of safety consistent with – or exceeding – applicable federal, state, and local safety codes on all IHC construction sites. Our focus on safety is ingrained in our culture and has proven to be an effective mechanism for avoiding insurance claims. In addition, IHC has a full time Safety Director on staff to promote best practices.



“In addition to my personal commitment to keeping sites safe, one of the most important parts of our safety program is enforcement and monitoring by on-site Superintendents. Each of our Superintendents has extensive training on topics including OSHA regulations, minimal safe practices for construction, scaffold erection, confined space entry, lock out/tag out, fall protection, MSDS & Haz/Com and proper excavation. I collaborate with each of our Superintendents to ensure IHC’s construction sites are as safe as they can possibly be.”

– Paul Jansyn, Safety Director

We promote safety on all of our projects through:

- Development of a project safety plan prior to project initiation
- Identification of major and unique safety considerations for each project
- Job-specific safety training classes focused on preventing accidents and abating hazards
- Weekly job site safety meetings for both contractor and subcontractor key field supervisors and personnel
- Inclusion of safety as a standard review item in each job progress meeting.
- Regular inspections and job site audits by IHC’s Safety Director
- Employee safety incentive awards
- Monthly safety committee meetings

Background checks are a requirement for every individual on the jobsite and this is written into the construction documents. Prior to work beginning on site we work closely with the school district and local enforcement entities to process all workers and ensure that they have passed their background check. IHC also requires that all trade contractors and subcontractors comply with federal, state, and local regulations and we monitor them throughout the project for conformance. Trade contractors and subcontractors are not allowed on site without a current Certificate of Insurance (COI) that has terms and limits as defined in the contract documents. In addition, contractors and subcontractors are required to have their own company’s safety program on-site and in force at all times. Enforcement of these policies is conducted by our on-site Superintendent and supported by our Safety Director.

Insurance companies typically utilize what is known as an Experience Modification Rate (EMR) to gauge both past cost of injuries and future chances of risk for businesses. The lower the EMR of a business, the lower the company’s worker compensation insurance premiums will be. IHC is proud to be consistently rated as having an EMR of less than 1.

.88 IHC
Current EMR

WORKERS COMPENSATION EXPERIENCE RATING								
		Risk Name: IHC CONSTRUCTION CO LLC				Risk ID: 120414151		
		Rating Effective Date: 10/01/2018		Production Date: 04/14/2018		State: ILLINOIS		
State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
IL	.46	1,836,836	2,275,538	438,699	1,774,559	266,400	2,057,478	282,919
(A) Wt	(B)	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses
.46		1,836,836	2,275,538	438,699	1,598,009	266,400	1,852,324	254,315
		Primary Losses		Stabilizing Value		Ratable Excess		Totals
Actual		(I)	C * (1 - A) + G	(A) * (F)	(J)			
		254,315	1,258,293	735,084	2,247,692			
Expected		(E)	C * (1 - A) + G	(A) * (C)	(K)			
		438,699	1,258,293	844,946	2,541,938			
		ARAP	FLARAP	SARAP	MAARAP	Exp Mod		
Factors		1.00				(J) / (K)		
						.88		

RATING REFLECTS A DECREASE OF 70% MEDICAL ONLY PRIMARY AND EXCESS LOSS DOLLARS WHERE ERA IS APPLIED.

Safety Statement

It is the policy of IHC Construction Companies to provide and maintain a safe and healthy working environment for all employees, and that a condition of safety consistent with applicable federal, state, and local safety codes is maintained on all IHC Construction Companies projects and worksites. All contractors and subcontractors are also expected to comply with all federal, state, and local regulations and are monitored throughout the project for conformance. Contractors and subcontractors are not allowed on site without a current certificate of insurance that has terms and limits that are satisfactory to the owner. Also, contractors and subcontractors are required to have their own company's safety program on site and in force at all times.

IHC is a firm believer that safety is the Number One priority on every project and performs accordingly. A respectable Experience Modification Rate (EMR), posted for the last five (5) years, confirms our commitment to the safety of all employees.

EMR Rating

- **2018 Current - .88 ***
- 2017 - .89
- 2016 - .82
- 2015 - .80

IHC maintains and promotes an aggressive safety program with a full time safety professional on staff. IHC promotes safety on a daily basis through;

1. Job specific safety training classes
2. Weekly jobsite safety meetings
3. Regular inspections and jobsite audits
4. Employee safety incentive awards
5. Monthly safety committee meetings

One of the most important parts of IHC's safety program is enforcement and monitoring by the on-site superintendent. Each of IHC's superintendents has extensive training including OSHA regulations, minimal safe practices for construction, scaffold erection, confined space entry, lock out/ tag out, fall protection, MSDS & Haz/Com and proper excavation.

Safety (Continued)

Some specific steps that will be implemented before and during the Owner’s project will include but not be limited to:

1. Daily safety monitoring by IHC’s on-site superintendent and regular inspections during the project manager’s site visits.
2. Development of a project safety plan prior to project initiation. The plan will include specific procedures, goals, and responsibilities and will be committed to by the project team.
3. Visits to the project site on a regular basis by the Construction Manager’s corporate safety director to monitor compliance of safety regulations.
4. Identification of major and unique safety considerations that are part of the project and appropriate orientation of project personnel to these considerations.
5. Implementation of onsite safety awareness meetings for both contractor and subcontractor key field supervisors and personnel.
6. Inclusion of safety as a standard review item in each job progress meeting.
7. Implementation of an ongoing review, evaluation and inspection program directed toward preventing accidents and abating hazards.

IHC Construction Companies, L.L.C., is committed to protecting the safety and health of employees while they work and the safety and health of other people who might be at the workplace, including customers, visitors and members of the public. IHC strives to make each project a model for future projects.

IHC CONSTRUCTION COMPANIES, L.L.C.
SAFETY FIRST & SAFETY ALWAYS,

David J. Rock, President



QUALITY CONTROL

The most important decisions regarding the quality of a completed facility are made during the design and planning stages rather than during construction. It is during these preliminary stages that component configurations, material specifications and functional performance are decided.

- Quality control during design consists of working with the Owner and Architect describing the consequence in cost and quality of various materials or installations and following through by assisting the architect in selection of obtainable products that meet performance criteria.
- Quality control during construction consists of insuring conformance to the original design, drawings, specifications and planning decisions.

To ensure quality control during construction, the Superintendent and the Project Manager work together to:

- Coordinate and schedule trade contract work according to the logical and necessary sequence of installations
- Require sample panels and installations prior to final installs
- Observe work during installation to insure it meets the approved submittal requirements, Plans & Specifications and level of quality expected
- Test certain materials on site to verify they meet design criteria
- Test and inspect substrates to verify they meet manufacturers' requirements prior to installation of finished materials
- Test installations for air and water tightness
- Measure installations to verify tolerances

Modifying the quality of a product up or down does not modify the expectation that it will be constructed professionally within specified tolerances. To measure quality during the construction process, the specification of quality requirements in the design and contract documents should be clear and verifiable, so that all parties in the project can understand and verify the installations for conformance.



Woodstock Community Unit School District 200, New High School, Additions & Renovations

QUALITY MANAGEMENT PLAN

ENDORSEMENT

IHC Construction Companies, LLC complies with the PBC Contractor's Quality Control Program Guidelines (Section 13.02, Article 13) and designates the Quality Representative to verify implementation of the QMP. The IHC Quality Management Plan shall be implemented and monitored by the Quality Representative and will include participation and discussion with the QA manager, project manager, QC inspector, and superintendent. The Quality Representative is independent of those having direct responsibility of the work being performed.

As management and employees of IHC Construction Companies LLC, we are fully aware of the existence of the Quality Management plan for the Oriole Park Elementary School Annex/Renovation and we are committed to providing quality services and products. We will, as an organization and as individuals, endeavor to meet the mutually agreed-to requirements the first time, and strive for continuous improvement of our work processes."

Signed:

[Redacted Signature]

Tim Bickert, QA Manager

9/18/14
Date

[Redacted Signature]

Joseph Slattery, Project Executive (USACE Certified QCM)

9/18/14
Date

[Redacted Signature]

Chris Urban, Project Manager (USACE Certified QCM)

9/25/14
Date

[Redacted Signature]

Trevor Schaaf, Quality Representative (USACE Certified QCM)

9/23/14
Date

[Redacted Signature]

Wayne Turcotte, Project Superintendent

9-25-14
Date



QUALITY MANAGEMENT PLAN

I. Introduction

QUALITY POLICY

IHC Construction Companies LLC (IHC) has adopted the following policy for the Oriole Park Elementary School Annex/Renovation - Project #05720:

“We are committed to providing quality services and products. We will, as an organization and as individuals, endeavor to meet the mutually agreed-to requirements the first time, and strive for continuous improvement of our work processes.”

The management and employees of IHC are fully aware of this policy and are committed to its implementation.

Adherence to quality standards is the most important element in the rating of Oriole Park Elementary School Annex/Renovation - Project #05720 personnel. All current IHC employees and new hires receive instructions from their supervisors on the QC procedures applicable to their work effort. Members of IHC are constantly reminded of the requirements, processes and benefits of quality. They are made aware of the contents, location and availability of the contract requirements and reference documents needed to perform their tasks.

II. The Quality System

GENERAL

The Oriole Park Elementary School Annex/Renovation - Project #05720 Management team has full authority to implement the quality program implemented in the Quality Management Plan (QMP).

The QMP is a working document that prescribes and designates conformance requirements. It serves as the authority for the IHC quality system and will not be compromised or overridden without the joint approval of IHC and the Owners designated representative.

One control copy of the QMP will be kept in the field office. Additional copies for information only, can be obtained by employees upon request.

Construction and material subcontractors are required by subcontract to meet all required specifications per their subcontracts.

THE QUALITY MANAGEMENT PLAN

The implementation of the QMP is fundamental to the success of the Oriole Park Elementary School Annex/Renovation - Project #05720 and will ensure that the Owner receives a product

QUALITY MANAGEMENT PLAN

that complies with its requirements and addresses concerns regarding quality. The QMP provides a basis for the performance of QC activities by project staff.

QUALITY SYSTEM PROCEDURES

The Oriole Park Elementary School Annex/Renovation - Project #05720 QMP adheres to the requirements of the Public Building Commission of Chicago QA and QC guidelines and establishes a quality system, which ensures quality control of construction. The QMP sets the basic guidelines within which the IHC team will operate during the Oriole Park Elementary School Annex/Renovation Project duration.

The CQP defines the quality control organization and systems designed to assure that the specified materials are used and that the installation is acceptable to produce the required end product.

The implementation of the QC procedures is fundamental to the success of the Oriole Park Elementary School Annex/Renovation - Project #05720 and will ensure that the Owner receives a product, which complies with their requirements. The QMP is a dynamic document and changes will be issued, as the program requires refinement or adaptation.

QUALITY PLANNING

The IHC QMP is based on the following requirements:

- Quality is controlled by accurate planning, coordination, supervision, and technical direction; proper definition of job requirements and procedures; and the use of appropriately skilled personnel performing their work functions with care and the idea that quality is the most important product that they can produce.
- Individuals who are not directly responsible for performing the initial work activity verify quality through reviewing, checking, and surveillance of work activities and then documenting the results of those activities.

THREE PHASE CONTROL

IHC Construction will perform three phases of control for each definable feature of work (DFOW) to ensure that everyone associated with the project is adequately prepared to begin a phase of work, to eliminate deficiencies, and to ensure that the work complies with contract documents, applicable rules and regulations, and accepted industry standards.

A DFOW is a task that is separate and distinct from other tasks, has the same control requirements, and work crews. The DFOW is cross-referenced to the activities on the Construction Schedule and the Specifications. At a minimum, critical path activities or each Division of the Specifications will be considered a definable feature.

QUALITY MANAGEMENT PLAN

The three phases of control shall adequately cover appropriate onsite and offsite work and shall include the following:

- Preparatory Phase
- Initial Phase
- Follow-Up Phase

Preparatory and initial phase checklists will include a breakdown of quality checks that will be used when performing the QC functions, inspections, and tests required by the contract documents. The preparatory phase and initial phase meetings shall be conducted with a view towards obtaining quality construction by planning ahead and identifying potential problems for DFOW.

PREPARATORY PHASE

This phase will be performed prior to beginning work of each DFOW. The QR will notify the client within a time frame developed during Pre-construction Meeting. This meeting will include the QR, PBC Inspector and/or Quality Manager, Project Manager and/or Project Superintendent for the DFOW.

The Preparatory Phase Meeting will include:

- Reviewing each paragraph of the applicable specifications sections;
- Reviewing the contract drawings;
- Examining the work area to ensure that the required preliminary work has been completed;
- Verifying that appropriate shop drawings and submittals for materials and equipment have been submitted and approved. Verifying receipt of approved factory test results, when required;
- Reviewing the testing plan and ensure that provisions have been made to provide the required QC testing;
- Examining the required materials and equipment, and sample work to ensure that materials and equipment are on hand and conform to the approved show drawings and submitted data;
- Reviewing hazards to ensure that applicable safety requirements are met, and that required material safety data sheets are submitted;
- Discussing construction methods, construction tolerances, workmanship standards, and the approach that will be used.

INITIAL PHASE

This phase is to be accomplished at the beginning of a DFOW. The QR will notify the client within a time frame developed during the Pre-construction Meeting before the crews are ready to start work on a DFOW. The initial phase meeting will be conducted by the QR, with the PM/Project Superintendent responsible for the DFOW. The QR will observe the initial segment of the DFOW to ensure that the work complies with contract requirements and document the results of the initial phase on the quality report and the Initial Phase Checklist. The initial phase

QUALITY MANAGEMENT PLAN

meeting will need to be repeated for each new crew or when acceptable levels of specified quality are not being met.

The following will be performed at each DFW initial phase meeting:

- Check of preliminary work;
- Verification of full compliance with Contractual requirements;
- Establish the quality of workmanship required (and inform all workers);
- Resolve conflicts;
- Review and hazards to ensure that applicable safety requirements are met; and
- Ensure that testing is performed by the approved laboratory, if required.

FOLLOW-UP PHASE

The QR will perform the following on ongoing work, until the completion of each DFW and document in the quality report:

- Ensure the work is in compliance with contract requirements;
- Maintain the quality of workmanship required;
- Ensure that testing is being performed at appropriate intervals;
- Ensure that rework items are being corrected.

ADDITIONAL PREPARATORY AND INITIAL PHASE

Additional preparatory and initial phase meetings shall be conducted on the same DFW if:

- The quality of ongoing work is unacceptable,
- There are changes in the applicable QC organization,
- There are any changes in the onsite supervision or work crew,
- Work on a DFW is resumed after a substantial period of inactivity, or
- Other problems develop.

III. Project Organization / Responsibilities

ORGANIZATION

The key personnel for the Oriole Park Elementary School Annex/Renovation - Project #05720 are presented in an organizational chart. See ATTACHMENT A

IHC's Quality Representatives is Trevor Schaaf. See ATTACHMENT B-1 for resumes.

QUALITY MANAGEMENT PLAN

RESPONSIBILITY AND AUTHORITY

The focus of all project activities and the ability of IHC to meet all requirements lie with the project management. It is the objective of IHC management to ensure smooth operation and close cooperation between all parties in order to achieve uniformity and economy throughout the Oriole Park Elementary School Annex/Renovation - Project #05720.

The Project Manager will plan, administer and authorize the use of resources of all operating units within IHC on the Oriole Park Elementary School Annex/Renovation - Project #05720 to satisfy functional and technical requirements.

The Project Manager's responsibilities include:

- Approves the QMP for the Oriole Park Elementary School Annex/Renovation - Project #05720.
- Monitors technical guidelines and document control procedures.
- Assists in the resolution of issues/conflicts as required.
- Attends progress meetings.
- Understand the contract requirements unique to the assigned work activities.
- Assist Project Engineer in QA/QC responsibilities when necessary.
- Attends periodic management meetings to review quality status.

The Quality Assurance Manager's responsibilities include:

- Verifies the implementation of the Oriole Park Elementary School Annex/Renovation - Project #05720 QMP.
- Conduct QMP Audits
- Document the results of the audits.
- Conduct any follow up actions pertaining to the audits.
- Periodic visits to site.
- Meet regularly with project management team to review overall project.
- Conducts training and retraining of all personnel
- Reviews findings/reports of QC inspector.
- Attends periodic management meetings to review quality status.

The QC Representative/Project Engineer's responsibilities include:

- Acts as QC inspector.
- Understand the contract requirements unique to the assigned work activities.
- Implements the Oriole Park Elementary School Annex/Renovation - Project #05720 QMP including the Document Control.
- Document the results of the observations as they relate to the acceptance criteria defined in the contract documents.
- Identify any noted conflicts between the contract requirements and/or existing conditions that may require a clarification or change.

QUALITY MANAGEMENT PLAN

- Inspects and documents permanent materials conformance with required specifications using the procurement log, and non-compliance log.
- Notification to suppliers for any damaged or nonconforming materials.
- Attending periodic management meetings to review quality achievement.

The Project Superintendent's responsibilities include:

- Understand the contract requirements unique to the assigned work activities.
- Assign daily work activities and note in daily reports.
- Identify and document any noted conflicts between the contract requirements and/or existing conditions that may require a clarification or change.
- Attending Start-up meeting prior to the beginning of each new operation.
- Prepare Safety/Hazard analysis & work plan
- Completes daily work reports.

IV. Management Control

MANAGEMENT QUALITY ORIENTATION

Each management employee will read and understand the Quality Management Plan. Management personnel will be familiar with their responsibilities and the impact on the Project as it relates to the Quality Management Plan.

OPERATION START-UP QUALITY MEETINGS

Management Personnel will create a detailed operation work-plan and safety hazard analysis prior to each operation start-up. The work-plan will include all quality requirements and methods required to achieve the required end product. The work-plan and hazard analysis will be communicated to the employees involved in the operation prior to operation starting at an Operation Start-up Quality Meeting. Copies of the plan will be retained in the project file.

MANAGEMENT QUALITY PROGRAM REVIEW

IHC's Project Manager shall schedule and administer Progress Meetings each week throughout duration of the work. Minutes will be written and issued by IHC, which shall form part of the permanent construction record. Each weekly progress meeting shall include discussion of current quality issues on the agenda.

IHC management, including Project Manager, Job Superintendent, Project Engineer, and others as appropriate will periodically review the Oriole Park Elementary School Annex/Renovation - Project #05720 Construction Quality Control system to ensure its effectual compliance with QC objectives.

QUALITY MANAGEMENT PLAN

V. Document Control

IHC Construction will develop, implement, and maintain documented procedures for scheduling and managing IHC and IHC's subcontractor submittals and for document control. To achieve this document control IHC will utilize both the CW & Primavera Contract Manager software.

LOGS

The following logs will be kept current by the Project Engineer in a three ring binder on-site. Logs shall be available for inspection by PBC's designated representative at all times.

- Submittal Log (Attachment C)
- Request (for Information) and Answer Log (Attachment D)
- Non-Compliance Log (Attachment E)
- Material Procurement Log (Attachment F)
- Change Logs (Attachment G)
- Testing & Inspection Log (Attachment H)
- Daily Work Report Log (Attachment I)

DAILY REPORTS

Project Superintendent will complete daily work reports (Attachment I) for the duration of the project. Daily reports will contain work completed, any accidents that may have occurred, and any noted quality deficiencies. Copies of the daily reports will be submitted to the Consultant Construction Manager on a monthly basis.

AS-BUILT DRAWING SET

The Project Engineer shall maintain a record set of drawings, showing all changes made to the original plans, on site at all times at the disposal of PBC's Designated Representative and for reference at all progress meetings. Upon completion of the project, prior to project closeout, one (1) set of marked-up prints for as-built plans, reflecting all changes to the original plans, shall be submitted to PBC for their records as directed in Section 15.04 of the Specifications. RFI's shall be noted on the as-built drawing set.

QUALITY MANAGEMENT PLAN

VI. Handling, Storage and Control of Materials and Equipment

DESCRIPTION

IHC Construction Companies maintains contact with Subcontractors and Suppliers in the Chicago area. IHC selects Subcontractors and Suppliers according to performance, service, quality, reliability and price. IHC maintains a database of selected Chicago area vendors.

IHC will ensure any of its Subcontractors and Suppliers complies with all quality requirements specified for IHC. Subcontractors and Suppliers may adopt and implement IHC's CQP or use previously approved by PBC, in-house quality programs appropriate to their work and meeting all applicable codes, standards, specifications, and guidelines. IHC will review any Subcontractor or supplier quality program used to control work on the project to verify its compliance with these requirements.

IHC will ensure that services are procured only from source capable of meeting the requirements of the Contract and procurement documents. Subcontractors and suppliers under consideration should be evaluated on the basis of the following:

- Technical competence as evidenced by professional qualifications and experience of the firm and committed personnel
- Past performance on related or similar projects
- Familiarity with Project guidelines and other applicable codes and standards
- Current commitments of their key personnel
- Safety and criticality of the project and activity

IHC will ensure that contract or procurement documents for Subcontractor services clearly specify the quality expectations of the PBC/PMO, including relevant standards, drawings, specifications, process requirements, inspection instructions, and approval criteria for materials, processes, and product. As appropriate, IHC will define the means and methods for handling, storage, packaging, and delivery of product. IHC's purchasing document will be reviewed and approved by an IHC designated authority for adequacy of specified quality requirements prior to release.

As appropriate, IHC's contract with its Subcontractors and suppliers should include provisions for source inspection by IHC, Authority, or other authorized representatives of those quality characteristics which cannot be verified during subsequent processing. Source inspection plans should include mandatory hold points where IHC can verify compliance with the Contract documents.

INSPECTION & TRACEABILITY

On arrival of those materials and equipment to the jobsite that require inspection, a designated contractor's representative shall make an immediate inspection for any damage that may have occurred before or during arrival of the equipment to the jobsite. The inspection shall begin with the packaging material and proceed to the equipment within. Be sure to look for concealed damage and do not discard the packaging material. Follow through to ensure that inappropriate

QUALITY MANAGEMENT PLAN

storage, handling, lifting, and rigging methods do not degrade or compromise the quality of an item.

IHC will implement methods of handling and storage to prevent damage to, and loss of, materials and equipment. If appropriate, contract and procurement documents should require measures to ensure proper handling and storage of material and equipment by IHC's Subcontractors and suppliers.

DEFECTIVE MATERIALS

If defective material or equipment is found upon inspection, the contractor's representative shall note damage on the "Bill of Lading" (or packing slip), and flag as "reject" and logged as such on the procurement log (ATTACHMENT F). If the damage is more than a cosmetic deficiency, the inspector shall also document the damage in the NCR log and take photos of the damage, if appropriate. The supplier shall be notified and a line of action determined to prevent any reoccurrence.

VII. Non-Compliance and Corrective Action

DESCRIPTION

This QC procedure describes the use of the Non-Compliance Log to identify nonconforming conditions and to resolve these identified issues. These procedures have been established to ensure that nonconforming equipment and materials are prevented from unintended use on the Oriole Park Elementary School Annex/Renovation - Project #05720. This control applies to the documentation, identification and disposition of nonconforming products, and acts as a safeguard against the use of nonconforming items.

NONCONFORMANCE PROCESS

The nonconformance process as described establishes standard practices for identifying reporting, evaluating, controlling and resolving nonconforming work. The components of the nonconformance process include:

- Identification of nonconforming work through the inspection and testing processes
- Analyze processes to detect and eliminate potential causes of nonconformance
- Documentation of the nonconforming work in writing (non-conforming work will be identified in Daily Report, documented in Non-Compliance Report & tracked in NCR Log)
- Engineering evaluation of the nonconforming work from the owner's designated manager
- Initiate preventative actions to deal with problems to a level corresponding to the risks encountered
- Segregation (when practical) of the nonconforming work or product
- Disposition of the nonconforming work through remediation, negotiation, or rejection
- Positive closure of the nonconforming work through notification
- Ensure implementation and effectiveness of corrective actions

QUALITY MANAGEMENT PLAN

- Implement and record changes in procedures resulting from corrective actions.

NCR's are to be resolved and signed-off before the nonconforming items become incorporated into the work.

IHC will investigate the cause of non-conformances and take appropriate corrective action to prevent recurrences. The identification, cause, and corrective action planned and taken will be documented. Corrective action taken with respect to nonconforming Work should be proactive so as to eliminate potential problems, which have not yet occurred.

IHC will ensure that applicable requirements for corrective action by its Subcontractors and suppliers are included in its contract and procurement documents.

Each nonconformance item is assigned a NCR number and is logged in the Non-Compliance Log (ATTACHMENT E). IHC must stop work that pertains directly to the item of question until the proposed resolution has been developed and agreed upon.

Based on an engineering evaluation, proposed resolution(s) may be as follows:

- **Rework** – correct the nonconforming item to meet the original specified requirements
- **Repair** – correct the work to function but to revised specified requirements
- **Use-as-is** – accept the work to revised specified requirements
- **Reject** – remove and replace the nonconforming work

Once the proposed resolution and corrective action has been agreed upon, the responsible party will take appropriate actions to correct the deficiency. Copies of the documented non-conformances, and the proposed corrective action, will be submitted to the PBC and to the Consultant Construction Manager via the Nonconformance Report within 48 hours of discovering the nonconformance, for approval by the PBC.

VIII. Inspection and Testing Equipment

The IHC quality program ensures that all work and products are inspected and tested in accordance with the specified requirements. A schedule of activities requiring inspection and testing will be distributed to the designated construction manager to administer. Both parties will be responsible to verify that testing is performed in accordance with the contract documents and records are distributed in a timely manner. Failing tests are to be immediately reported to the job superintendent and construction manager. Rework and retesting is carried out until the work is within the specified tolerances. Nonconforming materials or construction and their specific locations will be noted on the daily report. In the event that the work cannot be brought into conformance it shall be documented in the Non-conformance log. The nonconformance process is outlined in section VII. IHC inspection processes will not require equipment that requires testing or calibration.

IX. Quality Records

QUALITY MANAGEMENT PLAN

Basic requirements and QC procedures are established for the control and recording of quality related documentation. As a performance record, these documents are used for the review of IHC's quality system and for improvement in service. The records include factual evidence that the required tests and inspections have been performed. IHC will receive and retain copies of all inspections and testing performed by the owners designated construction manager. Both conforming and defective features of the work are recorded. Copies of all inspection records and tests are available for audit at all times. The Project Engineer will be responsible for generating records, validation (signature/initials, dating, review) and Document Control.

IHC's QC procedures begin with a thorough examination of the specific operation requirements set forth in the Contract Drawings and Specifications. These requirements are then incorporated in our operation specific work plans. These work plans are developed by the job supervision team and reviewed by the Project Manager. Work plans include: a detailed sequence of the steps involved in the operation, quantities, equipment, tools and craft to be used, a site sketch showing access and housekeeping, survey needed to assure proper line and grade, permits required, a detailed list of materials and subcontractors needed, traffic control required, affects to adjacent work, a detailed Hazard Analysis of every step of the operation and all QA/QC requirements and documentation needed to perform the operation. All work plans are then reviewed with the foreman and craft involved, before beginning the work and are reviewed daily to assure adherence to the specific requirements set forth in the plan. The results of all testing and other field records are collected by the foreman and given to the QA/QC engineer at the end of shift. Any non-conforming reports are immediately brought to the attention of the QA/QC engineer for investigation and correction. All quality records are then logged appropriately and copies sent as required.

Quality records requiring control shall include, but not limited to, the following:

1. Inspection reports
2. Test Data
3. Qualification records for personnel, processes, and equipment
4. Non-Compliance Log
5. Daily Reports
6. Notice of Non-Conformance(Attachment E)
7. Audit Reports
8. Material/equipment certificates of conformance/compliance; certified material test reports
9. Mix Designs
10. Drawing, specifications and procedures
11. Certification of training records
12. Subcontractor documentation

Quality Records will be kept by IHC for a period of three years from the contract completion date. After this period all the records will be turned over to PBC for their use. This includes the electronic as well as the hard copies. During this 3 year period all records will be accessible to the owner given 48 hour notification in writing. After the 3 year retention period, IHC Construction, will notify the PBC in writing requesting transfer of custody of the records to the owner. Two months after notification of custody of transfer has been transmitted to the owner,

QUALITY MANAGEMENT PLAN

IHC Construction has the option to destroy/discard the records, if not claimed by the owner. If at any time the records are the subject of litigation, the records will be retained by IHC Construction until the litigation is resolved.

X. Training

The methods and procedures used by the IHC quality organization provide assurance that personnel with appropriate experience, qualifications and quality training, perform all functions, which have an effect upon quality. Project personnel are selected on their ability to satisfy defined job requirements. Those individuals responsible for implementing and executing the Quality Program receive thorough indoctrination on the system and their individual responsibilities at the start of their job. This system is maintained through a monthly quality and safety training program. Training records will be kept in individual employee files.

All job supervision, and in particular the QC inspector and Quality Representative, will be required to be familiar with all aspects of this Quality Management Plan. In addition, each member of the job supervision team must be experienced in the various operations involved in this project. This experience and knowledge of the QMP will be evaluated and any extra training needed will be provided to assure full compliance with this QMP plan. Attachment L provides the matrix of the required training for the project.

IHC will ensure that requirements for certification and training for its Subcontractors' and suppliers' personnel are included in its subcontract and procurement documents.

XI. Process Control

IHC will schedule, track, and identify construction processes and sequences by preparing and maintaining construction schedules. A job schedule will be prepared and submitted to the PBC and to the Consultant Construction Manager with the pay application monthly. Two-week schedules will be prepared on a weekly basis and made available to the Consultant Construction Manager as required.

NOTIFICATION OF INTENDED WORK ACTIVITIES / SCHEDULES

Prior to the start of construction, IHC shall submit a satisfactory progress schedule or critical path schedule, which shall show the proposed sequence of work for PBC's review and approval. The schedule shall include the dates of all milestone submittals. IHC shall be responsible for maintaining and keeping current this schedule for referral during weekly progress meetings, any deviations from, or revision to, this schedule must be submitted to PBC's Designated Representative for approval.

QUALITY MANAGEMENT PLAN

XII. Quality Audit System

Audits will be conducted by the Quality Assurance Manager on a project/project basis. All significant quality activities will be overviewed during the life of the project, and more than once where appropriate.

The audits will:

- Provide an objective evaluation of compliance with established requirements, methods, and procedures.
- Determine adequacy of Quality Management Plan.
- System of surveillance or external audits to verify and assess compliance by its Subcontractors and suppliers with the CQP or other approved quality program
- Verify correction of identified deficiencies
- Verify implementation of recommended corrective action.

AUDIT SCHEDULE

Audits will be scheduled and performed periodically through the life of the project to verify the effectiveness of the QMP. Follow-up audits, if necessary, will be scheduled to verify the effectiveness of the established corrective actions. Each major activity will be audited at least once. The audit schedule will be revised as needed to conform to the progression of the work.

XIII. Design Control

In compliance with contract documents, for portions of the contract that require IHC to furnish design requirements, IHC will furnish design submittals consist of field investigations, calculations, design analysis, drawings and specifications. Designs shall be stamped by a PE in the appropriate disciplines.

The design requirements associated with Oriole Park Elementary School Annex/Renovation - Project #05720 include:

- a. Structural Steel Connection Design.
- b. Fire Protection Design.

QUALITY MANAGEMENT PLAN

ATTACHMENTS

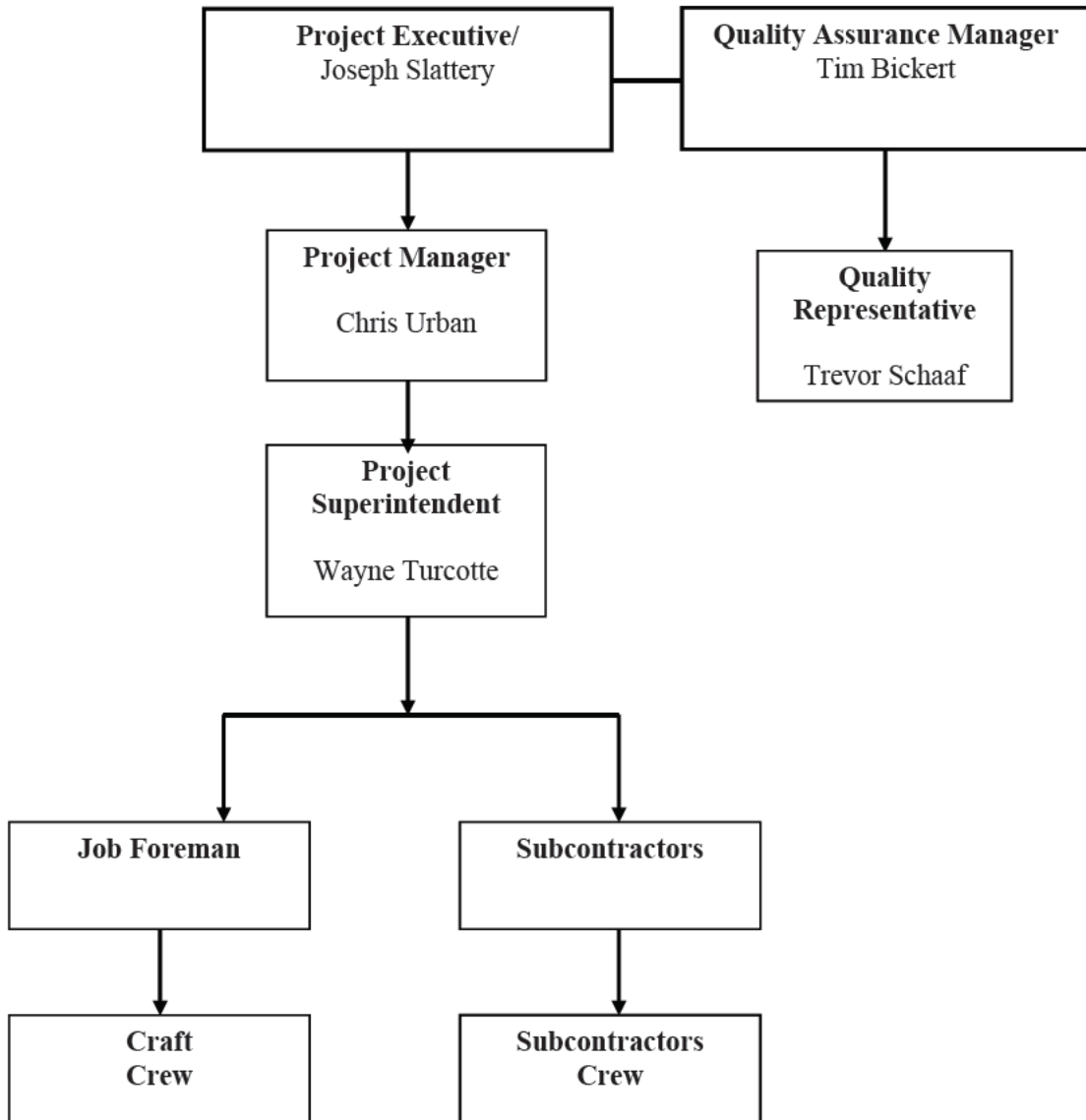
- A. IHC Project Organizational Chart
- B-1 Quality Representative's Resume
- B-2 Job Superintendent's Resume Resumes Omitted for Brevity.
- B-3 Project Manager's Resume
- C Submittal Log
- D Request and Answer Log
- E Non-Compliance Log
- F Material Procurement Log
- G Change Log
- H Testing & Inspection Log
- I Daily Work Report
- J New Employee Sign Up
- K Work Plan
- L Training Matrix

QUALITY MANAGEMENT PLAN

ATTACHMENT A

Oriole Park Elementary School Annex/Renovation

Organizational Chart



IHC CONSTRUCTION COMPANIES, LLC
 ORIOLE PARK ELEMENTARY SCHOOL ANNEX
 PROJECT NO: 14226
 REQUEST FOR INFORMATION LOG

#	Title	State	Status	Submitted	Due Date	Activity Date	Current Action Party	Action Required	Add'l Clarification Requested?	Clarification Received?	Bulletin Required?	Bulletin Received?	Field Order Received?
1	RFI IHC TS BuildingLayoutPoint_20140825	Completed	Overdue	8/25/2014	9/24/2014				Y	Y	N	-	-
2	RFI IHC TS UnidentifiedPiping_20140826	Completed	On Time	8/26/2014	9/25/2014				N	-	Y	N	N
3	RFI IHC TS ElevatorClarifications_20140827	Completed	Overdue	8/27/2014	9/26/2014				Y	Y	Y	N	N
4	RFI IHC TS BuildingAlignment_20140829	Completed	On Time	8/29/2014	9/28/2014				N	-	N	-	-
5	RFI IHC TS ModularBuildingDownspouts_20140904	Completed	On Time	9/4/2014	10/4/2014				N	-	Y	N	N
6	RFI IHC TS UnnotchedCatchBasin_20140905	Completed	Overdue	9/5/2014	10/5/2014				N	-	Y	N	N
7	RFI IHC TS ElevatorDampproofing_20140905	Completed	Overdue	9/5/2014	10/5/2014				N	-	Y	N	N
8	RFI IHC TS ExistingRoofingWarranties_20140924	Completed	On Time	9/24/2014	10/24/2014				Y	Y	N	-	-
9	RFI IHC TS StormLineExitingBuilding_20140924	Completed	On Time	9/24/2014	10/24/2014				N	-	Y	Y	N
10	RFI IHC TS BrickTestReports_201409 4	Completed	On Time	9/2 014	10/2 2014				N	-	N	-	-
11	RFI IHC TS DimensionConflictBetween5101&A101_2014	Completed	On Time	9/25/2014	10/25/2014				N	-	N	-	-
12	RFI IHC TS ColumnTypeAt3A_20140926	Completed	On Time	9/26/2014	10/26/2014				N	-	N	-	-
13	RFI IHC TS ColumnTypeAt4M.1_20140926	Completed	On Time	9/26/2014	10/26/2014				N	-	N	-	-
14	RFI IHC TS SteelMomentVerifications_20140929	Completed	On Time	9/29/2014	10/29/2014				N	-	N	-	-
15	RFI IHC TS MechanicalSleevesSeals_20141001	Completed	On Time	10/1/2014	10/31/2014				N	-	N	-	-
16	RFI IHC TS DimensionClarifications_20141001	Completed	On Time	10/1/2014	10/31/2014				Y	N	N	-	-
17	RFI IHC TS TCBolts_20141008	Completed	On Time	10/8/2014	11/7/2014				N	-	N	-	-
18	RFI IHC TS ColumnLine3DimensionClarification_2014101	Completed	Overdue	10/10/2014	11/9/2014				N	-	N	-	-
19	RFI IHC TS FoodServiceHandSinks_20141010	Completed	On Time	10/10/2014	11/9/2014				N	-	N	-	-
20	RFI IHC TS DoorLocations&DepressedSlab_20141013	Completed	On Time	10/13/2014	11/12/2014				N	-	N	-	-
21	RFI IHC TS FootingTypeClarification_20141013	Completed	On Time	10/13/2014	11/12/2014				N	-	N	-	-
22	RFI IHC TS DoorLocationAtRoom157_20141013	Completed	On Time	10/13/2014	11/12/2014				N	-	N	-	-
23	RFI IHC TS ServeryWindowCeilingCoordination_2014101	Completed	On Time	10/15/2014	11/14/2014				Y	Y	N	-	-
24	RFI IHC TS LunchRoomCeilingCoordination_20141015	Completed	On Time	10/15/2014	11/14/2014				N	-	N	-	-
25	RFI IHC TS PlumbingClearanceClarification_20141020	Completed	On Time	10/20/2014	11/19/2014				N	-	N	-	-
26	RFI IHC TS StairFinishes_20141020	Completed	On Time	10/20/2014	11/19/2014				Y	Y	N	-	-
27	RFI IHC TS FireSprinklers_20141020	Completed	On Time	10/20/2014	11/19/2014				N	-	N	-	-
28	RFI IHC TS SnowDriftLoads_20141021	Completed	Overdue	10/21/2014	11/20/2014				N	-	N	-	-
29	RFI IHC TS SteelDetailingClarifications_20141021	Completed	Overdue	10/21/2014	11/20/2014				N	-	N	-	-
30	RFI IHC TS StormPipeEnclosure_20141021	Completed	On Time	10/21/2014	11/20/2014				N	-	N	-	-
31	RFI IHC TS AnchorBoltRepair_20141023	Completed	On Time	10/23/2014	11/22/2014				N	-	N	-	-
32	RFI IHC TS ReturnGrillLocationChange_20141028	Completed	Overdue	10/28/2014	11/27/2014				N	-	N	-	-
33	RFI IHC TS BoysToiletRoomPlumbingChase_20141031	Completed	Overdue	10/31/2014	11/30/2014				N	-	N	-	-
34	RFI IHC TS ConcreteSlabJointLayout_20141031	Completed	On Time	10/31/2014	11/30/2014				Y	Y	N	-	-
35	RFI IHC TS UnderslabElectrical_20141106	Completed	On Time	11/6/2014	12/6/2014				N	-	N	-	-
36	RFI IHC TS BuildingSteelGrounding_20141106	Completed	On Time	11/6/2014	12/6/2014				N	-	N	-	-
37	RFI IHC TS FireSprinklersFollowup_20141106	Completed	On Time	11/6/2014	12/6/2014				N	-	N	-	-
38	RFI IHC TS ElectricalBackfill_20141107	Completed	On Time	11/7/2014	12/7/2014				N	-	N	-	-
39	RFI IHC TS SewerTesting_20141107	Completed	On Time	11/7/2014	12/7/2014				N	-	N	-	-
40	RFI IHC TS Classroom201Concentrator_20141111	Completed	On Time	11/11/2014	12/11/2014				N	-	N	-	-
41	RFI IHC TS FireAlarmClarifications_20141111	Completed	Overdue	11/11/2014	12/11/2014				N	-	N	-	-
42	RFI IHC TS FoodServicePlumbingFixtureClarification_201	Completed	On Time	11/14/2014	12/14/2014				N	-	N	-	-
43	RFI IHC TS PumpRCP2SizeClarification_20141117	Completed	On Time	11/17/2014	12/17/2014				N	-	N	-	-
44	RFI IHC TS DomesticWaterPipingMaterials_20141117	Completed	Overdue	11/17/2014	12/17/2014				N	-	N	-	-
45	RFI IHC TS HandHoleRejection_20141117	Completed	On Time	11/17/2014	12/17/2014				Y	Y	N	Y	-
46	RFI IHC TS ShearedBoltRepairInfoRequest_20141118	Completed	Overdue	11/18/2014	12/18/2014				N	-	N	-	-
47	RFI IHC TS ICCFinish_20141120	Completed	Overdue	11/20/2014	12/20/2014				N	-	N	-	-
48	RFI IHC TS CheckValveAssemblies_20141124	Completed	Overdue	11/24/2014	12/24/2014				N	-	N	-	-
49	RFI IHC TS Room156FloorFinish_20141205	Completed	On Time	12/5/2014	1/4/2015				N	-	N	-	-
50	RFI IHC TS FoodServiceEquipmentShelving_20141215	Completed	On Time	12/15/2014	1/14/2015				N	-	N	-	-
51	RFI IHC TS Fireproofing_20141218	Completed	On Time	12/18/2014	1/17/2015				N	-	N	-	-
52	RFI IHC TS WoodBlockingAtWindowHead_20150105	Completed	On Time	1/5/2015	2/4/2015				N	-	N	-	-
53	RFI IHC TS LightingControlClarification_20150108	Active	Overdue	1/8/2015	2/7/2015	1/15/2015	PBC	Review Answer	N	-	N	-	-
54	RFI IHC TS MechanicalHangerDetailClarification_2015010	Active	Overdue	1/9/2015	2/8/2015	1/15/2015	PBC	Review Answer	N	-	N	-	-
55	RFI IHC TS FRPTrancomClarification_20150112	Active	Overdue	1/12/2015	2/11/2015	1/15/2015	PBC	Review Answer	N	-	N	-	-
56	RFI IHC TS DeckAngleDimension_20150115	Completed	On Time	1/16/2015	2/15/2015				Y	Y	N	-	-
57	RFI IHC TS DeckDimensionShortage_20150116	Active	Overdue	1/16/2015	2/15/2015	2/6/2015	PBC	Review Answer Clarification	N	-	N	-	-
58	RFI IHC TS LightweightConcrete_20150122	Completed	Overdue	1/22/2015	2/21/2015				N	-	N	-	-
59	RFI IHC TS CabUnitHeaterMounting_20150122	Active	Overdue	1/22/2015	2/21/2015	3/13/2015	PBC	Review Answer Clarification	Y	N	N	-	-
60	RFI IHC TS ExpansionCompensators&SeismicBracing_201	Active	Overdue	1/22/2015	2/21/2015	2/8/2015	PBC	Review Answer	N	-	N	-	-
61	RFI IHC TS FieldPrimingOfMembers_20150123	Active	Overdue	1/23/2015	2/22/2015	2/6/2015	PBC	Review Answer	N	-	N	-	-
62	RFI IHC TS TABExaminationReportClarification_20150123	Active	Overdue	1/23/2015	2/22/2015	2/8/2015	PBC	Review Answer	N	-	N	-	-
63	RFI IHC TS DomWaterPipingSpecialtiesWiringDiagrams	Completed	On Time	1/23/2015	2/22/2015				N	-	N	-	-
64	RFI IHC TS DrainagePipingSpecialtiesShopD awingClarifi	Active	Overdue	1/23/2015	2/22/2015	1/31/2015	PBC	Review Answer	N	-	N	-	-
65	RFI IHC TS ChemicalWastePipingShopDrawings_2015012	Completed	On Time	1/23/2015	2/22/2015				N	-	N	-	-
66	RFI IHC TS SheathingFasteners_20150128	Active	Overdue	1/28/2015	2/27/2015	3/6/2015	IHC	Clarify Question	N	-	N	-	-
67	RFI IHC TS RescueAssistanceSystem_20150128	Completed	On Time	1/28/2015	2/27/2015				N	-	N	-	-
68	RFI IHC TS SheathingSealant_20150128	Active	Overdue	1/28/2015	2/27/2015	3/8/2015	PBC	Review Answer	N	-	Y	N	N
69	RFI IHC TS BoardForKickers_20150129	Completed	On Time	1/29/2015	2/28/2015				N	-	N	-	-
70	RFI IHC TS LouverStructuralCalcs_20150130	Completed	On Time	1/30/2015	3/1/2015				N	-	N	-	-
71	RFI IHC TS RoofDrainSupports_20150205	Active	Overdue	2/5/2015	3/7/2015	2/16/2015	PBC	Review Answer	N	-	N	-	-
72	RFI IHC TS PlumbingVibrationControls_20150205	Active	Overdue	2/5/2015	3/7/2015	2/9/2015	PBC	Review Answer	N	-	N	-	-
73	RFI IHC TS FeedwaterEquipmentWiringDiagram_201502	Completed	On Time	2/10/2015	3/12/2015				N	-	N	-	-
74	RFI IHC TS WeldToMetalDeck_20150213	Active	Overdue	2/13/2015	3/15/2015	2/23/2015	PBC	Review Answer Clarification	N	-	Y	N	N
75	RFI IHC TS GypBoardColumnsClarification_21050220	Active	Overdue	2/20/2015	3/22/2015	2/23/2015	PBC	Review Answer	N	-	N	-	-
76	RFI IHC TS DryWallLunchroomCeilingHange s_20150220	Active	Overdue	2/20/2015	3/22/2015	2/27/2015	PBC	Review Answer	N	-	N	-	-
77	RFI IHC TS CommissioningOfCommunicationsShopDrawin	Active	Overdue	2/24/2015	3/26/2015	3/2/2015	PBC	Review Answer	N	-	N	-	-
78	RFI IHC TS DoorFrameLayoutDimensions_20150227	Active	Overdue	2/27/2015	3/29/2015	3/9/2015	PBC	Review Answer	N	-	N	-	-
79	RFI IHC TS PlumbingHangerEngineeredDrawings_201503	Active	Overdue	3/2/2015	4/1/2015	3/7/2015	PBC	Review Answer	N	-	N	-	-
80	RFI IHC TS DoorFrame276Layout_20150313	Active	On Time	3/13/2015	4/12/2015	3/18/2015	IHC	Review Answer	N	-	N	-	-
81	RFI IHC TS MockUpTesting_20150313	Active	On Time	3/13/2015	4/12/2015	4/2/2015	IHC	Review Answer	N	-	N	-	-
82	RFI IHC TS CDES RFI LineBetween1.Sand2Clarification	Active	On Time	3/19/2015	4/18/2015	3/23/2015	PBC	Review Answer	N	-	N	-	-
83	RFI IHC TS WindowOpeningDimension_20150320	Active	On Time	3/20/2015	4/19/2015	3/28/2015	PBC	Review Answer	N	-	N	-	-
84	RFI IHC TS InteriorFramingDimensions_20150320	Active	On Time	3/20/2015	4/19/2015	3/23/2015	PBC	Review Answer	N	-	N	-	-
85	RFI IHC CU_Corridor277D_mensions_20150327	Completed	On Time	3/27/2015	4/26/2015				N	-	N	-	-
86	RFI IHC TS FlushValveSubstitute_20150330	Active	On Time	3/30/2015	4/29/2015	4/11/2015	AOR	Respond to RFI	N	-	N	-	-
87	RFI IHC TS 32WFlourescentLamps_20150330	Active	On Time	3/30/2015	4/29/2015	4/6/2015	PBC	Review Answer	N	-	N	-	-
88	RFI IHC TS FramingDimensions_20150331	Active	On Time	3/31/2015	4/30/2015	4/3/2015	IHC	Review Answer	N	-	N	-	-
89	RFI IHC TS MasterStationLocation_20150402	Active	On Time	4/2/2015	5/2/2015	4/14/2015	AOR	Respond to RFI	N	-	N	-	-
90	RFI IHC TS TeachingWallMockupLayout_20150403	Active	On Time	4/3/2015	5/3/2015	4/9/2015	PBC	Review Answer	N	-	N	-	-
91	RFI IHC TS SanitaryNapkinDisposal_20150406	Active	On Time	4/6/2015	5/6/2015	4/18/2015	AOR	Respond to RFI	N	-	N	-	-

Highlighted denotes outstanding Bulletin and Field Order required
 Highlighted denotes RFI is open & additional information still required
 Highlighted denotes additional clarification needed
 Highlighted denotes urgent

"Sample"



0100052.07 - Oriole Park Annex
Report Date: 9/24/2015

Issue ID	Responsible Party	Discipline	Activity	Category	Priority	Issue Date	Respond By	Observed By:
0165 Open	Genex Electric	Electrical	Site Visits	-	Medium	04/24/2015	05/07/2015	Scott Kading
Issue Description The "back-to-back" junction boxes as installed do not meet conditions required under E001 Notation #15 that recommends avoiding the condition or, if necessary, to provide sound insulative putty on back box. Recommendation: Verify with EoR box installation and install sound insulation putty as required. Implication: Contract non-compliance, sound transfer at boxes.								
Location		Site Visit #	Dwgs					
Oriole Park Annex - 1st : ALL - -		5	E001, Note 15					
Issue Comments / Updates / Resolution [No Comments]								

Issue ID	Responsible Party	Discipline	Activity	Category	Priority	Issue Date	Respond By	Observed By:
0173 Open	Genex Electric	Electrical	Site Visits	-	Medium	06/04/2015	06/24/2015	Scott Kading
Issue Description An electrical disconnect panel was mounted directly to a fire insulated structural column in the pump room. Recommendation: Verify with EoR that this installation is acceptable. Implication: Safety/Code compliance.								
Location		Site Visit #						
Oriole Park Annex - 1st : 192 - Pump Room		7						
Issue Comments / Updates / Resolution 08/17/2015 (Scott Kading) The FBC FM indicated that the EoR accepted the installation location on the structural column, but documentation or verification has not been received. The new issue now is that other equipment has been installed in this space and the access to the handle for disconnecting power is restricted by conduit and piping. The hand operation of the handle would be difficult and does not meet the 3 ft. service clearance required by NEC.								

This issues report presents a sample of observations discovered during the commissioning process and is not intended to be a punch list. It is the design or construction professional's responsibility to review all occurrences, locations, assemblies, and documents containing similar conditions as identified in this list. All review comments directed to the design professional are recommendations only and do not in any way indicate acceptance or rejection of the submittal.

"Sample"

AWS D1.1/D1.1M: 2010

WELDING PROCEDURE SPECIFICATION (WPS) YES (X)
PREQUALIFIED X QUALIFIED BY TESTING
or PROCEDURE QUALIFICATION RECORD (PQR) YES ()

Company Name Schmidt Steel Inc.
 Welding Process(es) SMAW
 Supporting PQR No. (s) Prequalified

Identification # AWS SM-104
 Revision 0 Date January 26, 2012 By Art Bustos
 Authorized by Max Schmidt Date January 26, 2012
 Type - Manual Machine
 Semi-Automatic Automatic

JOINT DESIGN USED <u>TC-U4b</u> Type: <u>T or Corner Joint: Single Bevel CJP Groove Weld</u> Single <input type="checkbox"/> Double Weld <input checked="" type="checkbox"/> Backing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Backing Materials: <u>Weld Metal</u> Root Opening <u>0" to 1/8"</u> Root Face Dimension <u>0" to 1/8"</u> Groove Angle: α <u>45°</u> Radius (J - U) <u>N/A</u> Back Gouging: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Method <u>Air Carbon Arc Gouge and/or Grind</u> <u>Remove All Carbon Deposits Completely</u>		POSITION Position of Groove: <u>All Positions</u> Fillet <u>N/A</u> Vertical Progression: Up <input checked="" type="checkbox"/> Down <input type="checkbox"/>	
BASE METALS Material Spec. <u>Addendum No. 1</u> To <u>Addendum No. 1</u> Trade or Grade <u>---</u> To <u>---</u> Thickness: Groove <u>1/8" Thru Unlimited</u> To <u>1/8" Thru Unlimited</u> Diameter (Pipe) <u>All Diameters</u> To <u>All Diameters</u> Group No. <u>I and II</u> To <u>I and II</u>		ELECTRICAL CHARACTERISTICS Transfer Mode (GMAW) Short-Circuiting <input type="checkbox"/> N/A Globular <input type="checkbox"/> Spray <input type="checkbox"/> Pulsed <input type="checkbox"/> N/A Current: AC <input type="checkbox"/> DCEP <input checked="" type="checkbox"/> DCEN <input type="checkbox"/> Current Type Constant Current <input checked="" type="checkbox"/> Constant Voltage <input type="checkbox"/> Tungsten Electrode (GTAW) N/A Size: _____ Type: _____	
FILLER METALS AWS Specification <u>A5.1</u> AWS Classification <u>E7018</u>		TECHNIQUE Stringer or Weave Bead: <u>Stringer and/or weave</u> Multi-pass or single Pass (per side) <u>Multipass or single pass</u> Number of Electrodes <u>Single</u> Max Groove Root Pass Thickness: <u>Flat: 3/8; Horiz / OH: 5/16"; Vert: 1/2"</u> Max Groove Fill Pass Thickness: <u>All positions, 3/16"</u> Max Single Pass Fillet Weld Size: <u>Flat: 3/8; Horiz / OH: 5/16"; Vert: 1/2"</u> (See Note 2) Max Single Pass Layer Width: <u>N/A</u>	
SHIELDING Flux <u>N/A</u> Gas <u>N/A</u> Electrode-flux (Class) <u>N/A</u> Composition <u>N/A</u> Flow Rate <u>N/A</u> Gas Cup Size <u>N/A</u>		PEENING <u>May peen all, except root and cover passes in rigid joints</u> Do NOT over peen. Interpass Cleaning: <u>Wire brush, grind, chip</u>	
PREHEAT Preheat Temp. Min. <u>32 ° F. See Note 1</u> Interpass Temp. Min. <u>32 ° F. See Note 1</u> Max. <u>450° F.</u>		POSTWELD HEAT TREATMENT <u>NONE</u> Temp. _____ Time _____	

Note 1. 1/8" to 3/4": None (when the base metal temperature is below 32° F, the base metal shall be heated to at least 70° F, and this minimum temperature shall be maintained during welding); over 3/4" thru 1-1/2": 50° F minimum; over 1-1/2" thru 2-1/2": 150° F minimum; over 2-1/2": 225° F minimum.

Note 2. If fillet welds are used to reinforce groove welds in corner and T-joints they shall be equal to $T_1/4$, but need not exceed 3/8". Reinforcing fillet welds are required in corner and T-joints of cyclically loaded structures equal to $T_1/4$, but need not exceed 3/8".

Note 3. The orientation of the two members in the joint may vary from 135° to 180° for butt joints, or 45° to 135° for corner joints, or 45° to 90° for T-Joints.

Note 4. Backgouge Root to sound metal before welding second side.

Note 5. For corner joints, the outside groove preparation may be in either or both members, provided the basic groove configuration is not changed and adequate edge distance is maintained to support the welding operation without excessive edge melting.

Note. For Root Passes. Neither the depth nor the maximum width in the cross section of weld metal of each weld pass shall exceed the width at the surface of the weld pass.

WELDING PROCEDURE								TC-U4b Joint Details (Note 3)
Pass Or Weld Layer(s)	Process	Filler Metals		Current		Travel Speed IPM	Tolerances	
		Class	Diam.	Type & Polarity	Amps or Wire Feed Speed (1)			Voltage (1)
All or All or All or All	SMAW	E7018	3/32"	DCEP	75 - 91	22 - 26		
	SMAW	E7018	1/8"	DCEP	115 - 140	24 - 28		
	SMAW	E7018	5/32"(2)	DCEP	135 - 165	26 - 30		
	SMAW	E7018	3/16"(3)	DCEP	205 - 250	28 - 32		
(1) or Manufacturer's recommendation if different. (2) 5/32" diameter electrodes max. allowed in the Vertical (3G) and Overhead (4G) positions. (3) 3/16" electrodes may be used in the Flat (1G) and Horizontal (2G) positions only.								
		Root Opening		As Detailed (see 3.13.1)		As Fit-Up (see 3.13.1)		
		Root Face Groove Angle		R = 0" to 1/8"		+1/16", -0"		
				f = 0" to 1/8"		+1/16", -0"		
				$\alpha = 45°$		+10°, -5°		

WPS
 AWS SM-104 1 of 2
 Authorized by _____

Oriole Park Construction Non-Conformance Report Log

"Sample"



Project Name:		Oriole Park Annex		Date Updated:		09/02/15			
Project Number:		05720		Contractor:		IHC Construction Companies, LLC			
Project Address:		5424 N. Oketo		Contract No.:		C-1559			
PM:		Mark McCollom							
APM:		Kevin Carey						Total Items Open: 14	
								Total Items Closed: 54	
								Total Items: 68	
CNCR Item No.	Observed Date	Brief Description of Condition	Response Requested	Reply Date	Status	Expected Date	Verify Date w/ GC	Close Out Date	Notes / BIC
1	10/16/14	Stairs sides and Platform Sides were to be poured in Intergrated Colored Concrete per contract drawings at East stairwell on first floor of annex building.	10/20/14	10/23/14	Closed		02/21/15	04/20/15	Options (other than removal) provided by GC reviewed and rejected by AOR. 020215- Response received from IHC. AOR/ PBC accepted remediation plan. No work performed.
2	01/09/15	Piece 147B1 length measured 6'-9.6875" instead 6'-9.375" per detail, Piece mark 157B1 size differ from detail, Missing piece mark a80	1/13/2014	02/19/15	Closed		02/21/15	04/20/15	Shop Drawings Sequence 1,Pg 147,dated 10/29/14. Response returned for lack of proper documentation, wrong drawings
3	01/09/15	Piece 110 B1: Total length measured 9'-5.25" instead 9'-10.6875" per detail, and length differ from detail holes drilled were not aligned per detail	1/13/2014	02/19/15	Closed		02/21/15	04/20/15	Shop Drawings Sequence 1,Pg 110,dated 10/29/14. Response returned for lack of proper documentation, wrong drawings
4	01/09/15	Field modifications were made without approval to Column 45C1 at M.1/5.1, Beam Moved 3 inches to south, without notification or filed procedure.	1/13/2014		Closed		02/21/15	04/20/15	AOR/ EOR Observed 01/09/15 Waiting for Reply from IHC
5	01/09/15	The following connections were not welded per erection drawing Detail-1: TYP. HSS BEAM TO HSS COL. CONNECTION on page E3, 12/18/14. These welded connections BEAM TO HSS COL. CONNECTION on page E3, 12/18/14. These welded connections were field modified due to improper fit-up without approval. This is	1/13/2014		Closed		01/16/15	01/16/15 Per GSG Inspections	HSS column 208C1 to HSS beam 284HS1 connection at A/5 on south side. (IHC)
6	01/09/15	The following connections were not welded per erection drawing Detail-1: TYP. HSS BEAM TO HSS COL. CONNECTION on page E3, 12/18/14. These welded connections BEAM TO HSS COL. CONNECTION on page E3, 12/18/14. These welded connections were field modified due to improper fit-up without approval. This is not a final inspection.	1/13/2014		Closed		01/16/15	01/16/15 Per GSG Inspections	HSS column 206C1 to HSS beam 284HS1 connection at A/4.3 on north side. (IHC)

quality Control Log



IHC Job Site - Building Division

Daily Report No. 00123

1500 Executive Drive
Elgin, IL 60123

Phone: 847-841-7720
Fax: 847-742-6610

PROJECT: Oriole Park Elementary Annex (PBC)
COMPANY: IHC Construction Companies, LLC
IHC JOB # 14226

DATE: 02/05/15
DAY: Thursday

TEMP: 0 - 10 **PRECIPITATION:** None **SKY:** Clear **WIND:** 10-20

ACTIVITY

IHC Project Supt meetings PE/Pm meetings
PBC 2 Jennifer/Kevin
Arch Brendan
CPS Brian
Genex 2 layout
A&H Plumber 1 overhead storm line
SSI 3 angle/bar joist
Misc steel measure for stair height
H&P 8 framing window blocking mock up repair/USG Rep 3 men on site
IHC 1 labor snow removal Scoot
IHC carp Tom safety rails
IHC Frank snow removal/temp partitions
some mock up work today H&P
Site still snow covered snow removal in progress

SCHEDULE

EQUIPMENT

Description	Source	Units	Type	Work Area	Remarks
-------------	--------	-------	------	-----------	---------

FIELD FORCE LABOR

Category	Source	Supv.	Frmn.	Jrny.	Appr.	Remarks
ARCH	WALLING O	1				Meetings
CPS Carp	H&P	1	1	7		Brian Framing ext walls south side worked on mock up repairs layout/materials
Elec GC	GENEX IHC-CM	1	1	3		Project Supt meetings IHC Carp 2 safety/temp partitions IHC labor snow removal PM?PE meetings
IRON PBC Plumber	SCHMIDT PBC A&H PLMB	2	1	2 1		angle and bridging Kevin/Jennifer overhead storm line
USG		3				review washers w/H&P PBC CPS/ARCH.

VISITORS

Time	Company	Visitor Name	Remarks
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MATERIALS DELIVERED

Time	Material Name	Quantity	Location	Ticket No	Description	Remarks
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Certified By: IHC Construction Companies, LLC

Date: 02/09/2015

Signed: _____
Teri Hansen

QUALITY MANAGEMENT PLAN

Attachment J

NEW EMPLOYEE SIGN UP

TO BE COMPLETED BY ALL NEW HIRES ON ORIOLE PARK ELEMENTARY SCHOOL ANNEX/RENOVATION PROJECT

I, _____, have read the Quality Management Plan and have been informed of the location of the QMP manual on site.

I understand that this manual is available for inspection at the job site office.

Signed: _____ Date: _____



QUALITY MANAGEMENT PLAN

Attachment K

WORK PLAN

Activity:

Date:

Inspection required for permanent material? Yes No

Have the specifications been met for permanent material? Yes No

Have methods/procedures for activity been reviewed? Yes No

SAFETY/HAZARD ANALYSIS

Work Location _____

Superintendent _____

Job Foreman _____

Safety Hazard	Precaution/safety Procedures

Acknowledged By:

QUALITY MANAGEMENT PLAN

Attachment K

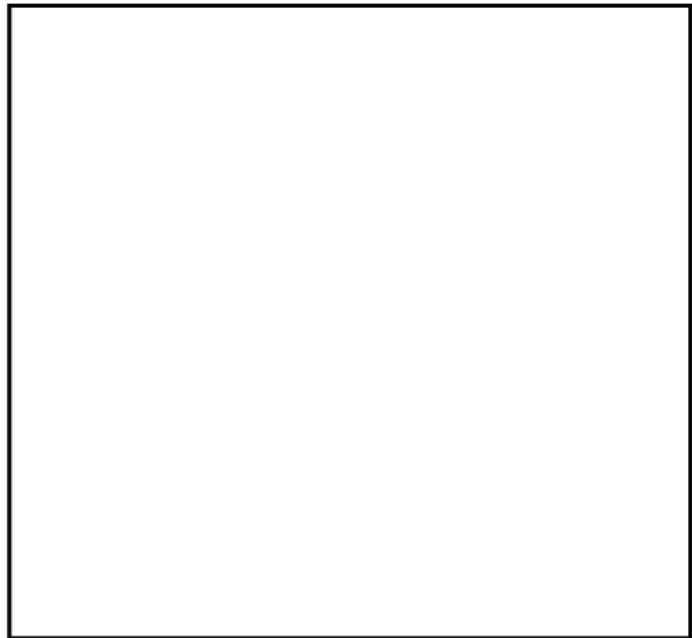
WORK PLAN(page 2)

Work Sequence:

- a.
- b.
- c.
- d.
- e.
- f.

Sketch of work area:

show access and housekeeping



Permanent Materials

- a.
- b.
- c.
- d.
- e.

Equipment Needed

- a.
- b.
- c.

Subcontractors

- a.
- b.
- c.

Survey completed? Y N

Permit required? Y N

Traffic control required? Y N

Does this affect adjacent work? Y N

If yes, give brief description of impact:

QC requirements, if any (testing, inspection etc..)



QUALITY MANAGEMENT PLAN

Attachment L

Required Training – Oriole Park Elementary School Annex/Renovation

Description	Project Manager	Quality Representative	Project Superintendent	Craft Foreman	Craft Crew	Subcontractor	Subcontractor Crew
Quality Management Plan	CR	CR	CR	CR	CR	CR	CR
Primavera P6	CR	CR					
Primavera Expedition	CR	CR	CR				
Project Checklist(materials)	RA	RA	RA	RA	OS	RA	OS
New Employee Orientation	CR	CR	CR	CR	CR	CR	CR
OSHA Safety Training	CR	CR	CR	CR	CR	CR	CR
Personnel Qualification	MR	MR	MR				

Key:

- CR = Classroom
- OS = Onsite
- RA = Read & Acknowledge
- MR = Management Review

Provide a sample of the accounting and cost control systems, including the tracking of change orders.

CHANGE ORDERS

If a trade contractor requests a change order for work we review the contract documents to analyze the request.

1. If the scope of work is accurately reflected in the documents, we reject the change request.
2. If the work is not within the written scope or not inferable by the drawings and specifications, working with the architect, we request and review a detailed breakdown of materials and labor to implement the work from all affected trade contractors and will either:
 - Reject unfair or unsupported proposals for re-submission.
 - Recommend appropriate changes to the owner and architect.

If the Owner requests a change, we request and review proposals from the affected trade contractors and review as outlined in paragraph two above. We represent the owner and expect change orders to be justified and fair. Change order tracking is conducted using the Viewpoint/Team program management software as previously presented.

IHC CONSTRUCTION COMPANIES L.L.C. CHANGE ORDER			
JOB #:	15157	CHANGE ORDER DATE	3/20/17
PROJECT:	Performing Arts Center Addition	CHANGE ORDER NO.	#01
OWNER:	Argo Community High School District #217 7329 W. 63rd St. Summit IL 60501	CONTRACT NO.	15157-001
		PHASE NO.	05100.00.005
TO:	K & K Ironworks 5100 S. Lawndale Ave. McCook, IL 60525		
The agreement is changed as follows:			
Item Description		Approved Amount	
#1 Argon in Auditorium (ASI #10)		\$2,823.00	
This amount being backcharged to Abbey Paving			
TOTAL THIS CHANGE ORDER			\$2,823.00
Per, Arch Text & BMC Construction Company, LLC.			
The Original Contract Sum		\$	1,217,700.00
Net change by previously authorized change		\$	1,217,700.00
Prev. Contract Sum (including all changes)		\$	1,217,700.00
The Contract Sum will (increase decrease stay the same) by this change order in the amount of		\$	2,823.00
The New Contract Sum including this change order will be		\$	1,217,700.00
The Contract time will (remain unchanged) by		0 DAYS	Remains the Same
The date of Substantial Completion as of the date of this Change Order therefore is			
NOTE: THIS CHANGE CANNOT BE BILLED UNTIL ALL PARTIES HAVE SIGNED AND RETURNED TO IHC.			
This Change Order shall constitute a supplement to your Contract with Argo School District #217, it being understood that, except as herein provided, all of the terms and conditions of your Contract as amended or supplemented prior to the date hereof shall remain in full force and effect.			
CONTRACTOR K & K Ironworks 5100 S. Lawndale Ave. McCook, IL 60525		CONSTRUCTION MANAGER IHC Construction Companies, LLC 1500 Executive Drive Elgin, IL 60123	
DATED		DATED	
ARCHITECT DLA Architects, LTD. 2 Pierce Pl #1300 Itasca, IL 60143		OWNER Argo Community High School District #217 7329 W. 63rd St. Summit, IL 60501	

IHC CONSTRUCTION COMPANIES L.L.C. ALLOWANCE ALLOCATION FORM	
Job #15157 - Argo Community High School District 217 Argo Performing Arts Center Addition	
Contractor	Amber Meehanol Date: 07/27/17
Trade Pk#	23a Meehanol & BAS Total Allowance Amount \$60,000.00
IHC Contract # 15157 213 Contract Amount \$1,600,000.00 Phone Code 15000 80 213 Project Manager Will Lane Bookwala E-Mail will.lane@argohs.org	Allowance Number 06 05
Instructions: List the Current Allowance Amount Due on your G700 under the appropriate Item 1060 Allowance and submit the form with your pay application. Please note that per your scope of work, amounts have been revised to exclude overhead and profit.	
Original Allowance Amount	\$60,000.00
Previous Allowance Billed	\$21,995.81
Current Allowance Amount Due	\$1,068.39 (2717 deduct remaining allowance (\$28,945.88))
Total Allowance Used	\$23,054.53
Allowance Remaining	\$36,945.47
The Bicket, Vice President of Building Construction	
* Return This Form Along with Application for Payment *	

CASH ALLOWANCES

It is not unusual to discover unknowns during construction or for owners to want changes as they see the work unfold. There will most likely be decisions that need to be made quickly and allowances built into bids give the owner speed and latitude to make decisions that keep a project moving. Allowances are not free money to spend at will. They are part of the budget and spent with the same scrutiny as any request for change. The authority to spend money from an allowance is kept in the owner's hands and is usually directed by someone assigned by the board (i.e. Superintendent, Business Manager or Facility Director). What isn't spent is credited back to the owner at the end of the project. In our opinion, allowances are a benefit to projects for public agencies governed by a board and operated by an administration.

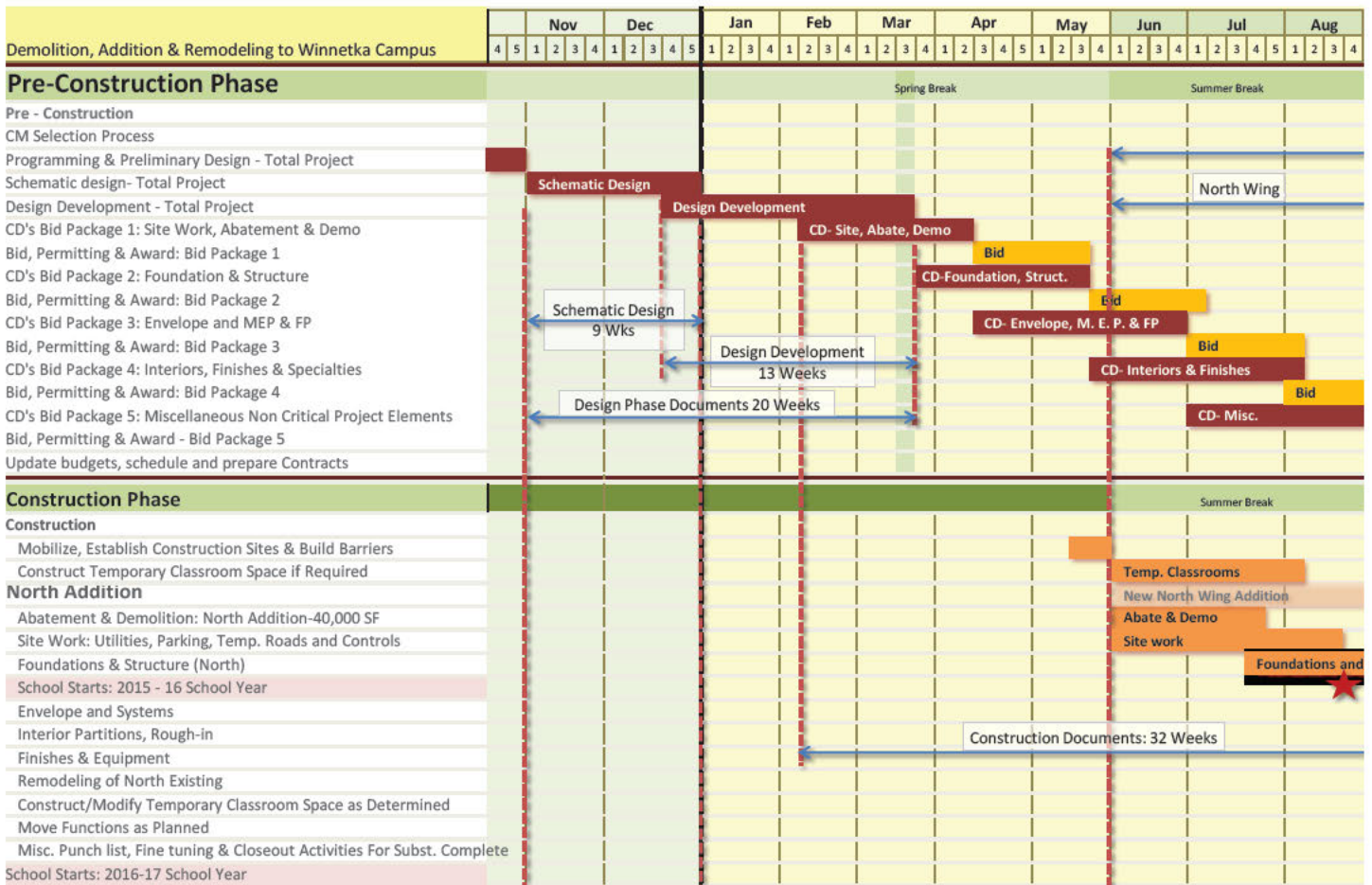


Discuss the procedure and documents for monitoring and maintaining the schedule.

SCHEDULE ADHERENCE & CONTROL

With more than 200 school construction projects in our portfolio, IHC is proud to say that all jobs have been completed on schedule – with facilities ready in time for the first day of school. This has included new buildings, additions, and renovations. In fact, the majority of IHC’s school projects have involved extensive and aggressive summer work, typically remodeling projects. As a prime example, over one summer at Naperville Central High School, IHC completed over \$23 million of work in just ten weeks and school started on time. IHC’s ability to deliver projects on time is a cornerstone of our practice.

As a Construction Manager, IHC successfully guards against “schedule slippage” by embracing key steps of a proven process: (1) Overall schedule development begins in the Pre-Construction Phase, where we incorporate the architect’s Schematic, Design Development, and Construction Documents phases into a detailed Pre-Construction timeline. Our Preconstruction Schedule also includes time allocations for estimating and design updates. We work closely with our design partners, the architects, to ensure that the design process does not fall behind. Days lost in the beginning are hard to make up in the end.



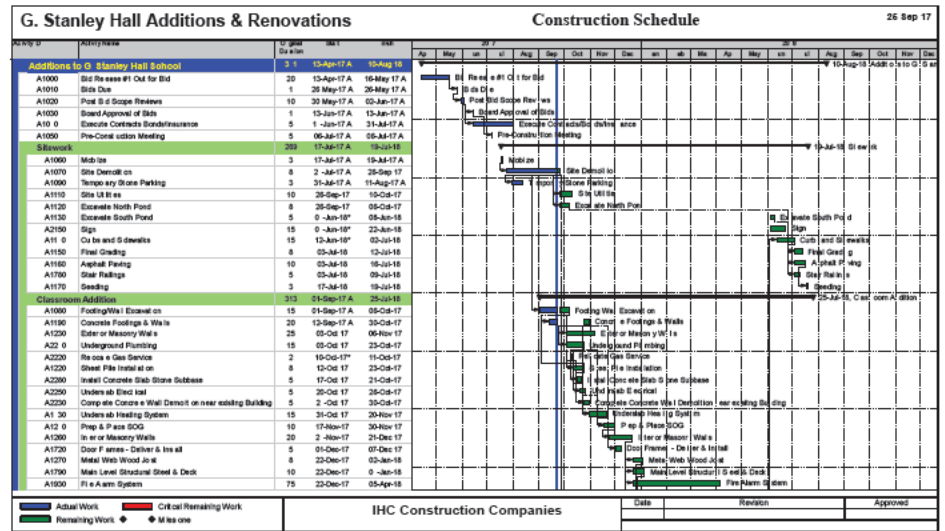
Sample Preconstruction Schedule

(2) Prior to release of bid packages, we develop a Critical Path Method (CPM) macro schedule that includes all project activities from drawing release, permitting, purchasing, and mobilization, to construction, furniture installation, and occupancy. IHC uses Primavera P6 scheduling software. All significant activities are included in the CPM schedule. As work progresses, the schedule is updated and redistributed, to all pertinent parties.

(3) We integrate the CPM into the contract documents for bidding. Each trade contractor commits to the schedule consequences when they submit a bid. Liquidated Damages are typically included in the contract to provide additional motivation for trade contractors to maintain their schedule; and each contractor's sub-schedule includes submittal, materials delivery, performance, and close-out requirements. The Project Manager consistently monitors trade contractor performance against the CPM schedule.

(4) During construction, the Superintendent utilizes a 3-week look-ahead micro schedule, which itemizes every construction activity, line-by-line, and helps us to quickly identify if any aspect of construction is at risk for falling behind. In the event that a trade contractor is failing to meet the schedule, we replace or supplement that trade contractor's crew. We also typically reduce the standard contract language of a 7-day notice (AIA) to 3 days or less, which allows us to more quickly make up time due to trade contractor schedule slippage.

All in all, IHC's comprehensive schedule management approach ensures both the macro and micro schedule elements are coordinated and maintained from start to finish.



Sample Construction CPM Schedule



Sample 3-Week Look-Ahead Micro Schedule

Close-Out

Provide examples of punch list tracking documents for subcontractors.

Discuss the procedures for assembling and distributing record documents and the format intended for this project.

To speed up close-out at the end of the project, we require O & M and warranty documents with the submittals at the beginning of the project.

Deliverables:

Punch List

Certificates of Substantial Completion

Final Test and Balance

Guarantees

Warranties

Bonds

Operating and Training

Record Documents

Final CSV's

Final Waivers

Certificate of Acceptance

CLOSE-OUT

Primary close-out activities include:

1. Prepare final punch list and organize and document final punch list walk-through with owner. Coordinate and supervise work by contractors.
2. Coordinate and expedite resolution of all construction related issues.
3. Assemble and review maintenance, warranty and close out documentation for submittal to A/E.
4. Review all balancing reports and forward for review by A/E.
5. Schedule all training sessions for equipment use and maintenance
6. Prepare and review final applications for payment along with all final and supporting waivers for submittal.
7. Issue for review and approval the Substantial Completion Forms, collection of these forms, and submit them to the Owner for their record.
8. Conduct an 11 month (or 23 month) warranty review to make sure structures and systems are performing as specified and intended.
9. Inspect, determine and coordinate trade contractor's call backs if warranty work is required.

PUNCH LIST

The Punch List is an ongoing process throughout the project. Our full-time, on-site Superintendent is constantly reviewing the work for conformance with the contract documents. Most Punch List items are completed immediately as the work is progressing. Any remaining items are logged and tracked by the Architect and IHC. Each Trade Contractor must sign off on each item related to his package before any retentions are reduced. If a Contractor does not complete the Punch List in a timely manner, IHC will complete or make arrangements with outside Contractors to complete the work, and all costs are deducted from the Contractor that has failed to complete his work.

FINAL ACCOUNTING

Final accounting is just an extension of the monthly reports that IHC will prepare for the Client. Every contract, change order, change directive, change proposal, RFP, etc. is logged and tracked by IHC's staff. The Client will receive monthly reports itemizing all contracts, changes to date, billings to date, current requests etc. IHC logs and tracks every change or potential change from contract documents, whether and add or a deduct. As part of closeout, this log is reconciled with each individual Trade Package to confirm there are no outstanding items.

EQUIPMENT REVIEW AND TRAINING

This is part of a long list of required close out procedures and documents. Every item required for close out is tracked. Retentions are not reduced until all close out documents are received, reviewed and approved. Equipment review and training is scheduled by IHC with representatives from the Client and manufacturers or Trade Contractors. We recommend that all these sessions be recorded for future reference and IHC will coordinate the owner's representatives and contractors to facilitate these sessions.



USER GROUP WALKTHROUGH

End user group walkthroughs are critical to the success of the project. If end users are dissatisfied, the overall success of the project is tarnished. In most cases, end users have not been involved in the day-to-day design and construction decisions that make up their end product. While not a formal training session, end user walkthroughs with explanations of why things were done the way they were done, goes a long way in satisfying the end users' natural tendency to be critical if they weren't involved in the process.

MOVE-IN COORDINATION

IHC can do as little or as much as the Client wants for move in coordination. On some projects we have prepared the RFP for moving services, conducted the pre-bid, qualified the bidders, prepared the intricate moving schedules, taken and awarded bids and supervised the moving crews. On other projects we have assisted the Client with scheduling, but done little else. Our level of involvement is at the Client's option.

WARRANTY

On the majority of its projects, the warranty period for IHC extends for one year after the date of Substantial Completion of the project. Warranties apply to either workmanship or materials to be found defective. IHC performs an 11-Month walkthrough with the Client and the Architect to ensure there are no defects in either workmanship or materials. If, during the 11-month walkthrough, defects are discovered, they will be corrected immediately and the warranty period will be extended for an additional year beyond the performance of the corrective warranty work.

PUNCHLIST DOCUMENT SAMPLE

SD-15_Marquardt_StanleyHall_Puchlist — 216103.00
1447 Wayne Avenue, Glendale Heights, Illinois 60139

#276 Masonry

Status
Open

Location
105

List
Punch List

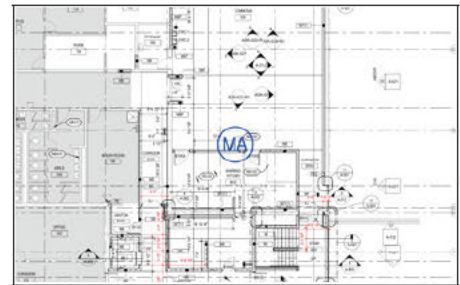
Description
Fill gap and paint

Assignees

Created
Aug 14, 2018 at 2:11pm
lach-fax@legat.com

Last Updated
Aug 15, 2018 at 10:42am

Sheet
A-102



Photos





PER CONSTRUCTION MEETING, INSTALL LARGER PLATE COVERS THROUGHOUT. - TYP. - LEGAT


A-102 Issue markup
Aug 14, 2018 at 2:11pm


COMMUNICATION PROCESSES, TOOLS AND DOCUMENTS


IHC's over-arching communication philosophy is only one piece of our approach to maintaining good communication with the Architect and the School District. We also rely on the following processes, tools, and documents:


-  **Meeting Minutes and Agendas.**


We conduct weekly project meetings with all trade contractors, the architect and the owner. The project manager will prepare and distribute meeting minutes subsequent to each meeting and agendas prior to each meeting.
-  **Recorded Contract Scope Review Meetings.**


Each low bidding contractor is interviewed, in person, to compare their bid scope with the contract documents and bidding requirements and confirm that all work specified has been included by the apparent low bidder.
-  **Submittal Log & Submittal Schedule Examples.**


A submittal log is prepared during bidding and distributed to the successful trade contractor. Submittals are tracked pre-receipt, through the review process and back. Copies of all submittals are maintained at the site and digitally.
-  **ViewPoint TEAM Software.**

All project communication is documented and tracked so that all team members are up to date. Viewpoint TEAM Software provides the Owner, Architect & Contractors appropriate levels of project access.
-  **Daily Work Records.**

The Superintendent keeps daily logs, both written and photographic, of manpower, work accomplished and quality. These are useful in tracking contractor performance over longer periods of time.
-  **Cost/Budget Tracking.**

Project costs are tracked and updated weekly and distributed to the owner and architect at weekly meetings. Detailed, up-to-the-minute project costs are compared to the project budget at each update.
-  **Request For Information (RFI) Log.**

We maintain an RFI log of all trade contractor questions that are not readily interpreted from the contract documents. Written questions are forwarded to the architect for written response.
-  **Requests for Payment.**

On a monthly basis, we prepare a sworn statement of each trade contractor's payment request. We review the amount requested and all details before forwarding to the Architect and Owner for review/approval.
-  **BYOD.**

All IHC Superintendents have iPads or similar devices that are used for daily reports that include up-to-the-minute photos of pertinent job-site details. iPads also allow access to project documents for immediate analysis in the field.

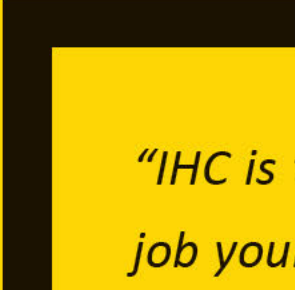




PROJECT SCHEDULE

5



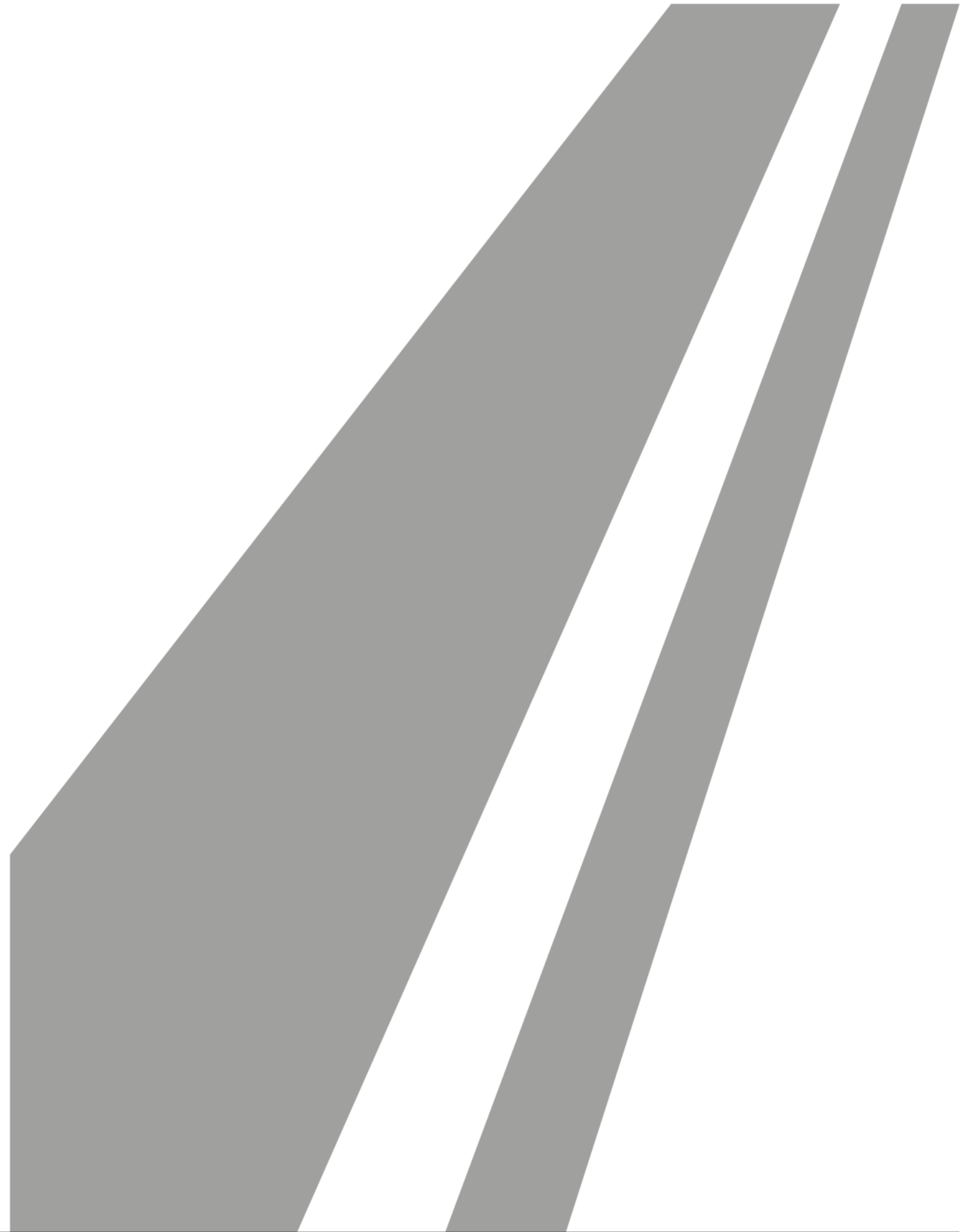


“IHC is to be commended on the outstanding job your firm did on the \$112 Million Building Program. The schedule barely allowed 16 months for the design and construction of this large school which required fast-tracking the project.

The school was successfully completed on schedule and within budget. Based on our experience, Woodstock can highly recommend IHC for building project needs.”

ELLYN WRZESKI
SUPERINTENDENT OF SCHOOLS
WOODSTOCK COMMUNITY UNIT SCHOOL DISTRICT 200

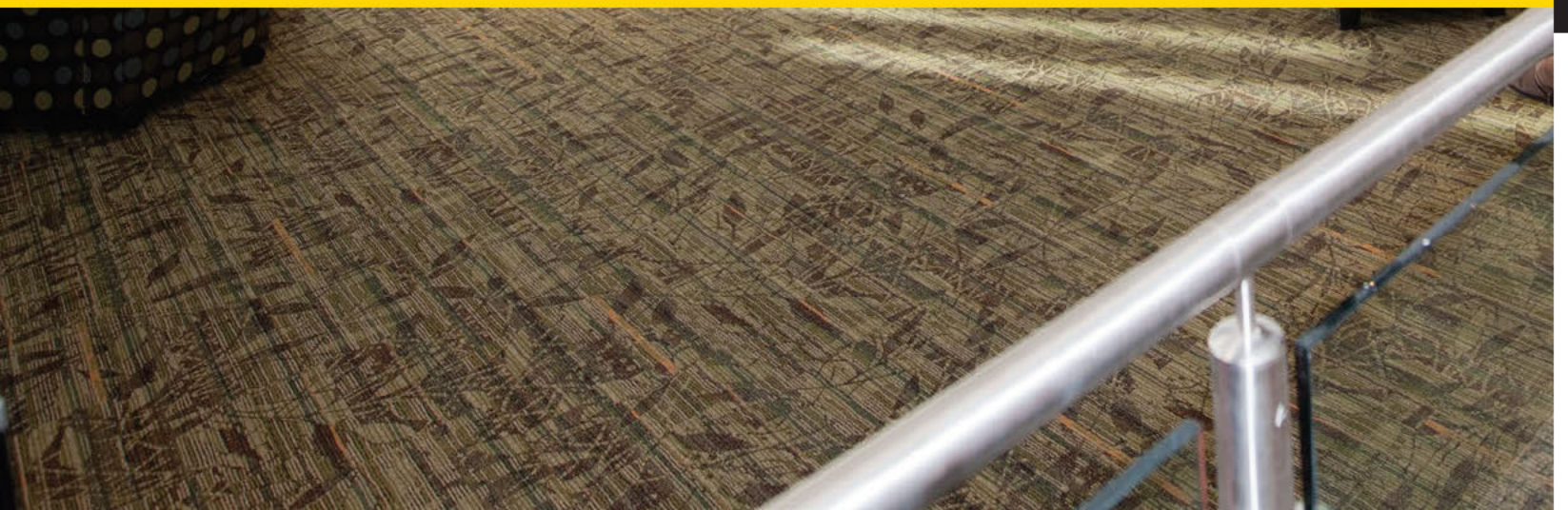


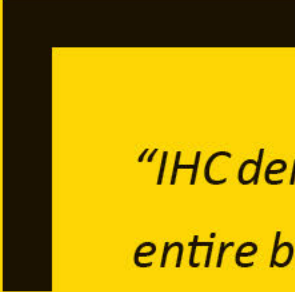




INSURANCE

6





“IHC demanded a high level of safety during the entire building program. Your culture of safety provided a benchmark for all participants including your subcontractors to follow.

The attention to detail and planning has guaranteed our project will be completed ahead of schedule and significantly under budget. I can highly recommend IHC for any building project.”

PAUL DAWSON
MANAGING DIRECTOR
ELGIN COMMUNITY COLLEGE



Submit with your proposal a certificate of insurance evidencing the insurance requirements of Section 8.7 of the Proposal Conditions. Further, please advise if you believe a Contractor Controlled Insurance Program (CCIP) would be to the Owner's advantage on this project and explain why. Detail your experience with CCIPs and provide at least one reference of a project on which you worked with a CCIP.

INSURANCE

CONTRACTOR CONTROLLED INSURANCE PROGRAM (CCIP)

While we have not placed a CCIP, our insurance and risk management broker has extensive experience in this space having placed over \$3B of projects in CIPs. A CIP affords the contractor and its subs the advantages of one unified risk management program and one set of dedicated limits. Typically, sponsors (owners or general contractors) look to CIPs for two main reasons: 1) financial savings and 2) insurance coverage protection. As for the financial savings, the \$137 million in hard costs is on the smaller side for a CIP to provide the financial rewards and this is due to the continued soft insurance market and decreasing workers compensation rates, especially in the Midwest. It can be done, however the risk-reward ratio makes it less feasible when pooling subcontractors' workers compensation costs and measuring these against the potential for claims. Therefore, you can consider a liability only CIP, which actually addresses the second main reason to consider a CIP.

When sponsors consider a CIP from a coverage protection perspective its due to the type of project, usually residential, or a difficulty obtaining the appropriate coverage and contractual risk transfer (additional insured status) from the trade contractors. Your project is not a residential project, which eliminates the first need. Also, being a commercial project in Illinois the availability of proper protection is readily available. As for the second point, IHC Construction has invested considerable resources in our Risk Transfer Program and works closely with our broker to monitor all subcontractor agreements, certificates of insurance and additional insured forms to ensure that the risk you want transferred is actually transferred.

A third point to consider is the potential for third party action over claims residing in the sponsor's program instead of being contractually risk transfer. This is actually the greater exposure on Illinois than construction defect claims and could potentially add costs to the sponsor's program that ordinarily are transferred to the appropriate subcontractor.



Policy Number: 83 UEA QI0442

COMMERCIAL GENERAL LIABILITY

Effective Date:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

ANY PERSONS OR ORGANIZATIONS WHEN YOU HAVE AGREED IN WRITING IN A CONTRACT OR AGREEMENT THAT SUCH PERSONS OR ORGANIZATIONS BE ADDED AS AN ADDITIONAL INSURED

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. Section II - Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- (1)** All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or
- (2)** That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

POLICY NUMBER: [REDACTED]

COMMERCIAL GENERAL LIABILITY
[REDACTED]

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following;

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE


<p>Name of Person or Organization:</p> <p>ANY PERSONS OR ORGANIZATIONS WHEN YOU HAVE AGREED IN WRITING IN A CONTRACT OR AGREEMENT THAT SUCH PERSONS OR ORGANIZATIONS BE ADDED AS AN ADDITIONAL INSURED</p>
<p>Location And Description Of Completed Operations:</p>
<p>Additional Premium:</p>

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

Section II - Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

[REDACTED]





“IHC worked in tandem with our architect throughout the construction process which made it seamless from a School District point of view. They were always available to answer questions quickly and advocated for our district at all times.

IHC is awesome to work with and we will continue to use them for upcoming projects.”

DR. JEAN SOPHIE
SUPERINTENDENT OF SCHOOLS
LAKE BLUFF SCHOOL DISTRICT 65



This proposal request is based on a Cost-Plus Fee arrangement, which will result in a Guaranteed Maximum Price Agreement prior to the initiation of the Construction phase. Please discuss all aspects of your fees associated with this approach, including, but not limited to:

FEES

PROPOSED CONSTRUCTION MANAGER COMPENSATION Hinsdale Township High School District 86

<p>I. <u>Construction Management Fee</u></p> <p>The fee for Construction Manager's basic services as described in AIA Document A133-2009 Construction Manager as Constructor with a Guaranteed Maximum Price. The fee is based upon an estimated project Construction Cost of \$100,639,265. We propose to set the GMP after award of the trade contracts for each phase while carrying a 5% contingency. A one year warranty period is included. Performance and Payment Bond costs for both the CM and trade contractors is included, with \$500,000 allowed for the trade contractors. Liability insurance is included in our fee.</p> <p>Percentage of Construction Costs 3.86% multiplied by assumed Construction costs of \$100,639,265 for a total fee of:</p>	<p>\$ 3,886,212</p>
<p>II. <u>Estimated Lump Sum General Conditions</u></p> <p>Estimated lump sum general conditions per form "F" as modified and attached and the preliminary design and construction schedule, also attached. Projected hours for our staff are attached and the hourly rates are charged at cost, without mark-up. Rates will be maintained through 2022.</p>	<p>\$ 4,957,460</p>
<p>III. <u>Pre-Construction Services Costs</u></p> <p>Work includes planning and design sessions with the team, estimating concept & design drawings, existing conditions investigations, scheduling, committee meetings, board meetings, community meetings, and other pre-construction activities that support the community and district to find the right design, schedule and budget.</p> <p>Each updated project estimate cost: \$25,000 Each revised project schedule cost: \$5000</p>	<p>\$ 498,398</p>
<p>IV. <u>TOTAL PROPOSED CONSTRUCTION MANAGER COMPENSATION</u></p>	
<p>Total estimated proposed costs to the Owner for the Construction Manager's Services, excluding the Trade Contract amounts.</p>	<p>\$ 9,342,070</p>

General Conditions					
On-Site Construction Services - Materials, Labor & Expenses					
Estimated Site Office and Operational Expenses					Months
Mandatory	Months		Rate		60
Site Office in Trailer	60		\$ 1,000	\$	60,000
Furnishings & Set Up/Take Down	3		\$ 5,000	\$	15,000
Utility connections (P, P & W)			\$ 1,600	\$	-
Office Supplies/consumables	60		\$ 175	\$	10,500
Office Equipment	3		\$ 2,000	\$	6,000
Postage Messenger	60		\$ 150	\$	9,000
Phones/Fax/Data	60		\$ 200	\$	12,000
Web Cam initial installation - Option not included			\$ 3,200	\$	-
Web Cam per month - Option not included			\$ 300	\$	-
Toilets for trailer	60		\$ 150	\$	9,000
Reproduction, Copy & Print	60		\$ 250	\$	15,000
Misc. Expenses	60		\$ 100	\$	6,000
Estimated Mandatory General Conditions					\$ 142,500
Estimated Construction Service Expenses					
Site Maintenance, Temporary Requirements & Misc. Job Condition Variables					
Work Item		#/Unit	Rate/Hr-ea	Ext.	
Periodic Cleanup			\$ 69	-	\$ -
Final Clean					\$ -
Construction Toilets			\$ 120	-	\$ -
Dumpsters for Selective Demo			\$ 500	-	\$ -
Initial Temporary Board up			\$ 69	-	\$ -
Board Up Material			\$ 1	-	\$ -
Dust Control	12		\$ 500	-	\$ 6,000
Security					\$ -
Safety Barriers			\$ 69	-	\$ -
Fencing (with summer move)			\$ 12	-	\$ -
Construction Sign Permits	3		\$ 1,000	-	\$ 3,000
Signage & Notices	3		\$ 2,500	-	\$ 7,500
Misc. Labor and Material Handling			\$ 69	-	\$ -
Material Testing			\$ 1,500	-	\$ -
Survey and Layout			\$ 2,500	-	\$ -
Estimated Self Performed/Directed General Conditions					\$ 16,500
Total Estimated General Conditions					\$ 159,000

HINSDALE THSD86 PROPOSED STAFFING PER SCHEDULE

	Pre-Construction	Construction	Rate	Pre-Construction Total	Construction Total	Total Cost
Safety Coordinator	8	220	\$ 110.00	880	24,200	\$ 25,080
Estimating	600	-	\$ 110.00	66,000		\$ 66,000
Accounting	90	6,420	\$ 55.00	4,950	353,100	\$ 358,050
Project Coordinators (2)	704	10,320	\$ 60.00	42,240	619,200	\$ 661,440
Superintendent	112	5,650	\$ 115.00	12,880	649,750	\$ 662,630
Project Executive/PM	1,104	5,280	\$ 132.00	145,728	696,960	\$ 842,688
Project Engineer	360	5,240	\$ 70.00	25,200	366,800	\$ 392,000
Asst. Superintendent	-	2,190	\$ 105.00		229,950	\$ 229,950
Superintendent	112	5,690	\$ 115.00	12,880	654,350	\$ 667,230
Senior Project Manager	952	5,280	\$ 120.00	114,240	633,600	\$ 747,840
Project Engineer	360	5,240	\$ 65.00	23,400	340,600	\$ 364,000
Asst. Superintendent	-	2,190	\$ 105.00		229,950	\$ 229,950
BIM & Design Review Services	-	-		50,000		\$ -
Hours	4,402	53,720		\$498,398	\$4,798,460	\$ 5,246,858
		58,122				\$ 5,296,858




FORM F
GENERAL CONDITIONS SCOPE OF WORK

	Description of Scope of Work	Costs included in General Conditions Lump Sum Amount	Costs to be included in bid packages and incorporated into GMP	Passed thru as a Reimbursable (at Cost)
1	Supervisory and administrative personnel (project management, accounting and support staff) as required to professionally and expeditiously complete project work.	X		
2	Field labor, materials and service charges for safety and final cleanup (trade specific safety and cleanup by subcontractors to be included as a subcontractor expense). Note that final cleaning is less expensive when bid out and performed by a qualified contractor.	X		
3	Materials and supplies relative to General Contractor's work.	X		
4	Machinery and equipment rentals relative to General Contractor's work.	X		
5	Small tools relative to General Contractor's work.	X		
6	Transportation expenses included trucking, freight and delivery charges relative to General Contractor's work.	X		
7	Travel expenses relative to General Contractor's work.	X		
8	Project management and job site office, storage sheds, and other temporary construction relative to General Contractor's work. Note that certain elements are less expensive when defined and bid out and others are most effective when handled as a reimbursable. Examples would be temporary roads or staging (bid by excavation contractor) or temporary fencing (installed where and when required and passed thru at cost)	X	X	X
9	Insurance. Exception - it is assumed that the owner will carry builder's risk as this is typically less expensive and is in keeping with the AIA contract.		X	
10	Protection of adjoining spaces and repair of consequential damages (including trade specific protection and repairs by subcontractors).		X	
11	Temporary heat, light, power, water & utilities are less expensive when tapped from the owner's existing services. The trade contractors include any necessary connections in the scope of work that is bid out. The consumption charges are then paid directly by the owner.		X	
11.1	Temporary heat and snow removal that may be necessary due winter conditions as well as temporary barricades are best when managed as a reimbursable expense with no mark-up. This ensures that the owner only pays for what is necessary on the project. Temporary scaffolding, bracing, etc. is typically included in contractor's bid packages.		X	X
12	First aid facilities (including subcontractor required to provide trade specific facilities).	X		
13	Safety program, supervision, safety and protection (including trade specific safety and protection by subcontractors).	X	X	
14	Losses or expense not compensated by insurance. Including deductibles for losses and expenses for which the General		X	
15	Field and project management office expenses including telephone services, postage, stationary, air courier, messenger,	X		
16	Construction progress photographs.	X		
17	Costs for General Contractor's blueprints, photocopies and facsimile (including trade specific costs by subcontractors).	X		
18	General Contractor's incidental labor and materials required for cooperation with Owner's testing agency (including trade specific	X	X	
19	Coordination of Guarantee or Warranty work (including trade specific costs by subcontractors).	X		
20	Temporary signs and warning devices (including trade specific costs by subcontractors).	X	X	
21	Temporary enclosures, barricades and fencing (including trade specific costs by subcontractors).			X
22	Pest control.	X		
23	Dumpsters.	X		
24	General clean up and trade specific cleanup.	X	X	
25	Temporary sanitation.	X		
26	Weekly job meetings.	X		
27	Payment and performance bonds cost for the GMP amount (including trade specific bonds by subcontractors). Trade contractors are recommended to be bonded.	X	X	
28	Building, and other permit costs and fees (including trade specific permits and fees by subcontractors).		X	
29	Surveys for (including trade specific surveys by subcontractors).		X	
30	O&M training and orientation.	Coordinated Thru CM	X	
31	Preparation of as-built drawings.		X	
32	Final cleaning is less expensive when bid out and performed by a qualified union cleaning contractor.		X	







“IHC is a cut above the rest. The company’s professionalism, expertise and work ethic never disappoints. Wauconda CUSD 118 is grateful to have IHC as our Construction Management firm!”

DR. DAN COLES
SUPERINTENDENT OF SCHOOLS
WAUCONDA COMMUNITY UNIT SCHOOL DISTRICT 118



Carefully Complete every form that is included in this Proposal Forms Section. All forms and attachments (e.g. Pricing Form and insurance certificate) should be included in your sealed proposal envelope.

FORMS

Proposal Forms

Submitter Instructions

Carefully complete every form that is included in this Proposal Forms Section. All forms and attachments (e.g. Pricing Form and insurance certificate) should be included in your sealed proposal envelope.

Provide one copies of all forms, as well as (1) CD or USB copies, in your proposal envelope. Failure to complete all the required information or providing any incomplete, inaccurate or misleading information may result in disqualification of your proposal.

Please contact Tina Snyder, Procurement Officer, at msnyder@hinsdale86.org, in writing if you have any questions regarding the proposal forms or RFP requirements.

Proposal Checklist

(All items must be included with the Proposal)

1. Title Page
2. Table of Contents
3. Required Elements of Proposal (Must Answer/Respond to All)
4. Proposal Checklist
5. Proposal Submission Form (Signed and Notarized)
6. Proposal Price Sheet
7. Sexual Harassment Policy Certificate (Form A and Attachment thereto) (Must Be Signed And Notarized)
10. Certificate of Eligibility to Contract (Form B) (Must Be Signed and Notarized)
11. W-9 Form (Sample of First Page Is Included as Form C) (The Full Current Version of the Form W 9 From the IRS Website Must Be Completed and Signed)
12. Label (Form D)
13. One (1) Hard Copy of all Documents, and one (1) Digital Copy on CD or USB Drive
14. Certificate of Insurance
15. CD or USB of Proposal
16. General Conditions Scope of Work (Form F)

PROPOSAL SUBMISSION FORM

**BOARD OF EDUCATION OF
HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86, DUPAGE COUNTY ILLINOIS**

Proposal Description: RFP 19-015 Construction Manager

Mandatory Pre-Proposal Meeting/Site Visit: April 24, 2019 Hinsdale Central at 8:30AM CST

Deadline for Questions and Clarifications: May 7, 2019 at 4:00 P.M. CST

Proposal Submission Date and Time of Opening: May 14, 2019, at 2:00 P.M. CST

Presentation/Interviews (If Necessary) (tentative) Week of May 20, 2019

Submit your proposal to: Tina Snyder, CPPB
Procurement Officer
Hinsdale Township Administration Building
5500 Grant Street, Hinsdale, Illinois 60521

Recommendation for vendor approval to BOE: (Tentative) June

Fees for Services: To be detailed in proposal submission

The undersigned, being duly sworn, deposes and certifies under oath that the company or other entity named below, its officers, employees, and agents, are not barred from submitting a proposal on this contract as a result of a violation of the Bid Rigging or Bid Rotating provisions of the Public Contracts Section of the Illinois *Criminal Code of 2012* (720 ILCS 5/33E-3, 33E-4), or as a result of a violation of any other law, rule, ordinance or regulation. The undersigned further certifies that he or she has read and understands the Proposal Documents and that his or her proposal is in compliance therewith.

The undersigned affirms that the documents and information provided in this proposal are true and complete. The undersigned further affirms that submission of this proposal constitutes an agreement to provide all services and comply with all requirements outlined in this RFP unless expressly disclaimed by the submitter in its proposal.

By: [Redacted Signature] Firm Name: IHC Construction Companies LLC

Print Name: Tim Bickert Address: 1500 Executive Drive

Its: Vice President of Building Construction City: Elgin

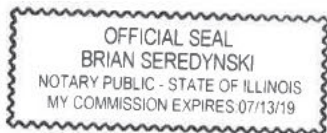
Telephone: 847-841-7730 State: IL

Email Address: tbickert@ihcconstruction.com

Date: 4/24/19

**Subscribed and sworn to before me
this 24th day of April, 2019.**

Notary Public: [Redacted Signature]
Brian Seredynski, Marketing Coordinator



570692_2

REQUEST FOR PROPOSALS

**RFP 19-015
Construction Manager
PROPOSAL PRICE SHEET**

PROPOSAL AWARD CRITERIA:

The Proposer agrees to provide the service described above and in the contract specifications under the conditions outlined in attached documents as listed.

TOTAL PRICE:

Provide Fee as a percent of the Cost of Work	3.86% \$3,886,212
Provide a Lump-Sum price for General Conditions	\$4,957,460
Not to exceed fee for pre-construction services	\$498,398
An additional Not-to-Exceed unit cost for additional iterations of the schedule	\$5,000

Please submit any additional information on pricing on separate pages.

*** Please use an additional sheet if necessary to provide the required detail on pricing. Such sheet must be attached hereto.**

IHC Construction Companies LLC
Company's Name


Authorized Representative's Signature 4/24/19
Date

Tim Bickert, Vice President of Building Construction 4/24/19
Authorized Representative's Signature (printed) Date

FORM A
Certificate Regarding Sexual Harassment Policy

IHC Construction Companies LLC (Submitter) does hereby certify (pursuant to Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) that (he, she, it) has adopted a written sexual harassment policy that includes at a minimum the following information (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under Illinois Law; (iii) a description of sexual harassment utilizing examples; (iv) internal compliant process including penalty; (v) the legal recourse, investigate and complaint process available through the Illinois Department of Human Rights and the Illinois Human Rights Commission; (vi) directions on how to contact the Department and Commission; and (vii) protection against retaliation as provided. Submitter further certifies that it will comply with the Illinois Human Rights Act implementing regulations required for all public contractors and included herein as Attachment to Form B.

By: [Redacted Signature]
Authorized Agent of Submitter
Tim Bickert, Vice President of Building Construction

Date: 4/24/19

Subscribed and sworn to before me this 24th day of

April, 2019.

[Redacted Signature]
Notary Public Brian Seredynski, Marketing Coordinator



Attachment to Form A

Illinois Human Rights Act Regulations

Lessor shall be required to comply with the following provisions only if and to the extent they are applicable under the law.

The Contractor agrees to fully comply with the requirements of the *Illinois Human Rights Act*, 775 ILCS 5/1-101 *et. seq.*, including, but not limited to, the provision of sexual harassment policies and procedures pursuant to Section 2-105 of the Act. The Contractor further agrees to comply with all federal Equal Employment Opportunity Laws, including, but not limited to, the *Americans With Disabilities Act*, 42 U.S.C. Section 12101 *et. seq.*, and rules and regulations promulgated thereunder. The following provisions are included in this contract pursuant to the requirements of the regulations of the Illinois Department of Human Rights, Title 44, Part 750, of the Illinois Administrative Code (*see* 44 Ill. Admin. Code 750.20). As required by Illinois law, in the event of the Lessor's non-compliance with the provisions of this Equal Employment Opportunity Clause, the *Illinois Human Rights Act* or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), the Contractor may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulations. During the performance of this contract, the Contractor agrees as follows:

A. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, age, citizenship status, physical or mental handicap or disability unrelated to ability, military status or an unfavorable discharge from military service, or arrest record status; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

B. That, if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

C. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, age, citizenship status, physical or mental handicap or disability unrelated to ability, military status or an unfavorable discharge from military service, or arrest record status.

D. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Lessor's obligation under the *Illinois Human Rights Act* and the Department's Rules. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with such Act and Rules, the Contractor will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligation thereunder.

E. That it will submit reports as required by the Department's Rules, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the *Illinois Human Rights Act* and the Department's Rules.

F. That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with *Illinois Human Rights Act* and the Department's Rules.

G. That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this contract, the Contractor will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Contractor will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

FORM B
Certificate of Eligibility to Contract

I, Tim Bickert, Vice President of Building Construction (pursuant to Section 5/10-20.21 (b) of the *School Code*)
hereby certify that neither I, nor any of my partners, or officers or owners of (name of Entity)
IHC Construction Companies LLC.

1. Have been convicted in the past five (5) years of the offense of proposal-rigging under Section 33E of the *Illinois Criminal Code of 2012, 720 ILCS 5/33 E-1 et seq.* as amended;
2. Have ever been convicted of the offense of proposal-rotating under Section 33E-4 of the *Illinois Criminal Code of 1961*, as amended;
3. Have ever been convicted of bribing or attempting to bribe an officer or an employee of the State of Illinois; or
4. Have made an admission of guilt of any of the above conduct which is a matter of record.

Furthermore, I certify that I, my partners, officers or owners of (name of business)
IHC Construction Companies LLC and its affiliates have and will continue to collect and remit
Illinois Use Tax, to the extent required under the *Illinois Use Tax Act, 35 ILCS 105/1 et. seq.*

In certifying to the above, I hereby acknowledge that the school board may declare any contract awarded pursuant to this proposal void if this certification is false.

4/24/19
Date


Authorized Agent of Submitter
Tim Bickert, Vice President of Building Construction

Subscribed and sworn to before me this 24th day of

April, 2019.


Notary Public Brian Seredynski, Marketing Coordinator





SUBMITTED BY:

IHC CONSTRUCTION COMPANIES LLC
MAY 14, 2019

PRIMARY CONTACT:

TIM BICKERT, LEED AP
TBICKERT@IHCCONSTRUCTION.COM
847-841-7730

HINSDALE TOWNSHIP

HIGH SCHOOL DISTRICT 86



Turner

TABLE OF CONTENTS

1. COVER LETTER
2. COMPANY OVERVIEW
3. CM EXPERIENCE
4. CM SERVICES
5. PROJECT SCHEDULE
6. INSURANCE
7. FEES & SAMPLE DOCUMENTS



1

COVER LETTER



Turner Construction Company
55 East Monroe Street, Suite 1430
Chicago, Illinois 60603
ph: 312.327.2770
www.turnerconstruction.com

Tina Snyder, CPPB
Procurement Officer
Hinsdale Township Administration Building
5500 South Grant Street
Hinsdale, IL 60521

Re: Hinsdale Township High School District 86
Turner Construction Response for Proposal for Construction Manager at Risk Services

Dear Ms. Snyder,

Turner Construction is pleased to submit our credentials and proposal for Construction Manager at Risk services for the Hinsdale Township High School District 86 Project. We appreciate the opportunity to work with the School District and the design team and look forward to a collaborative partnership from preconstruction through occupancy and beyond

The Turner Team recognizes and respects that Hinsdale Township High School District 86 is embarking on a legacy project – a once in a generation opportunity to improve the quality of education in the District for many years to come. The community has placed a great amount of trust in the School District to be faithful stewards of their funds and deliver a project which meets the community's many goals and expectations. The Turner Team is prepared and committed to partner collaboratively with Hinsdale Township High School District 86 and the Design Team to advance this project from vision to fruition.

As you review our submittal and deliberate on the merits of our team, please consider the following attributes and differentiators that we feel clearly separate our team from the rest, which makes Turner the best choice as your Construction Management Partner for this project:

- **Collaborative Approach and Preconstruction expertise and resources** - Turner's core market in this geography is educational facilities. This will benefit Hinsdale Township High School District via our Pre-construction Team's unrivaled wealth of specific project experience and data that we will bring to bear on your project. Based on this experience, you can count on us to deliver accurate, detailed and timely cost estimates, value engineering, schedules, phasing studies and constructability reviews. Our team will collaborate with Hinsdale Township School District 86 and the Design Team to ensure the design can be built efficiently and economically. **Our Technical Knowledge combined with our Solutions Focused Thinking will allow the design process to unfold while also balancing our responsibility to the budget and schedule. This will lead to a design which falls within budget without compromising the integrity of the vision.**
- **"Best-in-Class Experienced Staff** – Our team is led by seasoned builder Richard Ach, whose experience in executing complex, phased K-12 projects, including renovations to classroom spaces, performance spaces and pools, makes him the right person to lead your project to successful outcome. Supporting Richard is our Preconstruction team led by Scott Peterson and two dedicated Operations Teams, one for Hinsdale Central, led by Scott Bennett-Senior Project Manager and one for Hinsdale South, led by Dave Secrest-Project Manager. **We believe that a project of this magnitude, in an active school environment, needs dedicated staff with the experience, knowledge and technical expertise to develop and execute an operational plan that will lead to a successful outcome.**

The logo for Turner Construction Company, featuring the word "Turner" in a bold, blue, sans-serif font.

- **Experience in delivering Complex Phased Projects in an Occupied Setting** - Given the highly challenging schedule and the complex sequencing that this project will require, it is difficult to overstate the importance of selecting a construction manager that understands how to develop and execute a well planned operational approach. Our team has studied the complexities of the proposed project(s) and we are ready to work with Hinsdale Township High School District 86 and the Design team to collaboratively develop a project specific operational plan which ensures the safety of the students and minimizes disruption, while achieving the project goals.
- **Innovation** – Our technologically driven processes utilize innovative tools including Building Information Modeling, Prefabrication, Lean Practices, 4D scheduling, and Collaborative Web Based Project Controls Systems. These technologies allow complete and transparent communication, accurate and thorough estimates and provide all parties with real-time access to all project documents from Preconstruction through completion.

We welcome the opportunity to be a part of the project team that will transform Hinsdale School District 86. You have our commitment that that Turner Construction will provide the resources necessary to ensure this project is delivered on time, within budget, to a high degree of quality, and to the highest safety standards. [We promise to be a collaborative, budget conscious, solutions-focused partner and are ready to build this transformative project for Hinsdale Township High School District 86.](#)

Sincerely,

A black rectangular redaction box covering the signature of Richard A. Blair.

Richard A. Blair
Vice President & General Manager
Turner Construction Company

2

COMPANY OVERVIEW



TURNER OVERVIEW



NATIONAL & LOCAL REACH

Turner Construction is a North American-based construction services company working in diverse markets worldwide. We have earned recognition for undertaking complex and vast projects with an innovative approach, embracing new technologies and creating lasting partnerships with clients and employees and making a difference in the communities we service.

Working in and around Chicago since 1924, Turner Construction Company brings unparalleled management expertise, building experience and knowledge of the respective markets, infrastructure and civic processes. Turner has been consistently ranked the No. 1 Construction Company in the Midwest by Midwest Real Estate News. With a strong skill and experience base, Turner prides itself on providing quality construction related services to a diversified client base. Turner employs a staff of 215 people in our Illinois business unit, and completes annually more than \$750 million of construction volume.

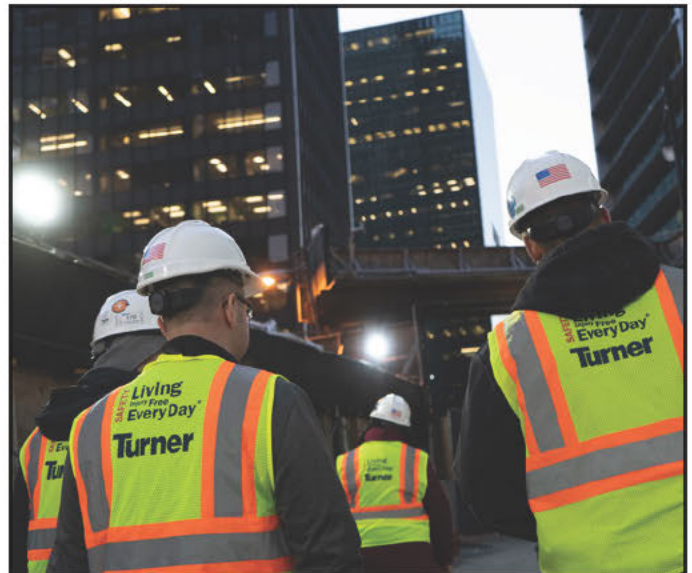
COMMUNITY BUILDER

Turner is very committed to the M/WBE community through our extensive utilization of such subcontractors. Contributing to the economic growth and development of all segments of our community is an important aspect of Turner's business strategy. Our M/WBE Program is the centerpiece of our Community Affairs Program, and is an integral part of Turner's overall effort to build communities and partnerships.

Leading the industry, Turner was the first major builder in the country to incorporate a Community Affairs department in its organizational structure in 1968. Our community involvement has become an integral part of our day to day operations. Through numerous outreach and training programs, we work with and support the growth of minority and woman-owned contractors as well as suppliers, educators, students and many other community-based organizations.

SAFETY EXCELLENCE

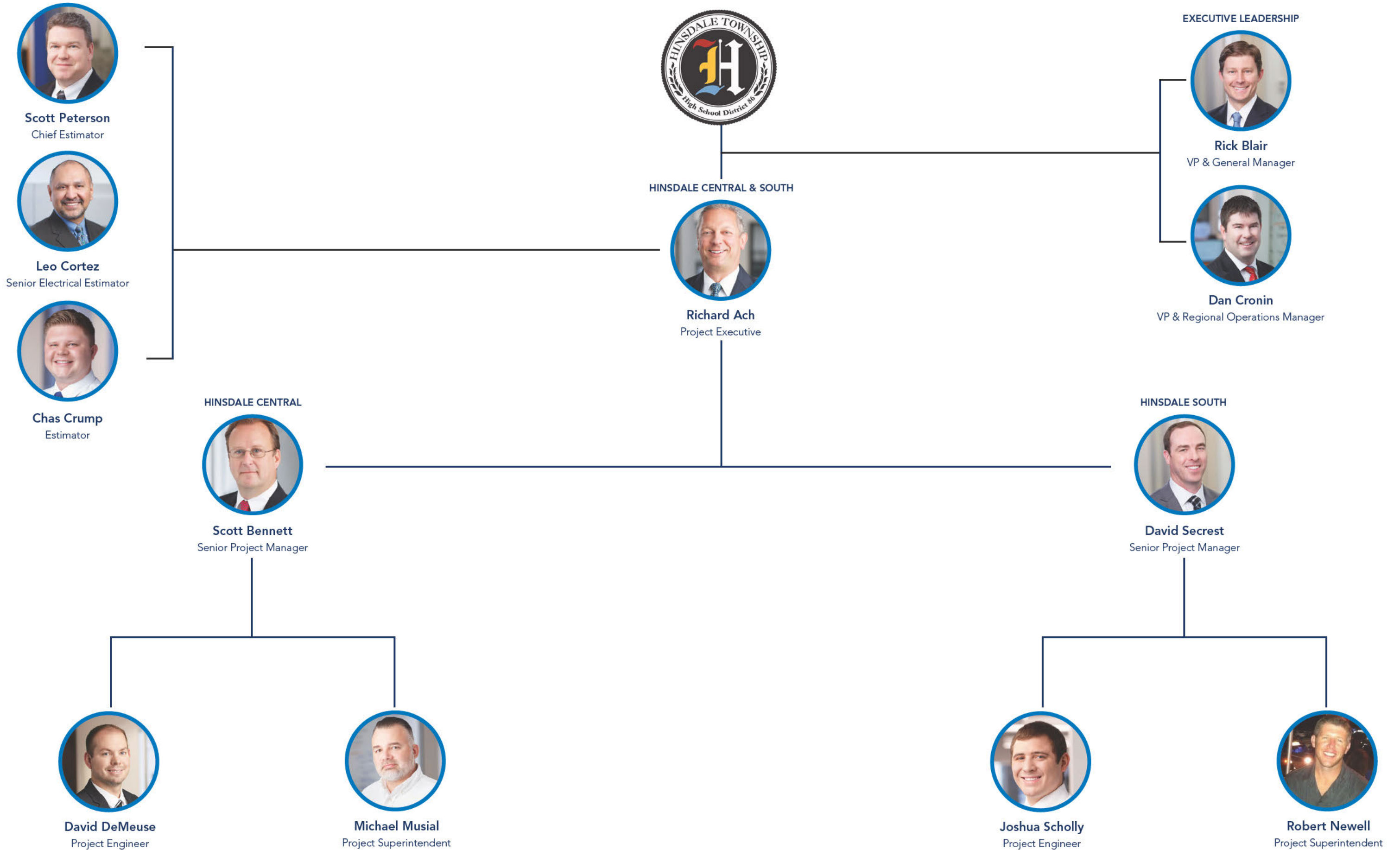
At Turner, we have developed a culture that promotes an injury-free environment and provides the safest workplace possible for our employees, contractors, clients and the communities in which we work. We focus on ensuring a safe project site that protects and effectively separates construction activity. Turner develops a clear and specific safety plan for each project and integrates it into every aspect of operations, with management commitment and total employee involvement.



COMPANY EXPERIENCE

HIGH SCHOOL EXPERIENCE (9-12)	
SCHOOL DISTRICT	PROJECT
Lake Central School Corporation	Lake Central School
Benet Academy	Private High School
Byron Community Unit School District #226	High School Additions & Renovations
Crystal Lake Community High School District 155	Crystal Lake Central High School
	Prairie Ridge High School
	Crystal Lake South High School
Fenwick High School (private)	Addition & Renovation
Grayslake Community High School District 187	New H.S. Campus Route 83 Grayslake Central High School
Indian Prairie School District 204	Metea Valley High School
Johnsburg Community Unit School District 12	High School Renovations & Additions
Lake Park Community High School District 108	Lake Park High School East Lake Park High School West
McHenry Community High School District 156	McHenry West McHenry East
Minooka Community High School District 111	New High School
Momence Community Unit School District #1	High School Renovations & Additions
Paris Cooperative High School	New High School
Rantoul Township 193	Rantoul Township High School
St. Anne Community High School District 302	St. Anne High School
St. Charles Community Unit School District 303	East HS
St. Viator	Addition & Renovation
Taylorville Community Unit School District 3	Taylorville High School Addition & Reno
Warren Township HS 112	Warren Campus
	O'Plane Campus
West Chicago Community High School District 94	West Chicago Community High

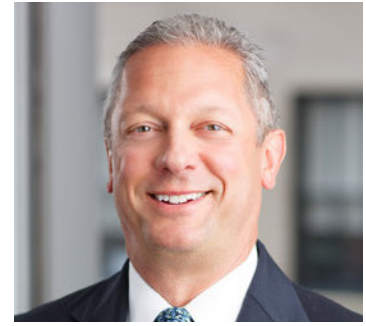
PRECONSTRUCTION & CONSTRUCTION ORGANIZATION CHART



Richard Ach

Project Executive

Hinsdale Central & South



PROJECT RESPONSIBILITIES

As Project Executive, Richard will lead and direct a high-performance team in the day-to-day management of the project. His primary responsibilities will include managing the project's schedule, budget and on-site operational activities. Richard's extensive experience in project management will expedite issue resolution and help ensure successful project completion.

SELECT PROJECT EXPERIENCE

LAKE CENTRAL SCHOOL CORPORATION, SAINT JOHN, IN

Turner provided construction management services to the Lake Central School Corporation for their 2011 referendum projects. This \$152M construction program consisted of a multi-year, multi-phased renovation and construction for the district's Lake Central High and Protsman Elementary Schools. At the Lake Central High School, the project scope included retaining approximately 268,000 sq. ft. of the existing facility including the current Freshman Center as well as the LCFC Gym and Field Houses. Work also included demolishing the existing Academic Area and Pool and constructing approximately 558,000 sq. ft. of space, including a three-story Academic Wing, two-story vocational wing, fine arts building, Auditorium, Media Center, Competition Gym, Pool, and Administrative Area.

MCLEAN COMMUNITY UNIT DISTRICT 5, NORMAL, IL

Turner provided preconstruction and construction management services on a \$53M program consisting of two elementary schools, a middle school as well as additions and selective renovations at Sugar Creek Elementary School. The two elementary schools, Cedar Ridge Elementary School and Benjamin Elementary School are approximately 78,000 g.sq. ft. each and constructed to house 600 students each, located in the Grove at Kickapoo Creek sub-division and Cedar Ridge sub-division. The Sugar Creek Elementary school project consisted of 31,000 g.sq. ft. of renovation including a gymnasium and classrooms addition and other miscellaneous renovations. The George L. Evans Jr. High is approximately 140,000 g.sq. ft., on a 40 acre site and houses up to 800 students. Each of the four projects involved the installation of a geo-thermal heating system, which included drilling a large number of wells to serve the one-pipe mechanical system.

MINOOKA COMMUNITY HIGH SCHOOL DISTRICT 111, MINOOKA, IL

Turner provided preconstruction and construction services for this 283,145 sq. ft. High School situated on a 60 acre former farmland parcel. The school included a total of 83 classrooms with science and computer labs, and 78 classrooms in the three-level classroom wing. The 16,000 sq. ft. administration wing contains a cafeteria and full service kitchen. The facility also has a 16,000 sq. ft. auxiliary gym area, and a 32,500 sq. ft. competition gymnasium wing with locker rooms. The building was designed for future expansion that will ultimately house 2000 students. The building type is masonry bearing with concrete floor plank, face brick exterior with vertical areas of curtain wall windows. The mechanical system includes an exterior chiller/cooling tower two-pipe system with VAV's and Fan Power Boxes, and multiple Air-Handling Units. This type of construction required writing very specific and detailed bid requisitions to include winter conditions for masonry construction. Masonry bearing was chosen over steel to expedite construction and eliminate steel lead time. Site work included extensive mass grading and reshaping of the site, site utilities, five detention areas, two parking lots with a total capacity of 420 parking spaces and landscaping.

EDUCATION

BA, Architecture,
University of Illinois at Chicago

EXPERIENCE

With Turner, 22
Total industry, 32

CERTIFICATIONS

Licensed Architect, Illinois
AIA Member
OSHA 30-Hour
CPR/First Aid

Scott Peterson

Chief Estimator

Hinsdale Central & South



PROJECT RESPONSIBILITIES

Scott Peterson's knowledge and expertise in the pricing, purchasing, procurement and installation of building systems is unmatched. Through his experience, Scott has gained valuable relationships with key subcontractors and has excellent A/E relationships. Through his effective communication skills and extensive estimating experience, he is integral to the preconstruction team and is seasoned at the cost reconciliation process. With his resources, he will lead the budgeting/estimating activities during preconstruction.

SELECT PROJECT EXPERIENCE

LAKE CENTRAL HIGH SCHOOL RENOVATION & EXPANSION, ST. JOHN, IN

The new construction includes a three-story academic wing, with 92 new Classrooms, including specialty teaching spaces for art, science, vehicle repair, printing, and metalworking including CNC and water lathe machining. Other new construction included a 50-meter Olympic pool with shared community use, a competition gymnasium, 1,100 seat auditorium, music rehearsal space and media center. The project also included new athletic facilities with artificial turf football, baseball, and softball fields and over 1.6 million gallons of underground storm water detention.

PROTSMAN ELEMENTARY SCHOOL, DYER, IN

The Protsman Elementary School was built to replace an existing facility that had become outdated and overcrowded. The facility was constructed on the site of the former building, and through a transparent and collaborative approach, careful phasing and staging, changes were implemented to give children a leg up in a tech-forward world.

INDIAN PRAIRIE SCHOOL DISTRICT 204, METEA VALLEY HIGH SCHOOL, AURORA, IL

The 465,000 SF, 3,000-student Metea Valley High School includes flexible teaching and learning centers situated as separate wings of the school and organized by grade and department into small learning communities. At the core of the academic wings is a 12,680 SF media center. This space contains computer labs, forum rooms and a technology lab and also has two adjoining enclosed courtyards allowing for natural light to enter the area.

PUBLIC BUILDING COMMISSION, OGDEN INTERNATIONAL SCHOOL OF CHICAGO, CHICAGO, IL

A new 156,000 SF replacement elementary school. The first level contains the school's main entry with Principal's office, six Pre-K class rooms, cafeteria, a loading dock and service areas including the kitchen. The second level includes 12 classrooms, a computer and science lab, art room and a two-story gymnasium with raised platform stage along with mechanical rooms. The third floor has another 12 classrooms, the library, music room, staff lounge and mechanical rooms. LEED Gold Certified.

BYRON COMMUNITY UNIT SCHOOL DISTRICT 226, BYRON, IL - \$47,000,000

A 115,000 SF new middle school that accommodates up to 550 students and includes general classrooms, science labs, an 80 piece band room, 80 seat choral room, 14,000 volume library, three computer labs, two "Project Lead-the-Way" labs, a full-service kitchen, locker rooms, gymnasium with two basketball courts, community room, a drama classroom and a 550 seat auditorium. The Byron High School received a 35,000 SF science and technology addition comprised of six science labs, five math classrooms, a computer lab, three open classrooms, a wood shop, and a building trades classroom.

EDUCATION

M.B.A., Keller Graduate School of Management

B.S., Civil Engineering, University of Illinois at Urbana-Champaign

EXPERIENCE

With Turner, 25
Total industry, 26

CERTIFICATIONS

OSHA 30 Hour
First Aid & CPR

Leo Cortez

Senior Electrical Estimator

Hinsdale Central & South



PROJECT RESPONSIBILITIES

Leo has over two decades of experience working in Turner's Estimating Department and specializes in the electrical trades. His responsibilities include preconstruction analysis and planning, value engineering, project estimating, preparation of Guaranteed Maximum Prices, lump sum bidding and special studies on a variety of projects for the Chicago main office including K-12 and higher education, healthcare, commercial, pharmaceutical, and data centers.

SELECT PROJECT EXPERIENCE

LAKE CENTRAL SCHOOL CORPORATION, SAINT JOHN, IN

Turner provided construction management services to the Lake Central School Corporation for their 2011 referendum projects. This \$152M construction program consisted of a multi-year, multi-phased renovation and construction for the district's Lake Central High and Protsman Elementary Schools. At the Lake Central High School, the project scope included retaining approximately 268,000 sq. ft. of the existing facility including the current Freshman Center as well as the LCFC Gym and Field Houses. Work also included demolishing the existing Academic Area and Pool and constructing approximately 558,000 sq. ft. of space, including a three-story Academic Wing, two-story vocational wing, fine arts building, Auditorium, Media Center, Competition Gym, Pool, and Administrative Area.

MCLEAN COMMUNITY UNIT DISTRICT 5, NORMAL, IL

Turner provided preconstruction and construction management services on a \$53M program consisting of two elementary schools, a middle school as well as additions and selective renovations at Sugar Creek Elementary School. The two elementary schools, Cedar Ridge Elementary School and Benjamin Elementary School are approximately 78,000 g.sq. ft. each and constructed to house 600 students each, located in the Grove at Kickapoo Creek sub-division and Cedar Ridge sub-division. The Sugar Creek Elementary school project consisted of 31,000 g.sq. ft. of renovation including a gymnasium and classrooms addition and other miscellaneous renovations. The George L. Evans Jr. High is approximately 140,000 g.sq. ft., on a 40 acre site and houses up to 800 students. Each of the four projects involved the installation of a geo-thermal heating system, which included drilling a large number of wells to serve the one-pipe mechanical system.

BYRON COMMUNITY UNIT SCHOOL DISTRICT 226, MIDDLE SCHOOL AND HIGH SCHOOL RENOVATIONS, BYRON, IL

Turner provided construction services for this \$21.5M state-of-the-art middle school, approximately 115,000 sq. ft. and located on a 53-acre site. The school houses sixth, seventh, and eighth grades as well as parking for 208 cars. The single story building accommodates up to 550 students. In addition to general classrooms and science labs, the school also includes: an 80 piece band/orchestra room, 80 seat choral room, 14,000 volume library, three computer labs, two "Project Lead-the-Way" labs/shops, a full-service kitchen, locker rooms, gymnasium with two middle school sized basketball courts, community room, and a drama classroom. A 550 seat auditorium is shared by the entire school district, as well as the Byron Civic Theater Group. Byron High School received a 35,000 sq. ft. Science and Technology Addition. The \$6.5M addition is comprised of six science labs, five math classrooms, a computer lab, three open classrooms, a wood shop, and a building trades classroom. The existing science classrooms were remodeled into general classrooms.

EDUCATION

Wright College for Pre-Engineering
Associate Degree in Machine Design,
Triton College

EXPERIENCE

With Turner, 21
Total industry, 33

CERTIFICATIONS

Licensed Architect, Illinois
AIA Member
OSHA 30-Hour
CPR/First Aid

Charles Crump

Estimator

Hinsdale Central & South



PROJECT RESPONSIBILITIES

As Estimator, Charles is responsible for the development of the project cost estimates from conceptual documentation to communication of final bids and scopes of work. He prepares constructability and value analyses and works closely with lead estimators to confirm the most current trade contractor pricing trends and effectively communicate the bid period to the subcontractor market.

SELECT PROJECT EXPERIENCE

FOURTH PRESBYTERIAN CHURCH GRATZ CENTER, CHICAGO, IL

Turner provided preconstruction and construction services for this five-story, 82,000 sq. ft. building. The building features weathered copper, glass and reclaimed limestone. A two-story connector building links the old structure with the new. A glass wall on the east facade showcases the church's activity to people on Michigan Avenue. The building provides more space for the church's educational, outreach, music, and fellowship programs for all ages, including Tutoring, the Day School, and the Academy for Faith and Life. Specifically, meeting rooms, a preschool facility, a versatile chapel that accommodates more than 350 people. The building also houses gathering spaces, a dining room and kitchen facilities. Turner provided extensive enabling work which included demolishing three buildings on the existing site, and shored up the historic church protecting it from damage due to construction vibration.

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN STATE FARM CENTER, CHAMPAIGN, IL

The renovation's major elements included lowering of the event floor, the addition of fan suites, new bowl seating, adding toilet facilities, replacement of mechanical systems and controls to include air conditioning of the facility, replacement of building lighting and controls, replacement of the electrical distribution system, addressing ADA requirements and enlarging the concourse for added concession space. Other major components include a new grand west entry addition featuring new administrative offices and new points of entry. The project was executed in phases, allowing for the uninterrupted use of the State Farm Center for home basketball games with minimal disruption to fans and athletes.

NORTHWESTERN MEDICINE, GLENVIEW GATEWAY, GLENVIEW, IL

Turner provided construction services for the build out of a Northwestern Medicine medical office building at the Glen in Glenview, Illinois. The four-story building is approximately 130,000 SF. The top two floors and a small suite on the 1st floor were occupied during the entire construction and build-out activities. The build-out included 70,000 SF of core infrastructure and two floors of shelled space. Tenant improvement projects included Immediate Care, Multi-Specialty Clinic, Ophthalmology, Internal Medicine, OB, Pediatrics and Shared Facilities.

INDIANA UNIVERSITY HEALTH SAXONY HOSPITAL MEDICAL OFFICE BUILDING, FISHERS, IN

Turner, with joint venture partner Harmon Construction (MBE), recently completed the new IU Health Saxony Hospital. The facility provides much needed Cardiac, Spine, Joint and Emergency Healthcare to one of the fastest growing areas in Indiana. The Hospital is an 182,124 sq. ft. facility with 32 patient beds, six intensive care unit beds, two cardiovascular operating rooms, four operating rooms, an emergency department, electrophysiology lab, two cath labs, MRI, nuclear medicine, pharmacy and a 12,000 square foot central energy plant.

EDUCATION

Master of Civil Engineering,
University of Illinois Urbana Champaign

B.S. Civil & Environmental Engineering,
University of Illinois Urbana Champaign

EXPERIENCE

With Turner, 7
Total industry, 7

CERTIFICATIONS

OSHA 30 Hour
First Aid & CPR



Scott Bennett

Senior Project Manager

Hinsdale Central



PROJECT RESPONSIBILITIES

As Senior Project Manager, Scott will lead and direct a high performance team in the day-to-day management of the project. His primary responsibilities will include managing the project's schedule, budget and on-site operational activities. Scott's extensive experience in project management and his top down relationships with the project team will expedite issue resolution and help ensure successful project completion.

SELECT PROJECT EXPERIENCE

PARIS COOPERATIVE HIGH SCHOOL, PARIS, IL

Turner provided preconstruction and construction services for the Paris Cooperative High School Facility to be jointly used by the Paris Community Unit School District No. 4 and Paris-Union School District No. 95. The project included a 131,000 sq. ft. high school, 28,000 sq. ft. 500 seat theatre and 364 parking spaces on 65 acres. The master site plan also included athletic facilities including football stadium, eight lane track, baseball and soft ball fields as well as tennis courts. This project is LEED® Silver Certified.

FOURTH PRESBYTERIAN CHURCH GRATZ CENTER, CHICAGO, IL

Turner provided preconstruction and construction services for this five-story, 82,000 sq. ft. building. The building features weathered copper, glass and reclaimed limestone. A two-story connector building links the old structure with the new. A glass wall on the east facade showcases the church's activity to people on Michigan Avenue. The building provides more space for the church's educational, outreach, music, and fellowship programs for all ages, including Tutoring, the Day School, and the Academy for Faith and Life. Specifically, meeting rooms, a preschool facility, a versatile chapel that accommodates more than 350 people. The building also houses gathering spaces, a dining room and kitchen facilities. Turner provided extensive enabling work which included demolishing three buildings on the existing site, and shored up the historic church protecting it from damage due to construction vibration. The building is LEED Silver certified, with three green roofs visible to high-rise neighbors overlooking the facility.

INDIAN PRAIRIE, METEA VALLEY HIGH SCHOOL, AURORA, IL

Turner provided construction management service for this 465,000 sq. ft., 3,000 student school high school situated on 85 acres. The building contains an auditorium, competition gymnasium and natatorium. The exterior of the building includes athletic fields, tennis courts, outdoor courtyards and a football stadium. In order to meet the District's strict deadline for completing the project, Turner phased the work in order to turn over sections of the building as the District needed them. The first phase of the school was opened to freshman and sophomore classes.

125 S. WACKER LOBBY & 2ND FLOOR AMENITIES, CHICAGO, IL

Turner provided construction management services for the interior and select exterior renovation of 5,900 sq. ft. lobby and 1,100 sq. ft 2nd floor renovation at 125 S. Wacker. Renovation of the first floor lobby space will include new and re-furbished curtainwall, new revolving doors and vestibules, stone flooring and walls, millwork ceilings and new elevator cab interiors. Exterior facade renovations will include new metal panel walls and columns, curtainwall re-cladding, soffit replacement, and roughly 30 light fixtures running vertically on the building exterior.

EDUCATION

B.A.E., Architectural Engineering, Construction Management, The Pennsylvania State University

M.S.A.E., Architectural Engineering, Construction Management, The Pennsylvania State University

EXPERIENCE

With Turner, 17
Total industry, 27

CERTIFICATIONS

OSHA 30-Hour
CPR/First Aid

Michael Musial

Project Superintendent

Hinsdale Central



PROJECT RESPONSIBILITIES

As Project Superintendent, Michael will supervise field construction, including a project's organization, planning and scheduling, in order to complete the work on time, within budget and to quality specified. Michael will be directly responsible for safety, scheduling, coordination, quality control and project turn-over and will provide daily field management of all subcontractors and construction activities.

SELECT PROJECT EXPERIENCE

INDIAN PRAIRIE, METEA VALLEY HIGH SCHOOL, AURORA, IL

Turner provided construction management service for this 465,000 sq. ft., 3,000 student school high school situated on 85 acres. The building contains an auditorium, competition gymnasium and natatorium. The exterior of the building includes athletic fields, tennis courts, outdoor courtyards and a football stadium. In order to meet the District's strict deadline for completing the project, Turner phased the work in order to turn over sections of the building as the District needed them. The first phase of the school was opened to freshman and sophomore classes.

LAKE CENTRAL SCHOOL CORPORATION - PROTSMAN ELEMENTARY, DYER, IN

Turner provided construction management services to the Lake Central School Corporation for their 2011 referendum projects. This construction program consisted of a multi-year, multi-phased renovation and construction for the district's Lake Central High and Protsman Elementary Schools. The 135,000 sq. ft. Protsman Elementary School serves 700 students and remained fully operational during the construction project; which included the construction of the replacement school adjacent to the existing school. Following occupancy of the school by Lake Central in 2014, the existing school was demolished, making room for the completion of the remaining portion of the school construction.

RICHARD D. CROSBY ELEMENTARY SCHOOL, HARVARD COMMUNITY UNIT SCHOOL DISTRICT #50, HARVARD, IL

Turner provided construction services for this elementary school built to serve 1,000 students. The 111,000 sq. ft. two-story building includes thirty-seven classrooms, special education spaces, a learning center, multi-purpose room, food service kitchen and gymnasium. The elementary school also houses music rooms that can be utilized as a stage for school programs by opening operable walls between the music rooms and adjacent gymnasium. The site encompasses 22 acres, parking, significant storm detention ponds and two new city roads. The building was constructed in just over 49 weeks of actual time, one week over the original 48 weeks of construction despite some delays.

MOMENCE CUSD 1, HIGH SCHOOL ADDITION AND RENOVATION, MOMENCE, IL

Turner provided preconstruction and construction services for an addition to the existing high school as well as upgrading and renovating the existing high school and performing Life Safety work. The 38,000 sq. ft., three-level High School addition included a gymnasium, fitness room, restrooms, kitchen and cafeteria, three science labs and a language classroom. The H.V.A.C. system was completely replaced – upgraded boilers, air handlers, chillers and distribution piping. The classroom heat-only unit ventilators were replaced with a four-pipe heating and cooling system that features vertical unit ventilators with fresh air ductwork. An electrical service entrance was established to serve the addition and the existing school, with new switchgear, transformers and distribution panels.

EDUCATION

B.A., Accounting,
North Central College

EXPERIENCE

With Turner, 17
Total industry, 20

CERTIFICATIONS

OSHA 30-Hour
CPR/First Aid



David DeMeuse

Project Engineer

Hinsdale Central



PROJECT RESPONSIBILITIES

As Project Engineer, David will serve as the conduit for successful transfer and implementation of project information to and from the entire project team. He will manage and control all engineering and cost-related issues encountered during the construction phase. He will also lead and document all team meetings.

SELECT PROJECT EXPERIENCE

PARIS COOPERATIVE HIGH SCHOOL, PARIS, IL

Turner provided preconstruction and construction services for the Paris Cooperative High School Facility to be jointly used by the Paris Community Unit School District No. 4 and Paris-Union School District No. 95. The project included a 131,000 sq. ft. high school, 28,000 sq. ft. 500 seat theatre and 364 parking spaces on 65 acres. The master site plan also included athletic facilities including football stadium, eight lane track, baseball and soft ball fields as well as tennis courts. This project is LEED® Silver Certified.

BYRON COMMUNITY UNIT SCHOOL DISTRICT 226, BYRON, IL

Turner Provided preconstruction and construction services on multiple projects for the Byron Community Unit School District 226. The first of the projects was a 35,000 sq. ft. addition to the Byron High School. The second project was a 125,000 sq. ft. middle school constructed on a 25 acre site. The high school's 35,000 sq. ft. science and technology addition is comprised of six science labs with adjacent prep rooms, five math classrooms, a computer lab, three open classrooms, a wood shop, and a 2,500 sq. ft. addition to the existing auto shop and some minor remodeling to the 16,000 sq. ft. vocational education space. The existing science classrooms were remodeled into general classrooms. Turner also completed life safety upgrades including roof replacement and fire alarm replacement. The \$21.5M state-of-the-art middle school, approximately 115,000 sq. ft. is located on a 53-acre site. The school houses sixth, seventh, and eighth grades as well as parking for 208 cars. The single story building accommodates up to 550 students. In addition to general classrooms and science labs, the school also includes: an 80 piece band/orchestra room, 80 seat choral room, 14,000 volume library, three computer labs, two "Project Lead-the-Way" labs/shops, a full-service kitchen, locker rooms, gymnasium with two middle school sized basketball courts, community room, and a drama classroom. A 550 seat auditorium is shared by the entire school district, as well as the Byron Civic Theater Group.

EPIPHANY EVANGELICAL LUTHERAN CHURCH, WESTFIELD, IN

Turner provided construction management services, including preconstruction, for the construction of Phase I of the Epiphany Evangelical Lutheran Church. This building is clad in red brick and limestone with exterior pilasters and monumental arch-topped windows this 12,000 sq. ft. church is home to a congregation of more than 250. Glue-laminated beams and trusses along with exposed wood roof decking provide the structure of the Nave and Choir Loft. Underground heating and cooling ductwork will allow for an open/uncluttered feeling in the Nave while reducing the heating needs and the operating noise as compared to ceiling mounted ductwork. The Narthex offers an area for fellowship, along with the classrooms and offices, though a Fellowship Hall addition is planned for the future.

EDUCATION

B.S., Construction Management,
Milwaukee School of Engineering

EXPERIENCE

With Turner, 8
Total industry, 8

CERTIFICATIONS

OSHA 30-Hour
CPR/First Aid

David Secret

Senior Project Manager

Hinsdale Central



PROJECT RESPONSIBILITIES

As Senior Project Manager, David will lead and direct a high performance team in the day-to-day management of the project. His primary responsibilities will include managing the project's schedule, budget and on-site operational activities. David's extensive experience in project management and his top down relationships with the project team will expedite issue resolution and help ensure successful project completion.

SELECT PROJECT EXPERIENCE

INDIAN PRAIRIE, METEA VALLEY HIGH SCHOOL, AURORA, IL

Turner provided construction management service for this 465,000 sq. ft., 3,000 student school high school situated on 85 acres. The building contains an auditorium, competition gymnasium and natatorium. The exterior of the building includes athletic fields, tennis courts, outdoor courtyards and a football stadium. In order to meet the District's strict deadline for completing the project, Turner phased the work in order to turn over sections of the building as the District needed them. The first phase of the school was opened to freshman and sophomore classes.

BYRON COMMUNITY UNIT SCHOOL DISTRICT 226, BYRON, IL

Turner provided construction services for this \$21.5M state-of-the-art middle school, 115,000 sq. ft., located on a 53 acre site. The school houses sixth, seventh, and eighth grades as well as parking for 208 cars. The single story building accommodates up to 550 students. In addition to general classrooms and science labs, the school also includes: an 80 piece band/orchestra room, 80 seat choral room, 14,000 volume library, three computer labs, two "Project Lead-the-Way" labs/shops, a full-service kitchen, locker rooms, gymnasium with two middle school sized basketball courts, community room, and a drama classroom. A 550 seat auditorium is shared by the entire school district, as well as the Byron Civic Theater Group. Byron High School, originally built in 1980, received a 35,000 sq. ft. Science and Technology Addition. The \$6.5M addition is comprised of six science labs, five math classrooms, a computer lab, three open classrooms, a wood shop, and a building trades classroom. The existing science classrooms were remodeled into general classrooms.

U.S. DEPARTMENT OF VETERANS AFFAIRS, NEW VETERANS' HOME, CHICAGO, IL

Turner is providing preconstruction and construction services for this 185,000 sq. ft., 200-bed veterans' home. The Illinois Department of Veterans' Affairs (DVA) operates veterans' homes and the capital Development Board for the State of Illinois managed the project. This facility provides skilled care for Illinois veterans, including accommodations for Alzheimer's care. The facility complies with the requirements of the United States Department of Veterans' Affairs and the Illinois Department of Public Health and required design in conformance with the Community Living Concepts (CLC). This facility was designed and constructed in accordance with CDB Green Guidelines for State Construction Projects, and required a minimum of LEED Silver Certification or a Green Globes two-globe rating.

EDUCATION

B.S., Construction Management,
Northern Michigan University

EXPERIENCE

With Turner, 16
Total industry, 16

CERTIFICATIONS

OSHA 30-Hour
CPR/First Aid

Robert Newell

Project Superintendent

Hinsdale South



PROJECT RESPONSIBILITIES

As Project Superintendent, Robert will supervise field construction, including a project's organization, planning and scheduling, in order to complete the work on time, within budget and to quality specified. Robert will be directly responsible for safety, scheduling, coordination, quality control and project turn-over and will provide daily field management of all subcontractors and construction activities.

SELECT PROJECT EXPERIENCE

UNIVERSITY OF CHICAGO, DAVID M. RUBENSTEIN FORUM, CHICAGO, IL

Turner Construction provided preconstruction and construction services for the 100,000 sq. ft. David M. Rubenstein Forum. The building, located at the corner of Woodlawn Avenue and 60th Street, is composed of a two-story base and an eight-story tower that is 'stacked' to represent its surrounding neighborhoods. The forum is designed and built with scholarly meetings, exchange of ideas, and interactive workshops in mind with each stack offering varying formal and informal spaces that converge with a central social lounge expanding on the theme of interaction and community. The exterior is primarily zinc and glass offering a 360 degree view outside, the ground floor includes the main lobby, restaurant, stairs leading to the building's largest multipurpose event space capable of accommodating up to 600 people with a 285-seat auditorium directly above it.

MCLEAN COUNTY UNIT DISTRICT NO. 5 CEDAR RIDGE ELEMENTARY SCHOOL

Turner provided preconstruction and construction management services on a \$53M program consisting of two elementary schools, a middle school as well as additions and selective renovations at Sugar Creek Elementary School. Cedar Ridge Elementary School is approximately 78,000 gsf and was constructed to house 600 students and located in the Cedar Ridge sub-division.

DEPAUW UNIVERSITY HUBBARD CENTER FOR STUDENT ENGAGEMENT, GREENCASTLE, IN

DePauw's Memorial Student Union Building provided a new home for the Kathryn F. Hubbard Center for Student Engagement. The Center is one of the first of its kind at a leading national liberal arts college and represents the University's fundamental commitment to ensuring that every student is advised and supported in each of the three primary components of their student experience: academic life, student life and curricular life. It serves as a centralized home for strengthened and comprehensive student advising for off-campus study, internships, Winter Term programs, career planning, and pre-professional and graduate school preparation.

PEORIA RIVERFRONT MUSEUM, PEORIA, IL

The Peoria Lakeview Museum is a unique and collaborative development in downtown Peoria, bordering the streets of Water, Liberty and Washington. Anticipated to attract an estimated 360,000 visitors on an annual basis. The 86,000 sq. ft. museum development houses The Zeiss Powerdome Planetarium, Giant Screen Digital Theater, unique exhibits such as The Street and The River, art galleries including the Fine Arts, Folk Art and International Features Galleries, The IHSA Peak Performance Center, the Discovery World One and Two, along with a number of other interactive learning spaces. Also unique to this development is the Caterpillar Experience, a 50,000 sq. ft. interactive exhibit and learning center that will give museum goers a look into the company's history and progress over time.

EDUCATION

B.S., Industrial Technology,
Illinois State University

EXPERIENCE

With Turner, 14
Total industry, 19

CERTIFICATIONS

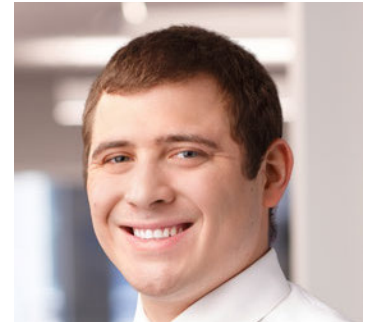
Member of the United States Army
Reserves for eleven years
Member, CMSA (Construction
Management Student Association)
OSHA 30-Hour
CPR/First Aid



Josh Scholly

Project Engineer

Hinsdale South



PROJECT RESPONSIBILITIES

As Project Engineer, Josh will serve as the conduit for successful transfer and implementation of project information to and from the entire project team. He will manage and control all engineering and cost-related issues encountered during the construction phase. He will also lead and document all team meetings.

EDUCATION

B.S., Construction Management,
Ferris State University

EXPERIENCE

With Turner, 3
Total industry, 5

SELECT PROJECT EXPERIENCE

U.S. DEPARTMENT OF VETERANS AFFAIRS, NEW VETERANS' HOME, CHICAGO, IL

Turner is providing preconstruction and construction services for this 185,000 sq. ft., 200-bed veterans' home. The Illinois Department of Veterans' Affairs (DVA) operates veterans' homes and the capital Development Board for the State of Illinois managed the project. This facility provides skilled care for Illinois veterans, including accommodations for Alzheimer's care. The facility complies with the requirements of the United States Department of Veterans' Affairs and the Illinois Department of Public Health and required design in conformance with the Community Living Concepts (CLC). This facility was designed and constructed in accordance with CDB Green Guidelines for State Construction Projects, and required a minimum of LEED Silver Certification or a Green Globes two-globe rating.

WALTON STREET CAPITAL, CHICAGO, IL

Turner provided preconstruction and construction services for the renovation of Walton Street Capital's 18th & 19th floor offices at 900 North Michigan Ave. The project includes multiple workstations, conference rooms with A/V capabilities, executive offices with high end finishes, and meeting rooms with glass storefronts.

ART INSTITUTE OF CHICAGO TERZO PIANO RESTAURANT, CHICAGO, IL

Turner was the general contractor for an 8,000 sq. ft. interior build-out of a restaurant and wine bar for the Art Institute of Chicago's Modern Wing. The restaurant's interior features a fabric paneled wall system and plaster base panels coupled with a Gordon Powder coated metal trim that was used throughout the entire museum. Decorative artwork included three loose millwork pieces, each of which had Calcutta marble stone podiums with Clear Acrylic Vitrines for art displays.

AMERICAN DIABETES ASSOCIATION RENOVATION, CHICAGO, IL

Selective demolition and build-out of 5,000 sq. ft. of office space next to existing tenants. All walls were underpinned walls and demountable partitions were installed. Glass entry doors were installed along with updated plumbing, HVAC, and power.

NORTHWESTERN MEDICINE LAKE FOREST HOSPITAL PT/OT REFRESH, LAKE FOREST, IL

The project includes finish renovation work in Suites 100 & 200 of the Northwestern Medicine owned outpatient Health & Fitness Institute located on the Lake Forest Hospital campus. Scope-of-work includes the replacement of flooring materials, painting, ceiling tiles and lighting, millwork, and doors and hardware. Scope of work also includes minor wall relocations at toilet rooms and a storage closet. Existing toilet rooms will also be renovated and made ADA compliant.

LITIGATION



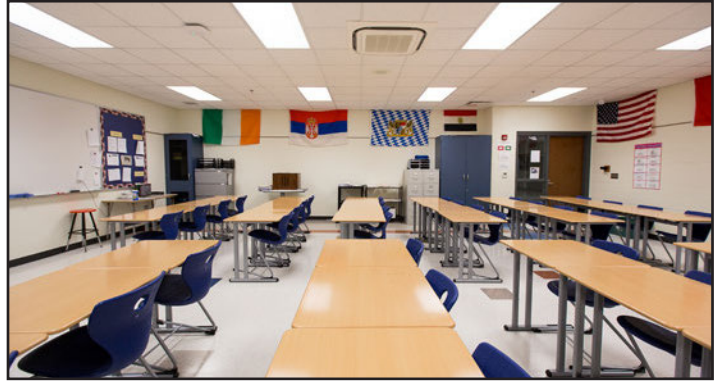
To Turner and its legal counsel's knowledge, we are not aware of any litigation, arbitration or mediation or other dispute resolution actions between our firm and the Hinsdale Township High School District 86 in the last five years.

3

CM EXPERIENCE



LAKE CENTRAL HIGH SCHOOL • ST. JOHN, IN



CLIENT

Lake Central School Corporation

ARCHITECT

Schmidt Associates, Inc.

VOLUME

\$152,000,000

CLIENT CONTACT

William Ledyard
8260 Wicker Avenue
St. John, Indiana 46373
219-558-2712
bledyard@lcscmail.com

CLIENT CONTACT

Thomas Neff
435 Massachusetts Ave.
Indianapolis, Indiana 46204
317-691-4136
tneff@schmidt-arch.com

SIZE

818,000 sq. ft.

DELIVERY

Construction Manager Agent

PROJECT DESCRIPTION

Lake Central High School is a \$135 million renovation and expansion. Phase I included building a new 354,400 s.f., three-story classroom addition on the existing practice field. Phase II demolished the existing classroom area and built a new 112,100 SF media center and performing arts area. Phase III built a new office area and demolished the old. A new connector hallway was built through the existing building. Phase IV built a new 120,800 s.f. competition gym, athletic entrance, and locker rooms. Phase V removed portable classrooms and built a new 80,100 s.f. natatorium with pool locker rooms. Improved outside athletic facilities include: a new football field, track, grandstand, baseball fields, and parking lot. At project completion, Lake Central High School has 835,400 s.f. of new and renovated state-of-the-art facilities. Turner + Powers, along with architect Schmidt Associates, responded to a delivery schedule that needed construction to start in just six months. Working with a clearly defined program of space needs and conceptual imagery, we were challenged to develop a tool to gather user/stakeholder input, develop design concepts, and then share the concepts, obtain additional input, make refinements, and push the revised information back out to the user group—and stay on schedule. Together, we reduced the design time by 40%, and the result is far more comprehensive in terms of overall communication and buy-in than previous processes.

INDIAN PRAIRIE METEA VALLEY HIGH SCHOOL • AURORA, IL



CLIENT

Indian Prairie School District

ARCHITECT

DLR Group

VOLUME

\$104,300,000

CLIENT CONTACT

Todd DePaul
780 Shoreline Drive
Aurora, IL 60504
630-375-3360
todd_depaul@ipsd.org

CLIENT CONTACT

Dennis Bane
333 Wacker Drive
Chicago, IL 60606
dbane@dlrgroup.com

SIZE

818,000 sq. ft.

DELIVERY

Construction Manager Agent

PROJECT DESCRIPTION

The 465,000 SF, 3,000-student Metea Valley High School includes flexible teaching and learning centers situated as separate wings of the school and organized by grade and department into small learning communities. At the core of the academic wings is a 12,680 SF media center. This space contains computer labs, forum rooms and a technology lab and also has two adjoining enclosed courtyards allowing for natural light to enter the area. Students' locker bays and resource rooms are also near to the media center and allows for a relaxed area during free periods. The high school also contains an auditorium, competition gymnasium and natatorium. The exterior of the building includes athletic fields, tennis courts, outdoor courtyards and a football stadium. In order to meet the District's strict deadline for completing the project, Turner phased the work in order to turn over sections of the building as the District needed them. The first phase of the new school was opened to freshman and sophomore classes for the 2009-2010 academic years. While these students were in classes, Turner completed the second phase of the project. Turner maintained strict safety guidelines, including keeping the workers separate from the students and carefully planning and executing the work on the second phase with the school district.



CLIENT

Byron Community Unit School #226

CLIENT CONTACT

Buster Barton
 Superintendent
 Mary Morgan Elementary School
 Byron Community Unit School #226
 815-234-5491 ext. 250

ARCHITECT

Cordogan Clark & Associates
 Dahlquist and Lutzow Architects, Ltd.

CLIENT CONTACT

Craig Welter
 Managing Architect
 Cordogan Clark & Associates
 630.896.4678
 cwelter@cordoganclark.com

VOLUME

\$21,500,000

SIZE

125,000 sq. ft.

DELIVERY

CM Agency

PROJECT DESCRIPTION

Turner Provided preconstruction and construction services on multiple projects for the Byron Community Unit School District #226. The first of the projects was a 35,000 sq. ft. addition to the Byron High School, originally built in 1980. The second project was a 125,000 sq. ft. Middle School constructed on a 25 acre site. The High School's 35,000 sq. ft. science and technology addition is comprised of six science labs with adjacent prep rooms, five math classrooms, a computer lab, three open classrooms, a wood shop, and a 2,500 sq. ft. addition to the existing auto shop and some minor remodeling to the 16,000 sq. ft. vocational education space. The existing science classrooms were remodeled into general classrooms. Turner also completed life safety upgrades including roof replacement and fire alarm replacement.

4

CM SERVICES



PROJECT APPROACH

Increased time and cost pressures have raised expectations for maximizing value of the time and money spent on public education projects, while increased complexity and specialization have made coordination efforts more challenging. In response to these pressures, Turner utilizes Integrated Project Delivery methodologies to create a truly collaborative environment that encourages innovation, increases accountability, and reduces waste.

Design and construction is a Team sport. The key to any group of individuals working together successfully is creating the right culture – a value system based on innovation and accountability, with a shared commitment to shape the future of education at Hinsdale Township High School District 86.

In the context of an Integrated Project Team, trust and transparency fosters a collaborative environment, creative risk-taking, accountability and a deep respect for people. A trusting Team doesn't allow any one individual to become greater than the collective. Egos and titles are checked at the door, and we encourage the best ideas to surface regardless of where they came from.

You can count on Turner Construction Company to be the leader of this Team. We will draw upon our recent experiences to manage the coordination, collaboration and communication necessary to meet and exceed the objectives of Hinsdale Township High School District 86.

PRECONSTRUCTION

COST CERTAINTY

Turner takes pride in the excellent track record of our estimating accuracy when compared to final construction costs. Our proven estimating process which includes the cost control and value engineering practices, affords our clients the ease of knowing that they will have accurate pricing at each stage of the design. All of our estimating is done in-house with direct Turner employees. Additionally, Turner has career K-12 estimators dedicated solely to K-12 specialty work.

Turner has in-house estimators assigned to estimating specific work: Building Shell, Structural Systems, HVAC, Plumbing, Fire Protection and Site Work. These estimators regularly use Target Value Design, Real-Time Estimating, Model-Based Costing and Constructability Reviews in their estimating efforts. Each of these tools will help maintain the project budget and track changes.

- **Target Value Design** - Target Value Design is an optimization practice designed to maximize value. It's a process that prioritizes where budgeted dollars are to be best spent. Target Value Design aims to achieve a broader array of project goals besides cost, such as quality, sustainability, lifecycle costs. Cost is an input to the design process, not an outcome of design. Cost and value drive design. Turner will utilize a Budget Control Monitor to constantly provide real time feedback of design decisions. For example, we will provide a cost benefit analysis to help assist in the decision to remove or keep the independent condenser water riser. A target budget should be established early in the project. The design then works to that budget constantly.
- **Real-Time Estimating** - The Pre-Construction Team will provide real time estimates throughout the design as well as at the major design milestones. The Team needs to work together to avoid including items in the design that Hinsdale Township High School District 86 cannot afford.
- **Model-Based Costing** - Turner's Estimating Team draws not only on decades of experience in construction estimating, but can leverage a wide range of commercially available BIM platforms as part of its process (Solibri Model Checker, Vico Cost Planner, Autodesk Revit, Tekla Structures). These platforms combined with our specialized in-house tools provide on-demand and model-driven feedback on asset quantities, life-cycle cost and target value. This allows real time estimating that will inform the Team and drive decisions to keep the design moving along the intended path.
- **Constructability Reviews** - Turner will collaborate with the Architect to ensure that the design can be built efficiently and economically. Through our modeling and industry experience, we will provide input into material selections and details. Turner will engage trade professionals to ensure materials and details are compatible and appropriate.

VALUE ENGINEERING

Turner Construction is on the forefront when it comes to effective value engineering. Where as many firms look at value engineering as scope reduction, we view it as a way to make the design function equally for a more efficient cost.

The specific process used in conducting a value engineering assessment involves:

- Reviewing design information to establish potential cost savings by identifying the cost of components and the least-cost alternate(s) which performs the same function;
- Determining the components of largest potential cost savings;
- Performing a life-cycle cost analysis on those alternates and the original components;
- Identifying secondary functions which would be sacrificed by adopting the alternate(s);
- Selecting the alternate(s), which provide the maximum cost savings with the minimum loss of function.

As each value engineering item is proposed, the value is tracked independently in the budget report. The Project Team can continuously evaluate prior suggestions at any time during the preconstruction and construction process.

Our goal is to have a budget that represents the financial goals of the project team, the architect's vision and includes the most cost-effective means of construction.

COST REDUCTION EXAMPLES

An example of cost reduction during the pre-construction phase of the Lake Central High School project included the implementation of real-time estimating. As the Architect began to develop a structure to span the gymnasium, and draw that information in the building information model, Turner implemented real-time estimating (instead of waiting for a design milestone to provide feedback) and was able to price the current design quickly. With our extensive K-12 expertise and keen understanding of the subcontractor market, we proposed a change that involved more members of smaller size. We were able to price this change promptly and determine this new design reduced the cost of the structural system.

An example of cost reduction during the bidding process occurred when Turner recommended a series of site work alternates be bid with the base bids at Paris High School. This allowed the Team to competitively price work that was still under consideration, as opposed to being added as a change order after the contract had been awarded. Additionally this gave the District greater flexibility in awarding the work, and helped develop the schedule by understanding when the alternate work needed to be performed for a timely and quality installation.

When the construction budget and overall project duration is established, a Resource Allocation Control System (RACS), a Turner developed program is developed to allocate man power and work in place over construction time. This system allows the Project Team to forecast and monitor the following:

PRODUCTIVITY

- Manpower
- Value of Work Completed
- Value of Work Remaining
- Cash Flow Predictions for each Pay Period of the Project

CONSTRUCTABILITY REVIEW

Turner takes the lead in effectively organizing all components of the project for maximum efficiency. We are focused on reducing the risks associated with design, budget and schedule, creating effective communications between the Project team and the Community, as well as organizing all components of the project for maximum efficiency.

Constructability Reviews are performed during the design/development stage with the intent of achieving the following objectives:

- Evaluate specific building details for practicality and design efficiency;
- Examine the building systems in order to clarify the sequence of construction and the impact of design tolerances;
- Examine various building system mock-ups to ensure that the construction process is uniform and logically sequenced.
- Sets the quality standard of construction that the subcontractors and exhibit fabricators must meet.

By developing a Constructability Review Plan, and a schedule for those Reviews, the project will be on the road to achieving everyone's goals.



Effective Constructability Review process:

- At completion of the Schematic Design phase
- At completion of Design Development phase
- A final review occurring at approximately 4 – 6 weeks before Construction Documents are issued for bidding

SCHEDULE

Turner believes the most important tool for delivering a project on time is a well-developed Project Schedule that is used effectively, on a daily basis, to plan, manage and monitor the progress of the work. The Project Schedule is the primary schedule control tool and is developed using Primavera P6 scheduling software and CPM scheduling principles. It will represent a true closed-loop network schedule where all activities are logically tied to one another and the status of any project activity can be accurately benchmarked, at any time, against the project baseline schedule.

The P6 schedule will be vetted by the entire project Team using the Last Planner System. Pull plan sessions will be held for all phases and major milestones of the project, beginning with scheduling the required estimates. The Design Team will be asked to participate in these pull planning sessions for their input and to understand the constraints.

Milestone dates will be included in each of the phases, and for pre-construction may include dates for drawing issues, reviews, estimates, permits and bid dates. These milestones will be established by the Team so that all members of the Team understand their commitments for deliverables and throughout the course of the project. This will also support the collaboration effort of the Team members, so that as the design is developed and the information issued, feedback regarding cost, constructability and schedule is provided and included in the subsequent stages of the design development, minimizing surprises on bid day.

The construction phase(s) of the schedule will start with durations for mobilization, foundation and underground operations, structural erection, building envelope/enclosure, MEPFP work, interior finishes, and site work. Activities for commissioning and close-out will also be identified. As the design develops, these general activities will be broken down into more detailed activities, to communicate to the bidders their commitments.

Once the work is bid and contracts awarded, the contractors will provide additional schedule detail to a level that will allow them to effectively coordinate all of the construction activities. Some of this detail may include dates for required approvals (submittals), material delivery and inspections. Look-ahead schedules and weekly work plans will be utilized. The weekly work plans will be created with the tradesman to strengthen commitments and work progress will be measured for rapid learning and firm commitments from the trades on the project. A constraint log will be used for the entire Team to understand the most critical constraints on the scheduled work.

GENERAL APPROACH TO DEVELOPING BID PACKAGES

An important measure of success for the District will be the extent to which the Bidding and Procurement Process is successfully managed. We believe the key to making this process a success relies on four key factors:

- Generating interest in the bidding community; informing contractors of the upcoming work so that they schedule time to prepare a bid for the work.
- Developing bid packages tailored to the community and the specific project allowing the highest possible level of contractor participation.
- Assembling and publishing clear, concise bidding documents that are fair and transparent, to establish an even playing (bidding) field.
- Identifying and recommending award to the lowest, responsive bidder for each bid package to achieve the best value for District 86.

MANAGING THE BID PROCESS

Turner will develop a schedule for bidding, coordinated with the construction schedule, and develop bid packages that will allow the construction to start at the optimum time. The bid packages will be developed to encourage a high level of participation within the local market. Turner will review the schematic design documents and identify long lead items so that they are bid at the time appropriate for delivery and installation within the construction schedule.

Turner will develop a Project Procedures Manual specific to the Hinsdale Township High School District 86 projects that will include the following information:

- Instructions to Bidders
- Project Logistics
- Project Schedule
- Soils Report / Geotechnical Data
- Phase 1 Assessment
- Bid Form and Required Documents
- Building Information Modeling Criteria
- Bonding Requirements
- Insurance Requirements
- Bid Packages
- Payment Procedures
- Coordination Requirements
- Submittal Procedures
- Contract Close-out Procedures and Submittals

This manual will ensure that all of the bidders are provided with clear information including all of their obligations in order to provide complete, responsible bids.

Turner will include in the Advertisement for Bid, the date for a Pre-Bid Meeting. At this meeting, the Architect can review the design and Turner will review the Procedures Manual, including the bid packages and schedule, and answer questions that are raised by the potential bidders.

In addition to the Pre-Bid Meeting, the Advertisement will include the Bid Date and time and Turner will conduct a public opening of sealed bids for each of the bid packages. Results will be recorded and tabulated, and meetings will begin to be scheduled with the apparent low bidders.

AWARDING OF TRADE CONTRACTS

All bids will be reviewed for conformance with the design requirements, and meetings will be held with the lowest bidders to confirm that they are qualified to perform the work, that they understand the work they will be required to perform, and that they understand the schedule for their work. After conducting meetings with the low bidders, the lowest qualified, responsible bidder will be recommended for the award.



PROCUREMENT & PURCHASING

Turner's Chicago office of Turner purchases annually over \$700 million dollars of construction goods and services for a variety of clients for which competitive pricing is key to the success of their projects. The Turner purchasing effort is coordinated through the purchasing department rather than project field offices, thereby increasing the power of our purchasing effort, and allowing our clients the benefit of volume purchasing. Turner believes in obtaining the lowest possible price without sacrificing quality or schedule.

Through the large volume of construction procurement of K-12 Education projects, Turner's Purchasing Department has a pulse on the market at all times. Market conditions are examined to assess the overall availability of qualified labor to support project construction in each trade. By identifying any shortages, or resultant cost and schedule impacts associated with labor availability, such analysis will enable development and implementation of mitigating actions so as to ensure a well-planned project that can be effectively budgeted, scheduled, and executed. The scope of a Market Conditions study typically includes an assessment of the availability of labor affecting the major features of the project (e.g., foundation, frame; curtain wall; elevator; and mechanical, electrical, and plumbing). The approach involves:

- Determining the supply of certain labor trades in the area;
- Establishing the demand for these labor trades in terms of expected future competing projects;
- Identifying the expected expiration date of relevant union contracts;
- Forecasting whether, and to what degree, any contract settlement activities may impact the overall schedule.

Our competitive advantage stems from our ability to aggregate equipment volume across all of the market segments served by Turner. This aggregation allows each of our individual clients across the country to reap the benefits of being part of a large volume base. Aggregated volume is coupled with direct, high-level relationships with equipment manufacturers.



CONSTRUCTION

TURNER'S TEAM APPROACH TO ACCOMPLISHING GOALS

Turner's philosophy to education construction management is simple, "Owner Advocacy". The entire process is implemented and executed with the owner's goals, objectives and interests in mind. We stake our reputation on owner satisfaction!

Eighty percent of Turner Construction Company's work is completed under a negotiated team arrangement. Our partnering approach for working as a Team during design and construction involves several key elements:

- Clear and open communication
- Input from bottom up, "open door", best practices
- Common goals of team members
- Periodic partnering meetings to discuss key issues
- Benchmarking and continuous improvement

A successful project is built on teamwork. Teamwork is achieved when all members of the Project Team share common goals for the project and all members are truly working towards the best interests of the District. Our team has been specifically structured for this particular assignment based on our understanding of your objectives for Hinsdale Township High School District 86 as well as past experience with other school districts in the region. To best describe the roles of the various team members, refer to the diagram depicted below.

COMMUNICATIONS MANAGEMENT

Turner views teamwork as the way to success on this project. As the Construction Manager, it will be our responsibility to bring the entire Team together to outline roles, responsibilities and expectations. An initial kick off meeting will be the first building block towards establishing a strong relationship amongst all parties. It has also been our experience that having periodic social activities with the Team also brings everyone together.

Turner will be the conduit for information from the Project Team to the trade contractors. This communication is of vital importance to ensure all decisions throughout the project are made with the most up-to-date information and are based on fact, not assumption. The tools we have developed to manage the communication during the project include:

- Monthly Project Team meetings
- Weekly Foreman's Meetings
- Monthly Budget Updates
- Weekly Review of the Schedule
- Monthly Coordination of Owner's Vendors

During preconstruction, we will attend meetings of the design team. Our role will involve developing a master schedule, updating the budget based on the latest drawings, creating a MBE/WBE utilization plan if required, providing constructability reviews and cost analysis and building a Quality Control/Quality Assurance and Safety plan.

During the construction of the project, Turner will utilize Procore to streamline all aspects of construction management from engineering to purchasing to field operations. This online program, tracks and manages project information, streamlines the paper trail, controls costs and prioritizes the management approach and effort relative to project schedule. The successful completion of a Project depends on a vast amount of communication and collaboration among team members. By utilizing this collaborative tool for RFIs, Meeting Minutes, Daily Construction Reports and of course document management, the project team is able to enhance communications and increase efficiencies.

You can be assured that large or small, we will manage your project with the best project management practices and tools available.

GMP OVERVIEW

The development of a Guaranteed Maximum Price is an iterative process that is re-evaluated through each stage of document completion. Independently, Turner takes on over 1500 new projects across the country each year, a majority of those require the development of Guaranteed Maximum Prices. Some are completed in a "Single" GMP for the total contract value while others are developed in pieces or by "Component" as the design is completed. In either case, our staff, dedicated to this program, has the experience to provide Hinsdale with the Cost Certainty needed to complete the Hinsdale Township School District 86 project. Throughout this process of making informed decisions, we embrace the high degree of trust and confidence in which Hinsdale places in our Team as a fiduciary.

Turner is prepared to provide a Guaranteed Maximum Price (GMP) to you at any stage of drawing development. Normally, toward the middle of the Construction Document Phase of the design process, enough information is available to provide an accurate GMP that reflects the project team's input and is based on value engineered drawings. Our GMP is designed to fill any and all scope of work gaps that may be necessary to supplement the design documents. Included will be a full description of all assumptions that we have made during the preparation of the GMP. These assumptions and qualifications will be reviewed with the project team to assure that the intent of program and design criteria have been met. Turner recommends the preparation of the GMP with 80% of completed construction documents

GMP METHODOLOGY

Turner's methodology includes sending out the GMP drawings and specifications to at least three subcontractors in each trade. We analyze the proposals, identify and process "scope gaps" and submit to the owner and project manager with a trade-by-trade breakdown.

The GMP is made up of the following:

- A trade-by trade Schedule of Values along with Turner's General Conditions and Fee
- Allowances are elements of the design, which may not be defined well enough to competitively price properly.
- As the Allowance item(s) are purchased, the GMP is raised or lowered by the actual cost
- A Document List delineating the scope of the project
- Assumptions and Clarifications
- Cost Savings Suggestions
- Alternate prices submitted by subcontractors are submitted for your review
- A Construction Schedule

SHARED SAVINGS, RETURN OF BUYOUT SAVINGS, AND OTHER INCENTIVE OPPORTUNITIES

Turner proposes that all buyout savings revert to contingency upon subcontractor awards. Our proposal is based upon a shared savings split with 30% to Turner and 70% to Hinsdale Township High School District 86 of the total GMP savings at the completion of the project. We also propose additional incentives at the Owners discretion, based on Turner's overall performance relative to budget & change management; schedule adherence; quality of work; and team work.

SAFETY

At Turner, we have developed a culture that promotes an injury-free environment and provides the safest workplace possible for our employees, contractors, clients and the communities in which we work. This is evident through our 2018 EMR Rating of .76. We focus on ensuring a safe project site that protects and effectively separates construction activity. Turner develops a clear and specific safety plan for each project and integrates it into every aspect of operations, with management commitment and total employee involvement. Turner's continually updated safety programs set the standard in the construction industry. We are dedicated to elevating the safety on our sites through a variety of methods, from zero-tolerance drug testing to aggressive fall protection procedures. We also provide employees and subcontractors with the most up-to-date tools, knowledge and resources they need to increase safety and reduce risk on every construction project.

BUILDING L.I.F.E

- Continuous Improvement
- Positive Reinforcement and Feedback
- Guiding Principles of Building L.I.F.E

Turner's Building L.I.F.E. safety program is a continuous improvement process with a focus on upstream risk avoidance and the activities which produce risk. The Building L.I.F.E. process seeks to increase frontline worker engagement in the safety and planning processes through engaging those closest to the risk in the decision making process. Building L.I.F.E. is anchored by a focus on positive reinforcement and feedback on safe behaviors by everyone involved in the delivery of the project. The Building L.I.F.E. model promotes teamwork and proactive safety engagement by everyone.

Turner's culture embraces the principle of Building L.I.F.E. (Living Injury Free Everyday) with an expectation that all projects provide the safest workplace possible for our employees, contractors, clients and the community.

The Building L.I.F.E. approach strives to eliminate all worksite incidents and is supported by four guiding principles:

- Injuries are Preventable
- Perform a Job only if it is Safe
- Working safely is a Condition of Employment
- Practice and Expect Safe Behavior Everywhere, Every Day

JOB SAFETY INSPECTIONS AND SAFETY MEETINGS

Our Project Superintendent will review, monitor and report on the jobsite safety of the Trade Contractors. In addition, we will conduct, at a minimum, monthly safety meetings with all the Trade Contractors working on the site and all who will start work during the upcoming month. Attendance will be mandatory. The Superintendent will also follow for implementation of weekly Tool Box Safety Meetings that are held by all Trade Contractors.

NEIGHBORHOOD SCHOOL ENVIRONMENTS

Recently Turner has completed numerous projects within neighborhood school settings. We will work with the team to ensure we have a clear understanding of both the environmental concerns within the various Hinsdale Township High School District 86 neighborhoods as well as from the municipal administration. We assure clean construction environments, the appropriate scheduling of construction trades is being least disruptive to all stakeholders, well-secured job sites, and daily clean up and inspection.

QUALITY CONTROL

In regards to Quality, Turner believes, "Quality in a service or product is not what you put into it. It is what the client or customer gets out of it." - Peter Drucker

A detailed, project specific quality control plan will be written based on the project requirements. The goals of the plan include identifying defective or non-conforming materials prior to being on site or if already on site, before they are installed. Secondly, any defective workmanship needs to be identified as soon as possible and Turner will lead this effort by issuing non-conformance reports to subcontractors, which are tracked on the non-conformance log, captures all of these items. Lastly, the Quality Assurance/Quality Control (QA/QC) program is established to coordinate with all required testing agencies to ensure these requirements are met.

An effective Quality Control Program is based on the principles of formality and accountability and must be validated through extensive field experience. The Program is established as a prequalification of award, ensuring that subcontractors will build quality into the job versus relying on outside inspections. The QA/QC Manual is developed to address project-specific requirements. This material is integrated with project documents and is included as part of the subcontractor award packages.

In order to achieve an effective Quality Control Program during the Construction Phase, it is necessary, to establish the foundation for proper Quality Control during preconstruction. During the preconstruction, Turner will set the standards for quality by first determining what Hinsdale Township High School District 86 wants to get out of the end product.

The true measure of our quality program will be in the satisfaction Hinsdale Township High School District 86 feels as well as its students, faculty, administrators and community members receive when entering and touring the new schools. A high quality facility provided to the client, for us, builds a client for life.



CLOSEOUT

Turner has a philosophy that states that close-out begins on day one and continues through the project with the ongoing resolution of all issues raised during construction.

Close-out begins with including the close-out procedure and the list of all information and documents required for contract close-out in the Project Procedures Manual. It then includes awarding of the work and properly processing contracts, responding to and closing RFI's and change orders, gaining approval for all required submittals, and properly managing retention. Each contractor will be required to assign values to all close-out items, and final payment will only be processed upon receipt of all items. The list of required close-out information includes equipment start-up and training, clean-up, demobilization, BIM, and agreement to a final contract value.

COMMISSIONING

Turner's Project Manager will guide the implementation of the 3rd party commissioning provider for compliance and verify that the suppliers and trade contractors are equipped with all the necessary equipment startup documentation and pre-functional checklist prior to functional performance testing. Start-up documentation will be reviewed prior to execution in the field to verify compliance with the specifications and approved submittals. Turner's onsite Superintendent will witness the prestart up events as well as review the completed start-up documentation for accuracy.

At Turner, our philosophy is to plan our activities as if we were the commissioning authority (CxA). In order to be successful, we will incorporate our CxA at the earliest stage possible. We like to say, we start with the end in mind. Commissioning is a quality-focused process for enhancing the delivery of a project consisting of systematically testing and documenting specified equipment. This process ensures that systems have been installed and started up properly, verifies functional testing is completed and documents proper operation through all approved sequences of operations. Our experience ensures clients achieve maximum benefits when commissioning is adopted early in the design phase.

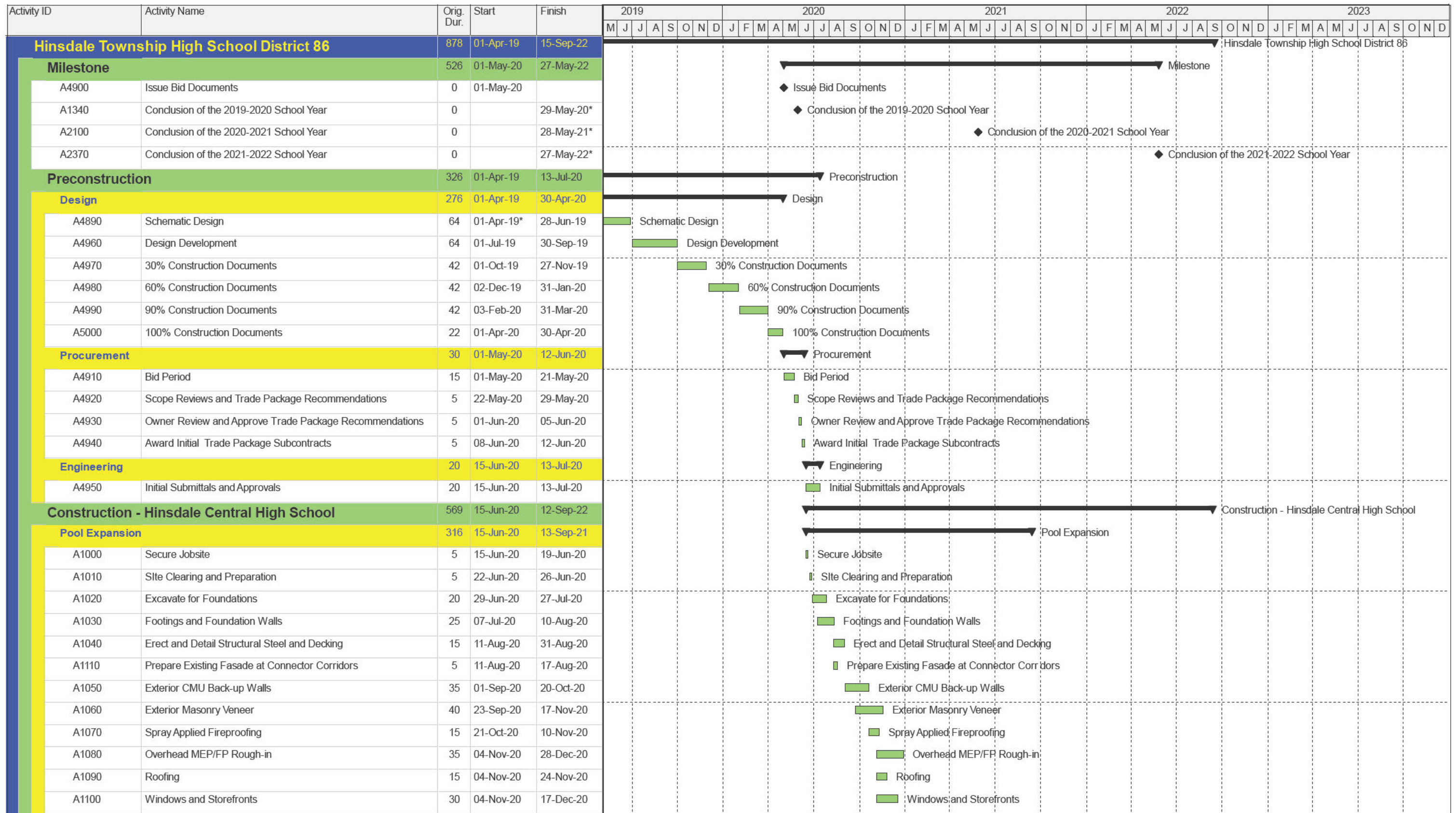
These benefits include:

- Assurance of a facility operating at peak performance
- Reduced energy and operating costs
- Lower total cost of ownership

5

PROJECT SCHEDULE





- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone
- ▬ Summary

Print Date: 13-May-19

Hinsdale Township High School District 86



6

INSURANCE



AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

PRODUCER Turner Surety and Insurance Brokerage, Inc.		INSURED Turner Corporation Turner Construction Company	
POLICY NUMBER			
CARRIER	NAIC CODE	ISSUE DATE: 10/31/2018	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** _____

ADDITIONAL EXCESS LIMITS OF LIABILITY:

THE OHIO CASUALTY INSURANCE COMPANY

POLICY [REDACTED]
EFFECTIVE: NOVEMBER 1, 2018 TO NOVEMBER 1, 2019
\$15,000,000 PER OCCURRENCE/\$15,000,000 AGGREGATE
EXCESS OF \$10,000,000 PER OCCURRENCE/\$10,000,000 AGGREGATE

XL INSURANCE AMERICA, INC.

POLICY [REDACTED]
EFFECTIVE: NOVEMBER 1, 2018 TO NOVEMBER 1, 2019
\$25,000,000 PER OCCURRENCE/ \$25,000,000 AGGREGATE
EXCESS OF \$25,000,000 PER OCCURRENCE/ \$25,000,000 AGGREGATE

ALLIED WORLD ASSURANCE COMPANY, LTD.

POLICY [REDACTED]
EFFECTIVE: NOVEMBER 1, 2018 TO NOVEMBER 1, 2019
\$25,000,000 PER OCCURRENCE/\$50,000,000 AGGREGATE
PART OF \$50,000,000 PER OCCURRENCE/\$50,000,000 AGGREGATE
EXCESS OF \$50,000,000 PER OCCURRENCE/\$50,000,000 AGGREGATE

ENDURANCE SPECIALTY INSURANCE LIMITED

POLICY [REDACTED]
EFFECTIVE: NOVEMBER 1, 2018 TO NOVEMBER 1, 2019
\$25,000,000 PER OCCURRENCE/\$50,000,000 AGGREGATE
PART OF \$50,000,000 PER OCCURRENCE/\$50,000,000 AGGREGATE
EXCESS OF \$50,000,000 PER OCCURRENCE/\$50,000,000 AGGREGATE



TURNER'S CONTRACTOR CONTROLLED INSURANCE PROGRAM (CCIP)

Turner's Contractor Controlled Insurance Program (CCIP) offers enhanced risk management benefits by providing uniform limits and coverage terms for all participants, thus eliminating gaps and inefficiencies associated with traditional insurance. A consolidated program offers the best protection because one insurer and one defense team replace the multiple interests associated with a traditional insurance program.

TURNER'S CCIP VS. TRADITIONAL INSURANCE

For most projects, Workers Compensation and Liability insurance are provided through several tiers of insurance and indemnity arrangements. The general contractor provides a liability policy that sits excess of each of the individual subcontractors and its sub-tiers insurance coverage. The result is as many as 50 or more individual policies covering a potential loss on a project. Turner's CCIP offers a more efficient solution. By consolidating all of the Workers Compensation, General and Excess Liability coverage for all tiers of subcontractors performing work at the site, we are able to provide significantly broader coverage at the same, or potentially lower, overall cost. This proposal is based on Turner implementing a CCIP Program on this project.

TURNER'S CCIP

- One blended rate provided, which provides an economy
- Limits of Liability up to \$200 Million (Project Specific Coverage as well)
- Administrative burden rests completely with Turner
- Elimination of 3rd party litigation and cross claims because there is only 1 wrap up policy
- Opportunity created for smaller subcontractors to participate

TRADITIONAL INSURANCE

- Individual rates from each subcontractor creates no economy of scale
- Most Subcontractor limits will not exceed \$10 million
- Project must rely on each subcontractor providing an insurance certificate
- 3rd party litigation possible with multiple insurance companies involved
- Smaller subcontractors cannot meet insurance limits and therefore cannot participate

7

FEES & SAMPLE DOCUMENTS



Proposal Forms

Submitter Instructions

Carefully complete every form that is included in this Proposal Forms Section. All forms and attachments (e.g. Pricing Form and insurance certificate) should be included in your sealed proposal envelope.

Provide one copies of all forms, as well as (1) CD or USB copies, in your proposal envelope. Failure to complete all the required information or providing any incomplete, inaccurate or misleading information may result in disqualification of your proposal.

Please contact Tina Snyder, Procurement Officer, at msnyder@hinsdale86.org, in writing if you have any questions regarding the proposal forms or RFP requirements.

Proposal Checklist

(All items must be included with the Proposal)

1. Title Page
2. Table of Contents
3. Required Elements of Proposal (Must Answer/Respond to All)
4. Proposal Checklist
5. Proposal Submission Form (Signed and Notarized)
6. Proposal Price Sheet
7. Sexual Harassment Policy Certificate (Form A and Attachment thereto) (Must Be Signed And Notarized)
10. Certificate of Eligibility to Contract (Form B) (Must Be Signed and Notarized)
11. W-9 Form (Sample of First Page Is Included as Form C) (The Full Current Version of the Form W 9 From the IRS Website Must Be Completed and Signed)
12. Label (Form D)
13. One (1) Hard Copy of all Documents, and one (1) Digital Copy on CD or USB Drive
14. Certificate of Insurance
15. CD or USB of Proposal
16. General Conditions Scope of Work (Form F)

FORM A
Certificate Regarding Sexual Harassment Policy

Turner Construction Company

(Submitter) does hereby certify (pursuant to Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) that (he, she, it) has adopted a written sexual harassment policy that includes at a minimum the following information (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under Illinois Law; (iii) a description of sexual harassment utilizing examples; (iv) internal compliant process including penalty; (v) the legal recourse, investigate and complaint process available through the Illinois Department of Human Rights and the Illinois Human Rights Commission; (vi) directions on how to contact the Department and Commission; and (vii) protection against retaliation as provided. Submitter further certifies that it will comply with the Illinois Human Rights Act implementing regulations required for all public contractors and included herein as Attachment to Form B.

By: 
Authorized Agent of Submitter

Date: 5/14/19

Subscribed and sworn to before me this 14 day of

May, 2019.


Notary Public



FORM B
Certificate of Eligibility to Contract

I, Richard A. Blair (pursuant to Section 5/10-20.21 (b) of the *School Code*)

hereby certify that neither I, nor any of my partners, or officers or owners of (name of Entity)
Turner Construction Company.

1. Have been convicted in the past five (5) years of the offense of proposal-rigging under Section 33E of the *Illinois Criminal Code* of 2012, 720 ILCS 5/33 E-1 *et seq.* as amended;
2. Have ever been convicted of the offense of proposal-rotating under Section 33E-4 of the *Illinois Criminal Code* of 1961, as amended;
3. Have ever been convicted of bribing or attempting to bribe an officer or an employee of the State of Illinois; or
4. Have made an admission of guilt of any of the above conduct which is a matter of record.

Furthermore, I certify that I, my partners, officers or owners of (name of business)
Turner Construction Company and its affiliates have and will continue to collect and remit
Illinois Use Tax, to the extent required under the *Illinois Use Tax Act*, 35 ILCS 105/1 *et. seq.*

In certifying to the above, I hereby acknowledge that the school board may declare any contract awarded pursuant to this proposal void if this certification is false.

5/14/19

Date

[Redacted Signature]
Authorized Agent of Submitter

Subscribed and sworn to before me this 14 day of

May, 2019.

[Redacted Signature]
Notary Public



REQUEST FOR PROPOSALS

RFP 19-015
Construction Manager
PROPOSAL PRICE SHEET

PROPOSAL AWARD CRITERIA:

The Proposer agrees to provide the service described above and in the contract specifications under the conditions outlined in attached documents as listed.

TOTAL PRICE:

Provide Fee as a percent of the Cost of Work	2.0%
Provide a Lump-Sum price for General Conditions	\$5,967,917
Not to exceed fee for pre-construction services	200,000
An additional Not-to-Exceed unit cost for additional iterations of the schedule	Included Above

Please submit any additional information on pricing on separate pages.

* Please use an additional sheet if necessary to provide the required detail on pricing. Such sheet must be attached hereto.

Turner Construction Company

Company's Name

[Redacted Signature]

5/14/19

Authorized Representative's Signature

Date

Richard A. Blair

5/14/19

Authorized Representative's Signature (printed)

Date

Note:

1. See attached Form F for Detailed General Conditions Cost and attached staff plans for detailed staffing hours dedicated to each school and included in Lump Sum General Conditions pricing.



FORM F

16.	Construction progress photographs.	X	
17.	Costs for General Contractor's blueprints, photocopies and facsimile (including trade specific costs by subcontractors).	X \$8,000	
18.	General Contractor's incidental labor and materials required for cooperation with Owner's testing agency (including trade specific	X Superintendent Coordination	X Trade Specific Coordination
19.	Coordination of Guarantee or Warranty work (including trade specific costs by subcontractors).	X Coordination Only	X
20.	Temporary signs and warning devices (including trade specific costs by subcontractors).	X \$20,000	X
21.	Temporary enclosures, barricades and fencing (including trade specific costs by subcontractors).		X
22.	Pest control.	X \$19,600	
23.	Dumpsters.		X
24.	General clean up and trade specific cleanup.	X See Item #2 Progress Cleaning	X
25.	Temporary sanitation.	X Temp Toilets \$78,975	
26.	Weekly job meetings.	X	
27.	Payment and performance bonds cost for the GMP amount (including trade specific bonds by subcontractors).		X
28.	Building, and other permit costs and fees (including trade specific permits and fees by subcontractors).		X
29.	Surveys for (including trade specific surveys by subcontractors).		X
30.	O&M training and orientation.	X Coordination Only	X
31.	Preparation of as-built drawings.	X Coordination Only	X
32.	Final cleaning.		X

Notes:

See attached staff plans for staffing commitments dedicated to each school (Central + South)

1. We require bonds for subcontractors with contracts over \$200,000. We would like to discuss the use of Subcontractor Default Insurance in lieu of bonds which could result in a savings to the project.
2. Turner's proposal is based on utilizing a Contractor Controlled Insurance Program (CCIP) wrapping the general liability and workers' compensation coverage for Turner and the subcontractors at all tiers. Turner will be reimbursed at a fixed rate for the CCIP established during the development of the GMP.
3. The sample form of contract as noted in the RFP will be an AIA Document A133-2017 and AIA Document A201-2017. Turner Construction and its Owners have been successful on past projects utilizing these industry standard forms. It would be our goal to develop the Guaranteed Maximum Price (GMP) in accordance with these AIA documents and detail any mutually agreed project items within the body of the Assumptions and Clarifications included within the GMP. The GMP can then be incorporated into the contract as an Exhibit taking priority within the order of the precedence.



SAMPLE SCHEMATIC ESTIMATE

Sample Estimate

Schematic Estimate

June 19, 2014

SYSTEM SUMMARY	TOTAL		High School		Theatre		
	155,215	GSF	129,262	SF	25,953	SF	
	Total	Cost/GSF	Total	Cost/GSF	Total	Cost/SF	
GENERAL REQUIREMENTS	\$232,823	\$1.50	\$193,893	\$1.50	\$38,930	\$ 1.50	
DEMOLITION & PATCHING	\$0	\$0.00	\$0	\$0.00	\$0	\$ -	
EXCAVATION AND FOUNDATIONS	\$1,363,517	\$8.78	\$1,173,292	\$9.08	\$190,225	\$ 7.33	
STRUCTURAL FRAME	\$1,558,191	\$10.04	\$1,282,044	\$9.92	\$276,148	\$ 10.64	
ROOFING AND WATERPROOFING	\$1,040,200	\$6.70	\$863,292	\$6.68	\$176,909	\$ 6.82	
EXTERIOR WALL	\$3,628,938	\$23.38	\$2,520,747	\$19.50	\$1,108,191	\$ 42.70	
INTERIOR CONSTRUCTION	\$4,689,220	\$30.21	\$3,686,073	\$28.52	\$1,003,146	\$ 38.65	
SPECIAL REQUIREMENTS / EQUIPMENT	\$1,903,040	\$12.26	\$1,044,040	\$8.08	\$859,000	\$ 33.10	
VERTICAL TRANSPORTATION	\$0	\$0.00	\$0	\$0.00	\$0	\$ -	
FIRE PROTECTION	\$328,391	\$2.12	\$272,957	\$2.11	\$55,434	\$ 2.14	
PLUMBING	\$1,531,668	\$9.87	\$1,310,818	\$10.14	\$220,850	\$ 8.51	
HVAC	\$4,667,595	\$30.07	\$3,656,195	\$28.29	\$1,011,400	\$ 38.97	
ELECTRICAL	\$3,357,110	\$21.63	\$2,618,967	\$20.26	\$738,143	\$ 28.44	
SUBTOTAL BUILDING COST	\$24,300,692	\$156.56	\$18,622,317	\$144.07	\$5,678,375	\$218.79	
SITEWORK	\$6,212,287	\$40.02	\$6,212,287	\$48.06	\$0	\$ -	
SUBTOTAL BLDG + SITE COSTS	\$30,512,980	\$196.59	\$24,834,605	\$192.13	\$5,678,375	\$218.79	
DESIGN CONTINGENCY	2.00%	\$610,260	\$3.93	\$496,692	\$3.84	\$113,567	\$ 4.38
ESCALATION (Bid / Award 1st Qtr 2013)	0.75%	\$644,527	\$4.15	\$515,912	\$3.99	\$128,615	\$ 4.96
CONSTRUCTION CONTINGENCY	4.00%	\$1,270,711	\$8.19	\$1,033,888	\$8.00	\$236,822	\$ 9.13
CM STAFF, REIMBURSABLES & FEE		\$2,333,000	\$15.03	\$1,898,836	\$14.69	\$434,164	\$ 16.73
A/E & SITE OBSERVATION		\$3,088,148	\$19.90	\$2,513,453	\$19.44	\$574,695	\$ 22.14
FF&E		\$500,000	\$3.22	\$406,951	\$3.15	\$93,049	\$ 3.59
DATA / AV		\$500,000	\$3.22	\$406,951	\$3.15	\$93,049	\$ 3.59
SECURITY		\$100,000	\$0.64	\$81,390	\$0.63	\$18,610	\$ 0.72
MATERIALS TESTING / PRINTING		\$105,000	\$0.68	\$85,460	\$0.66	\$19,540	\$ 0.75
TOTAL CONSTRUCTION COST		\$39,664,624	\$255.55	\$32,274,138	\$249.68	\$7,390,486	\$ 284.76

Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
155,215						
GENERAL REQUIREMENTS						
General Requirements Cleaning, Protection & Safety	232,823	ls	1.00	232,823	1.50	
TOTAL GENERAL REQUIREMENTS				232,823	1.50	
DEMOLITION & PATCHING						
Hazardous Material Remediation						Not Required
Building Demolition						Not Required
Interior Demolition						Not Required
Selective Demolition						Not Required
TOTAL DEMOLITION & PATCHING				0	0.00	

EXCAVATION AND FOUNDATIONS						
Retention Systems						
Earthwork						
Building Foundations						
<i>Foundation Concrete - footings</i>						
Foundation excavation (structural)	3,566	cy	8.00	28,527	0.18	
Unsuit. Soils Allowance Remove & Replace	0	cy		0	0.00	Not Required, pad 100% clay
Foundation backfill (On-Site Material)	1,876	cy	10.00	18,758	0.12	
Grade beams	0	cy		0	0.00	Not Required
Spread footings	609	cy	290.00	176,492	1.14	6' x 6' x 18" Thick
Concrete piers (2.5' X 2.5') @ Exterior Spread Footing Only	60	cy	380.00	22,908	0.15	
Continuous / Perimeter Footings	464	cy	315.00	146,220	0.94	2'-6" wide x 15" thick
Set column a-bolts/base plates	277	ea	125.00	34,579	0.22	
<i>Foundation Concrete - walls & pits</i>						
Foundation Wall Excavation @ Orchestra Pit	93	cy	8.00	741	0.00	
Foundation Wall backfill (Imported Material)	836	cy	28.00	23,395	0.15	
Foundation Walls - Frost Walls @ Perimeter	557	cy	385.00	214,456	1.38	
Foundation Walls - @ Orchestra Pit	28	cy	550.00	15,528	0.10	
Elevator pits (Excava ion, Concrete, waterproofing)	1	ea	7,500	7,500	0.05	
<i>Foundation Concrete - sog</i>						
Granular fill under slab - 6"	2,394	cy	28.00	67,025	0.43	
Slab on grade (5")	129,262	sf	3.85	497,659	3.21	



Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
155,215						
Thickened slab @ cmu walls (18" wide x 9" deep)	7,645	lf	5.56	42,475	0.27	
Foundation drainage						
Perimeter Perforated drain tile	77	lf	20.00	1,540	0.01	
Underslab drainage system	0	sf		0	0.00	Not Required
Waterproofing						
Damproofing Perimeter Foundation Walls	10,938	sf	2.50	27,345	0.18	
Damproofing Perimeter Orchestra Pit Walls	693	sf	2.50	1,733	0.01	
Perimeter Wall Insulation @ Concrete Walls	10,938	sf	3.15	34,455	0.22	
Perimeter Wall Insulation @ Concrete Walls - Orchestra Pit	693	sf	3.15	2,183	0.01	
Underslab wp system	0	sf		0	0.00	Not required
TOTAL EXCAVATION AND FOUNDATIONS				1,363,517	8.78	

STRUCTURAL

Concrete

Concrete - Structural

Miscellaneous concrete
Equipment/housekeeping pads

500 sf 15.00 7,500 0.05

Steel

Structural Steel

Steel framing (beams/columns)
Steel framing (Trusses) (Gym & Auditorium)
Moment Connections

294 ton 2.300 676,450 4.36 Assume 4.5 lbs / s.f.
135 ton 2.600 350,350 2.26 Assume 11 lbs / s.f.
40,000 allow 1.00 40,000 0.26

Steel Deck

Metal floor deck (3", 18 ga.)
Metal roof deck (1-1/2", 18ga.)
Metal roof deck (2", 18ga.) - Theater "Wide Span Area"
Metal roof deck (3", 18ga.) - Accou lcal Deck @ Gym

0 sf 3.00 0 0.00
130,715 sf 2.75 359,466 2.32
5,200 sf 3.10 16,120 0.10
19,300 sf 4.85 93,605 0.60

Fireproofing

Sprayed-On Fireproofing

Not required

Firestopping

Firestopping @ Top of Wall
Firestopping @ Wall / Floor Penetrations

0 allow With Trades 0.00
0 allow With Trades 0.00

Stairs

Metal Stairs and Ladders

Prefabricated Metal concrete pan fill stair w/ rail, (6' wide)

14 rsr 525 7,200 0.05 Orchestra Pit

Miscellaneous metals (Structural)

Sample Estimate

Schema ic Estimate

June 19, 2014

155,215

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
Miscellaneous metals (Structural) - Allowance	7,500	allow	1.00	7,500	0.05	
Inserts/embeds & anchors (structural) - Furnish only		ls		Included Above	0.00	
CMU clip angles (exterior load bearing cmu only) - 4" o/c		ea		Included Above	0.00	
Mech support steel/roof opng supports		ton		Included Above	0.00	
Elevator shaft intermediate steel framing		ton		Included Above	0.00	
Screen wall support steel framing		ton		Included Above	0.00	
TOTAL STRUCTURAL				1,558,191	10.04	

ROOFING AND WATERPROOFING

Roofing						
<u>Membrane Roofing</u>						
Roofing - adhered TPO w/4" insul	155,215	sf	5.75	892,486	5.75	
<u>Green Roof</u>						Not Required
<u>Roof Accessories</u>						
Roof blocking	3,646	lf	9.00	32,814	0.21	
Coping/Flashing	50,000	allow	1.00	50,000	0.32	
Access Ladders - roof areas only	4	ea	1,500	6,000	0.04	
Roof hatch	2	ea	2,200	4,400	0.03	
Walk pads (maintenance areas)	7,000	sf	4.00	28,000	0.18	
Skylights						
Skylight (circular)	150	sf	150	22,500	0.14	
Waterproofing & Traffic Toppings						Not Required
Other						
Sealants/Caulking (allowance)	4,000	allow	1.00	4,000	0.03	
TOTAL ROOFING AND WATERPROOFING				1,040,200	6.70	

EXTERIOR WALL

Exterior Wall Waterproofing						
Waterproofing at surface (Limestone/brick/cast stone)	61,189	sf	1.20	73,427	0.47	
Exterior Wall Backup system						
CMU wall partition (10")	61,189	sf	11.50	703,674	4.53	
Exterior finish (solid wall)						
Brick	58,071	sf	19.00	1,103,349	7.11	
Precast, includes colored finish	25,703	sf	25.00	642,575	4.14	

Sample Estimate

Schematic Estimate

June 19, 2014

155,215

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
Roof screen	3,118	sf	25.00	77,950	0.50	
Windows and glazing						
Storefront	15,170	sf	45.00	682,650	4.40	Target \$45 / s.f.
Clerestory glazing (2' high)	1,630	sf	25.00	40,750	0.26	Target \$25 / s.f.
Punched windows	1,700	sf	38.00	64,600	0.42	Target \$38 / s.f.
Interior finish to exterior walls						
Gypsum board - Precast Walls	25,703	sf	0.00	Not Required	0.00	Not Required
Gypsum board - CMU Walls	58,071	sf	0.00	Not Required	0.00	
Exterior wall Features						
Cladded columns - GFRG	0	sf		Not Required	0.00	Included in canopy allowance
Sun shades	0	lf		Not Required	0.00	
Exterior doors						
Entry doors, Glass, Single	3	ea	2,150	6,450	0.04	
Entry doors, Glass, Double	16	pr	4,000	64,000	0.41	
Exterior doors (hm) - single	8	ea	1,100	8,800	0.06	
Exterior doors (hm) - double	3	pr	2,035	6,786	0.04	
Automatic hardware	4	ea	2,800	11,200	0.07	
Coiling doors at loading dock	1	ea	4,200.00	4,200	0.03	
Coiling doors at automotive lab	1	ea	4,200.00	4,200	0.03	
Coiling doors at scene shop	1	ea	4,200.00	4,200	0.03	
Coiling doors at Concession Building	1	ea	4,200.00	4,200	0.03	
Canopies						
Canopies (Steel Framing, Roofing, Soffit, No Lights, No Roof Drains)	3,816	sf	33.00	125,928	0.81	Target Reduction incl'd
TOTAL EXTERIOR WALL				3,628,938	23.38	

INTERIOR CONSTRUCTION

Floor finish						
Terrazzo	21,996	sf	25.00	549,900	3.54	
Resinous Flooring - Epoxy	12,655	sf	9.00	113,895	0.73	
Wood Athletic Flooring	18,750	sf	9.25	173,438	1.12	
Rubber Athletic Flooring	1,960	sf	7.00	13,720	0.09	
Carpet Tile	13,300	sf	3.50	46,550	0.30	
VCT	43,665	sf	2.40	104,796	0.68	
Concrete sealer	16,700	sf	0.80	13,360	0.09	
Stained Concrete Flooring	10,614	sf	5.00	53,070	0.34	
Walk-Off Mats	315	sf	10.00	3,150	0.02	
Raised floor at extended learning area	1,200	sf	12.00	14,400	0.09	
Auditorium flooring (stage area)	4,000	sf	15.00	60,000	0.39	replaceable thin wood
Auditorium flooring (aisles / walkways)	3,470	sf	3.75	13,013	0.08	carpet

Sample Estimate

Schema ic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
155,215						
Auditorium flooring (seating areas & orchestra pit)	2,477	sf	0.80	1,982	0.01	sealed concrete
Wall finish						
Paint	269,003	sf	0.85	228,653	1.47	
Wood Paneling - Pre-Engineered (Auditorium Accent Panels)	3,500	sf	24.00	84,000	0.54	
Fabric Wrapped Wall Panels (Back of Auditorium)	1,800	sf	11.00	19,800	0.13	
Acoustic Wall Treatment Allowance @ Band Room	3,860	sf	2.50	9,650	0.06	
Acoustic Wall Treatment Allowance @ Practice Room	980	sf	2.50	2,450	0.02	
Ceilings						
Suspended Acoustic tile - std 2 x 4	104,852	sf	3.20	335,526	2.16	
Washable ceiling	2,500	sf	4.50	11,250	0.07	
Sound Absorptive / Diffusive Ceiling @ Band	1,800	sf	9.00	16,200	0.10	
Auditorium ceilings (Cloud ceiling)	2,500	sf	25.00	62,500	0.40	
Gypsum board soffits	1,550	sf	35.00	54,250	0.35	
Paint Exposed Ceiling	40,950	sf	1.00	40,950	0.26	
Wall Base						
Terrazzo - Pre-Cast	0	If	23.00	0	0.00	Not Required
Rubber / Vinyl	17,844	If	2.25	40,149	0.26	
Doors, frames and hardware						
Single - Wood	123	ea	1,050	129,150	0.83	
Double - Wood	10	pr	1,875	18,750	0.12	
Single - Hollow Metal	26	ea	950	24,700	0.16	
Double - Hollow Metal	28	pr	1,675	46,900	0.30	
Sound Doors (Premium Only)	12	ea	750	9,000	0.06	
Special Doors						
Operable Partition	575	sf	60	34,500	0.22	
Coiling Grilles (Food Service Area)	2	ea	3,500	7,000	0.05	
Coiling Grilles (Snack Area)	2	ea	1,800	3,600	0.02	
Coiling Grilles (Ticketing)	1	ea	1,800	1,800	0.01	
Miscellaneous Metals						
Miscellaneous Metals - Catwalk Allowance	300	If	80.00	24,000	0.15	
Miscellaneous Metals - Conceptual	155,215	sf	0.60	93,129	0.60	
Ornamental Metal						Not required
Rough Carpentry						
Rough Carpentry - Conceptual	155,215	sf	0.40	62,086	0.40	
Finish Carpentry / Millwork						
Millwork allowance	155,215	sf	1.85	287,148	1.85	
Reception desk	49	If	250.00	12,250	0.08	
Curved counter at cafeteria	38	If	250.00	9,500	0.06	
Circulation desks at library	20	If	250.00	5,000	0.03	



Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
				155,215		
Hallway locker end tables	86	If	250.00	21,500	0.14	
Locker room bench seating	312	If	100.00	31,200	0.20	
Display case	46	If	500.00	23,000	0.15	
Classroom	19	ea	1,000.00	19,000	0.12	
Computer lab	3	ea	1,000.00	3,000	0.02	Typical Teaching Classroom
Ensemble room	1	If	2,000.00	2,000	0.01	
Faculty Offices / Workstations	2	If	10,000.00	20,000	0.13	Not Required
Faculty Lounge	1	If	1,500.00	1,500	0.01	
Meeting / Project Room	2	If	2,000.00	4,000	0.03	
Tutor Room	2	If	1,000.00	2,000	0.01	
Base cabinets - P-Lam (w/o countertop)	0	If	250.00	0	0.00	Not Required
Countertops - P-Lam	0	If	75.00	0	0.00	Not Required
Wall cabinets - P-Lam	0	If	175.00	0	0.00	Not Required
Window Sills - P-Lam	0	If	35.00	0	0.00	Not Required
Interior Partitions						
Precast	9,945	sf	14.25	141,716	0.91	
CMU - 12"	9,821	sf	12.30	120,798	0.78	
CMU - 8"	81,924	sf	8.50	696,354	4.49	
Drywall - Typical Partition	39,027	sf	5.25	204,892	1.32	
Drywall - Chase Wall (Assembly)	2,869	sf	7.65	21,948	0.14	
Interior glazing						
Interior Aluminum & Glass Doors (S)	9	ea	1,900	17,100	0.11	
Interior Aluminum & Glass Doors (D)	11	pr	3,500	38,500	0.25	
Interior Storefront	3,666	sf	35	128,310	0.83	9'-4" high
Side lites & transom lites	20	ea	770	15,400	0.10	Classroom-type spaces
Interior window	4	ea	700	2,800	0.02	
Toilet partitions and accessories						
Toilet partitions - Baked Enamel	34	ea	850.00	28,900	0.19	
Urinal screens - Baked Enamel	5	ea	275.00	1,375	0.01	
Toilet accessories (L)	11	rm	1,800.00	19,800	0.13	
Toilet accessories (M)	5	rm	900.00	4,500	0.03	
Toilet accessories (S)	4	rm	500.00	2,000	0.01	
Signage and graphics						
Signage and graphics - Conceptual	155,215	sf	0.25	38,804	0.25	
Specialties						
Lockers - Metal (12 x 15 x 36) Locker Bay	600	ea	130	78,000	0.50	
Lockers - Metal (12 x 15 x 60) Staff	8	ea	190	1,520	0.01	
Lockers - Metal (12 x 15 x 60) Locker Room	115	ea	190	21,850	0.14	
Lockers - Metal (12 x 15 x 30) Locker Room	174	ea	90	15,660	0.10	
Lockers - Metal (12 x 15 x 24) Locker Room	616	ea	90	55,440	0.36	
Instrument storage lockers	15	ea	938	14,063	0.09	
Markerboards / Tackboards						



Sample Estimate

Schema ic Estimate

June 19, 2014

		155,215						
ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS		
Markerboards at classroom (4' X 16')	40	ea	576.00	23,040	0.15	(x2) per room, includes digital lab		
Markerboards at science lab (4' X 16')	8	ea	576.00	4,608	0.03	(x2) per room, includes STEM lab		
Markerboards at computer lab (4' X 16')	6	ea	576.00	3,456	0.02	(x2) per room		
Markerboards at music rooms (4' X 16')	4	ea	576.00	2,304	0.01	(x2) per room		
Markerboards at art room (4' X 16')	2	ea	576.00	1,152	0.01	(x2) per room		
Markerboards at meeting / project room (4' X 16')	2	ea	576.00	1,152	0.01	(x1) per room		
Markerboards at tutor room (4' X 16')	2	ea	576.00	1,152	0.01	(x1) per room		
Tackboards	64	ea	217.00	13,888	0.09	(x1) per each room above		
Miscellaneous equipment								
Window blinds - Manual	1,700	sf	3.75	6,375	0.04	Punched windows at classrooms		
Window blinds - Motorized	0	sf	18.50	0	0.00	Excluded		
TOTAL INTERIOR CONSTRUCTION				4,689,220	30.21			
SPECIAL REQUIREMENTS								
Loading dock equipment	1	bay	7,500	7,500	0.05			
Fitness equipment	0	allow		FF&E	0.00			
Appliances	0	ea		FF&E	0.00			
Microwave	0	ea		FF&E	0.00			
Refrigerator	0	ea		FF&E	0.00			
Stovetop/oven	0	ea		FF&E	0.00			
Washer/Dryer stacked	0	ea		FF&E	0.00			
Art Room	1	allow	5,000	5,000	0.03			
Art kiln								
Automotive Lab								
Automotive Lift, 10' X 20'	1	ea	10,000	10,000	0.06			
Kitchen Equipment								
Kitchen Equipment Allowance	285,000	allow	1.00	285,000	1.84			
Football Concession Building Equipment Allowance	25,000	allow	1.00	25,000	0.16			
Science Labs								
Science Classroom - Lab Casework / Work surfaces	4	rms	35,000	140,000	0.90	Includes STEM Lab		
Science Prep Room - Lab Casework / Work surfaces	3	rms	15,000	45,000	0.29	Includes STEM Lab		
Fume Hoods	1	ea	6,000	6,000	0.04			
Acid Cabinet / Flammable Storage cabinets	2	ea	1,500	3,000	0.02			
Competition Gymnasium								
Wall Pads (5' high)	2,650	sf	10.00	26,500	0.17			
Volleyball Floorplates / Sleeves	8	ea	455.00	3,640	0.02			
Forward Folding Backstops	6	ea	5,000.00	30,000	0.19			
Side Folding Backstops	8	ea	5,000.00	40,000	0.26			
Scoreboards	2	ea	15,000.00	30,000	0.19			
Sound Reinforcement System	1	ea	75,000.00	75,000	0.48			



Sample Estimate

Schema ic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
155,215						
Gym Divider Curtain	2	ea	11,200.00	22,400	0.14	
Wall-Attached Telescoping Stands	2,000	seat	145.00	290,000	1.87	
Theater Equipment						
Auditorium Seats	500	ea	200	100,000	0.64	
Stage Lighting System	1	allow	250,000	250,000	1.61	
Stage Sound System	1	allow	200,000	200,000	1.29	
Counterweight Set / Rigging	1	allow	175,000	175,000	1.13	
Stage Track & Curtains	1	allow	50,000	50,000	0.32	
Motorized Projection Screen	1	allow	12,000	12,000	0.08	
Orchestra Pit Filler	1	ea	30,000	30,000	0.19	
Orchestra Platform Lift	0	ea	90,000	0	0	Not required
Lift - Orchestra Pit (ADA Access & Equipment Lift)	1	ea	24,500	24,500	0.16	
Lift - Control Room (ADA Access)	1	ea	17,500	17,500	0.11	
TOTAL SPECIAL REQUIREMENTS				1,903,040	12.26	

VERTICAL TRANSPORTATION

Hydraulic - Passenger Elevator, 3000 lbs/2stops/150FPM/18' Travel

0 ea 0 0.00

TOTAL VERTICAL TRANSPORTATION

0 0.00

FIRE PROTECTION

Fire Protection Equipment

Pumps and Jockey Assemblies(250 gpm and 15gpm)
 Test Header
 Double Detector Check Valves & Accessories
 Siamese Connections

1 ea 27,200.00 0.18
 1 ea 3,000.00 0.02
 1 ls 7,500.00 0.05
 0 ea 0 0.00 Not Required

Wet Sprinkler Systems

Wet System Piping Distribution
 Wet System Sprinkl Hds (1/225 sf)

155,215 sf 186,258 1.20
 1,035 ea 80,712 0.52

Dry Sprinkler Systems

0 0.00 Not Required

Special Systems

Deluge System @ Stage

0 allow 1.00 0 0.00 Not Required

Standpipe Systems

Standpipe @ Stage
 2 1/2" Fire Hose Valves

7,500 allow 1.00 7,500 0.05
 2 ea 350.00 700 0.00

Miscellaneous Fire Protection

Temporary Fire Protection

0 sf 0 0.00 Not Required



Sample Estimate

Schema ic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	155,215	COST/SF	COMMENTS
Misc. F.P. (Sleeves, Coring, Firesafing, etc.)	155,215	sf	0.10	15,522		0.10	
TOTAL FIRE PROTECTION				328,391		2.12	

PLUMBING

Plumbing Equipment

Plumbing Specialties							
Water Meter (Install Only, furnished w/permit)	1	ls	\$ 1,500.00	1,500		0.01	
Double Check, RPZ's, Backflows, PRV Stations	1	ls	\$ 3,500.00	3,500		0.02	
Plumbing Pumps and Basins				0		0.00	Not Required
Domestic Water Booster Pump System - (Domestic Water System)	0	ea	\$ 30,000.00	0		0.00	Not Required
Hot Water Re-Circ Pumps	2	ea	\$ 1,200.00	2,400		0.02	
Sewage Ejector - (Sanitary System)	0	ls		0		0.00	Not Required
Triple Oil Basin - (Oil Waste System)	1	ls	\$ 12,100.00	12,100		0.08	
Kitchen Grease Basin - (Kitchen Waste System)	1	ls	\$ 7,500.00	7,500		0.05	
Sump Pump - (Storm System)	0	ls		0		0.00	Not Required
Sump Pumps for Elevators	0	ea	\$ 750.00	0		0.00	Not Required
Settling Basin - (Draintile System)	0	ls		0		0.00	Not Required
Rod Out Basins - (Draintile System)	0	ls		0		0.00	Not Required
Pump - (Irrigation system)	0	ea		0		0.00	Not Required
Lint Trap / Lint Basin - (Laundry System)	0	ea		0		0.00	Not Required
Laundry Filtration Equipment Allowance	0	allow		0		0.00	Not Required
Water / Waste Conditioning Equipment							
Water softener	0	ea		0		0.00	Not Required
Acid Neutralization tank	0	ea		0		0.00	Not Required
Packaged Domestic Water Heaters							
Gas Fired Water Heaters - (2 @ 720,000 BTU/hr - 707 GPH recovery)	1,440	mbh	\$ 32.00	46,080		0.30	
Electric Water Heater (Local Use) - Theater Toilet Rooms	3	ea	\$ 4,000.00	12,000		0.08	
Booster Heater - Kitchen	1	ea	\$ 10,000.00	10,000		0.06	
Expansion Tanks	1	ea	\$ 2,100.00	2,100		0.01	
Storage Tank (2,500 Gallons)	0	ea	\$ 11,250.00	0		0.00	Not Required W / Sitework
Storm Water Detention / Retention							

Insulation

Piping Insulation - Storm Horizontals	3,900	lf	\$ 14.00	54,600		0.35	
Piping Insulation - Domestic Water	9,050	lf	\$ 9.75	88,238		0.57	

Piping

Draintile (w/ excavation & haul) - Perforated

Perimeter Draintile	0	lf		0		0.00	Not Required
Underslab Drain tile	0	lf		0		0.00	Not Required

Storm - PVC

Storm - Underslab (w/ excavation & haul)	1,780	lf	\$ 52.00	92,560		0.60	
Storm - Above Ground	4,300	lf	\$ 42.00	180,600		1.16	

Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
155,215						
Storm - Above Ground - Overflow Piping	4,730	lf	42.00	198,660	1.28	
Credit to utilize Scuppers for 50% of Roof areas	(2,365)	ea	42.00	(99,330)	-0.64	
Domestic Water - (CW/HWR) - Copper						
Underground CW/HW/HWR - Average Size 3/4" - Science Islands	750	lf	32.00	24,000	0.15	
Aboveground CW/HW/HWR - Average Size 1-1/4"	8,300	lf	24.00	199,200	1.28	
Sanitary Waste / Vent - PVC						
Sanitary / Waste - Underground - Average 4"	3,700	lf	48.00	177,600	1.14	
Sanitary / Waste - Aboveground - Average 3"	1,900	lf	30.00	57,000	0.37	
Kitchen Waste - Underground - Average 3"	200	lf	40.00	8,000	0.05	
Kitchen Waste - Aboveground - Average 2-1/2"	150	lf	24.00	3,600	0.02	
Plumbing Fixtures						
Fixtures						
Water Closets	75	ea	1,100.00	82,500	0.53	
Urinals	24	ea	975.00	23,400	0.15	
Sink - Wall Lav	14	ea	890.00	12,460	0.08	
Sink - Art Room	2	ea	1,450.00	2,900	0.02	With Plaster Trap
Sink - Auto Lab	2	ea	1,150.00	2,300	0.01	
Sink - Café	1	ea	1,450.00	1,450	0.01	With Grease Basin
Sink - Faculty Lounge	2	ea	1,150.00	2,300	0.01	
Sink - Food Lab	8	ea	1,450.00	11,600	0.07	With Grease Basin
Sink - Kitchen (Hand Washing)	6	ea	1,150.00	6,900	0.04	
Sink - Kitchen (Triple Sink)	0	ea				With Food Service Budget
Sink - Nurse	1	ea	1,150.00	1,150	0.01	
Sink - Science	25	ea	1,610.00	40,250	0.26	
Sink - Servery (Hand Washing)	2	ea	1,150.00	2,300	0.01	
Sink - STEM Lab	2	ea	1,150.00	2,300	0.01	
Sink - Handwashing Station - Dual	21	ea	2,450.00	51,450	0.33	
Sink - Handwashing Station - Triple	2	ea	3,800.00	7,600	0.05	
Sink - Janitors	5	ea	2,350.00	11,750	0.08	
Safety Shower (1 / Per Science Lab)	3	ea	2,400.00	7,200	0.05	
Water Coolers (Dual Height)	9	ea	3,100.00	27,900	0.18	
Showers (Drain & Faucet Only)	14	ea	1,250.00	17,500	0.11	
Wall Hydrants (Allowance)	8	ea	350.00	2,800	0.02	
Floor Drains / Roof Drains						
Floor Drains (without Trap Primers) (Allowance)	64	ea	450.00	28,800	0.19	
Floor Sink / Area Drain	4	ea	750.00	3,000	0.02	
Trench Drain	50	lf	150.00	7,500	0.05	
Roof Drains(primary)	90	ea	550.00	49,500	0.32	
Roof Drains(overflow)	90	ea	610.00	54,900	0.35	
Credit to utilize Scuppers for 50% of Roof areas	(45)	ea	610.00	(27,450)	-0.18	
Miscellaneous Plumbing						
Misc Plumbing (Firesafing, Coring & Sealants)	15,500	ls	\$	15,500	0.10	
Temporary Plumbing	0	sf		0	0.00	Not required
Plumbing Hangers - Seismic Premium	0	sf		0	0.00	Not required



Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
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155,215

TOTAL PLUMBING

1,531,668 9.87

HVAC

Equipment

-Geothermal Systems

Air Cooled Chiller - Supplemental Cooling	0	tons		0	0.00	Not Required
Hot water Boiler - Supplemental Heating	0	mbh		0	0.00	Not Required
Primary Geothermal Piping Loop Pumps	1,600	gpm	\$ 17.00	27,200	0.18	
Secondary Geothermal Piping Loop Pumps	1,800	gpm	\$ 17.00	30,600	0.20	
Heat Pumps (Indoor)						
Water Source Heat Pump - 1 Ton	38	ea	\$ 3,340.00	126,920	0.82	assume 60% of indoor units
Water Source Heat Pump - 1-1/2 Ton	19	ea	\$ 3,740.00	71,060	0.46	assume 30% of indoor units
Water Source Heat Pump - 2 Ton	7	ea	\$ 4,140.00	28,980	0.19	assume 10% of indoor units
Heat Pumps w/ Heat Recovery (Rooftop)						
HP/HR - Stage	9,500	cfm	\$ 5.50	52,250	0.34	
HP/HR - Theater (Unit #1)	10,250	cfm	\$ -	0	0.00	
HP/HR - Theater (Unit #2)	10,250	cfm	\$ 5.50	56,375	0.36	
HP/HR - Library	7,600	cfm	\$ 5.50	41,800	0.27	
HP/HR - Cafeteria	10,400	cfm	\$ 5.50	57,200	0.37	
HP/HR - Gymnasium (Unit #1)	18,500	cfm	\$ -	0	0.00	
HP/HR - Gymnasium (Unit #2)	18,500	cfm	\$ 5.50	101,750	0.66	
Heat Pumps - Console Units						
Water Source Heat Pump - 1/2 Ton	49	ea	\$ 1,915.00	93,835	0.60	

-Air Distribution

Dedicated Outdoor Air Supply / Energy Recovery Units (Rooftop)						
DOAS / ERV - Theater Lobby and Classrooms	14,000	cfm	\$ 9.75	136,500	0.88	Standard Unit Assumed
DOAS / ERV - School Corridors and Classrooms	38,800	cfm	\$ 9.75	378,300	2.44	Standard Unit Assumed
MAU Handling Units - Kitchen	5,000	cfm	\$ 2.75	13,750	0.09	
Gas Fired Heating Unit @ Auto Shop	10,000	cfm	\$ 2.75	27,500	0.18	
Exhaust Systems						
Auto Shop	4,700	cfm	\$ 1.15	5,405	0.03	
Building Support	2,600	cfm	\$ 1.15	2,990	0.02	
Dishwasher Exhaust Fan	1,200	cfm	\$ 3.00	3,600	0.02	
Kitchen Hood	0	cfm		0	0.00	With Kitchen Equipment
Food Labs	900	cfm	\$ 1.15	1,035	0.01	
Gymnasium	30,000	cfm	\$ 1.15	34,500	0.22	
Kiln Exhaust Systems	300	cfm	\$ 1.15	345	0.00	
Concession / Toilet Rooms	3,600	cfm	\$ 1.15	4,140	0.03	
Locker Room	7,100	cfm	\$ 1.15	8,165	0.05	
Science Labs / Science Prep	7,400	cfm	\$ 1.15	8,510	0.05	
Toilet Rooms	5,900	cfm	\$ 1.15	6,785	0.04	
Dressing Rooms	1,000	cfm	\$ 1.15	1,150	0.01	
Laundry Exhaust Systems	1,000	cfm	\$ 1.15	1,150	0.01	
Dust Collection Exhaust Systems	1,500	cfm	\$ 2.50	3,750	0.02	
Theater Smoke Vents	5	ea	\$ 4,100.00	20,500	0.13	

Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
155,215						
DX Split Systems Heat Pump Unit @ Concession - 2 Ton	1	ea	\$ 4,500.00	4,500	0.03	
DX Split Systems Heat Pump Unit @ Data Closet - 2 Ton	1	ea	\$ 4,500.00	4,500	0.03	
Grilles, Registers, Diffusers	420	ea	\$ 115.00	48,300	0.31	
Louver Allowance	5,000	allow	\$ 1.00	5,000	0.03	
Fire/Smoke Damper Allowance	6,500	allow	\$ 1.00	6,500	0.04	
Smoke Evacuation System	0	ls		0	0.00	Not Required
Piping Systems						
-Heat Pump Water Supply/Return						
3/4" - 2" Threaded Joints	3,510	lf	\$ 28.00	98,280	0.63	
2 1/2" - 6" Flanged Joints	5,170	lf	\$ 70.00	361,900	2.33	
-Gas Piping						
3/4" - 2" Threaded Joints	1,150	lf	\$ 28.00	32,200	0.21	
-Lab Gas Systems (NG Only)						
3/4" - 2" Threaded Joints	430	lf	\$ 28.00	12,040	0.08	
Premium for underground piping	430	lf	\$ 12.00	5,160	0.03	
-Geothermal Well Field						
Drill Wells & Pipe (Vertical & Horizontal Manifold Piping) - (400 s.f. / ton)	388	Tons	\$ 2,800.00	1,086,505	7.00	300' deep wells @ 1 1/2 Tons each, 270 wells
Sheet Metal						
-Supply / Return Ductwork						
Galvanized - Supply / Return	148,800	lbs	\$ 5.50	818,400	5.27	
Galvanized - General Exhaust	18,132	lbs	\$ 5.50	99,726	0.64	
Dishwasher - AL Construction	500	lbs	\$ 12.10	6,050	0.04	
Kitchen Hood - Black Iron	2,000	lbs	\$ 10.10	20,200	0.13	
Domestic HWH Flues	18,000	allow	\$ 1.00	18,000	0.12	
Insulation - Piping & Sheet Metal						
-Heat Pump Water Insulation Systems						
3/4" - 2" Threaded Joints	3,510	lf	\$ 7.50	26,325	0.17	
2 1/2" - 6" Flanged Joints	5,170	lf	\$ 15.00	77,550	0.50	
-Ductwork Insulation Systems						
Wrap Insulation - MP and LP w/o PR	78,000	sf	\$ 2.00	156,000	1.01	
Liner - Acous 1cal	10,000	sf	\$ 1.25	12,500	0.08	
Fire Master for Kitchen Exhaust	2,000	sf	\$ 8.00	16,000	0.10	
Controls						
Direct Digital Control System	155,215	sf	\$ 2.25	349,234	2.25	
Test and Balance						
Air Side Testing, Adjusting, and Balancing	310	hrs	\$ 72.00	22,320	0.14	
Water Side Testing, Adjusting, and Balancing	310	hrs	\$ 72.00	22,320	0.14	
Misc. HVAC Requirements						
Miscellaneous HVAC (firesafing & Sealants)	7,000	ls	\$ 1.00	7,000	0.05	
Commissioning and LEED Support	70	hrs	\$ 72.00	5,040	0.03	



Sample Estimate

Schema ic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
TOTAL HVAC				4,667,595	30.07	
ELECTRICAL						
Building Electrical Systems						
Temporary Power and Light	155,215	sf	\$ 0.55	85,368	0.55	
Primary Incoming Service 2-5" PVC	350	lf	\$ 95.00	33,250	0.21	
Switchboard 3000A 277/480V	1	allow	47,500.00	47,500	0.31	
TVSS	1	allow	4,800.00	4,800	0.03	
Meter	1	allow	400.00	400	0.00	
Distribution Panels 600A 277/480V	5	allow	6,800.00	34,000	0.22	
Panels 225A 277/480V	2	allow	3,400.00	6,800	0.04	
Panels 100A 277/480V	5	allow	2,600.00	13,000	0.08	
Branch Panels 600A 120/208V	1	allow	5,800.00	5,800	0.04	
Branch Panels 400A 120/208V	2	allow	4,800.00	9,600	0.06	
Branch Panels 225A 120/208V	16	allow	2,800.00	44,800	0.29	
Transformer 225KVA	1	ea	\$ 7,900.00	7,900	0.05	
Transformer 150KVA	2	ea	\$ 5,600.00	11,200	0.07	
Transformer 75KVA	3	ea	\$ 3,900.00	11,700	0.08	
Feeders 3000A	80	lf	\$ 850.00	68,000	0.44	
Feeders 600A	1,450	lf	\$ 140.00	203,000	1.31	
Feeders 400A	300	lf	\$ 92.00	27,600	0.18	
Feeders 225A	500	lf	\$ 52.00	26,000	0.17	
Feeders 100A	1,750	lf	\$ 22.00	38,500	0.25	
Feeders 200 Fire Pump	100	lf	\$ 105.00	10,500	0.07	
Emergency Generator Diesel	0			NIC	0.00	
Emergency Distribution	0			NIC	0.00	
Grounding Per Code	31,000	allow	\$ 1.00	31,000	0.20	
Lighting						
Extend Study 1638/64	26	ea	\$ 207.00	5,382	0.03	
Classrooms 11,314/72	158	ea	\$ 273.00	43,134	0.28	
Classrooms 11,314/72 Adder for Indirect				NIC		
Labs 14,554/72	203	ea	\$ 273.00	55,419	0.36	
Labs Lighting Adder for Indirect				NIC		
Corridors 16,795/64 Down Lights	263	ea	\$ 240.00	63,120	0.41	
Band Choral 1880/80	24	ea	\$ 370.00	8,880	0.06	
Childcare Clothing 1000/72	14	ea	\$ 207.00	2,898	0.02	
Gym 18,480/225	83	ea	\$ 465.00	38,595	0.25	
Faculty/Work/misc 8063/72	112	ea	\$ 247.00	27,664	0.18	
Cafeterial/ Faculti lounge 5701/72	80	ea	\$ 247.00	19,760	0.13	
Toilets 2336/64	37	ea	\$ 183.00	6,771	0.04	
Lockers 4124/80	52	ea	\$ 187.00	9,724	0.06	
Offices 4124/64	65	ea	\$ 207.00	13,455	0.09	
Confrence 1060/64	17	ea	\$ 367.00	6,239	0.04	
FAC Office 508/64	8	ea	\$ 207.00	1,656	0.01	
Ensemble Room 556/64	9	ea	\$ 207.00	1,863	0.01	
Office Library 290/64	5	ea	\$ 287.00	1,435	0.01	
Perp Room 1165/72	16	ea	\$ 187.00	2,992	0.02	



Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
					155,215	
Storage 1016/80	13	ea	\$ 190.00	2,470	0.02	
Gym Corridor 2042/80	26	ea	\$ 425.00	11,050	0.07	
Sport Lobby 2,272/64	36	ea	\$ 365.00	13,140	0.08	
Vest 1125/49	23	ea	\$ 310.00	7,130	0.05	
Auto Lab 1460/80	34	ea	\$ 465.00	15,810	0.10	
AG/Mech Lab 1460/80	19	ea	\$ 465.00	8,835	0.06	
Building Support 1750/80	22	ea	\$ 195.00	4,290	0.03	
Mech 1615/80	21	ea	\$ 195.00	4,095	0.03	
Kitchen/Storage/Cooler 1950/80	25	ea	\$ 207.00	5,175	0.03	
Servery 1000/72	14	ea	\$ 207.00	2,898	0.02	
Weight 2000/72	28	ea	\$ 340.00	9,520	0.06	
Storage 1360/80	17	ea	\$ 178.00	3,026	0.02	
Concession / Toilet Rooms 1220/72	17	ea	\$ 204.00	3,457	0.02	
Womens /Men Locker 5608/72	78	ea	\$ 204.00	15,912	0.10	
Concession 348/72	5	ea	\$ 168.00	840	0.01	
Balance 7863/72	109	ea	\$ 204.00	22,236	0.14	
Exit Sign	80	ea	\$ 260.00	20,800	0.13	
Scene Shop 1350/72	19	ea	\$ 168.00	3,192	0.02	
Prop Storage 460/72	7	ea	\$ 168.00	1,176	0.01	
Costume Shop 700/64	10	ea	\$ 168.00	1,680	0.01	
Dress RMS Toilets/Toilets 1511/72	21	ea	\$ 168.00	3,528	0.02	
Stage 3935/80	49	ea	\$ 400.00	19,600	0.13	
Classroom 1499/72	21	ea	\$ 273.00	5,733	0.04	
Meeting Room 765/64	21	ea	\$ 380.00	7,980	0.05	
Corridor 3544/72	12	ea	\$ 240.00	2,880	0.02	
Lobby 2853/72	50	ea	\$ 380.00	19,000	0.12	
Art Galley 1270/64	40	ea	\$ 278.00	11,120	0.07	
Control Booth 525/72	20	ea	\$ 183.00	3,660	0.02	
Hall 5676/80	71	ea	\$ 540.00	38,340	0.25	
Balance 4112/80	52	ea	\$ 213.00	11,076	0.07	
Exit Signs	20	ea	\$ 260.00	5,200	0.03	
Occupancy Sensors	110	ea	\$ 200.00	22,000	0.14	
Switches	140	ea	\$ 65.00	9,100	0.06	
Battery Pack - Allowance	170	ea	\$ 250.00	42,500	0.27	
Lighting Branch Conduit	43,860	lf	\$ 8.50	372,810	2.40	
Lighting Control /Photo Sensors	100,000	allow	\$ 1.00	100,000	0.64	
Dimming Systems Raceway (Auditorium)	75,000	sf	\$ 1.00	75,000	0.48	
Dimming Systems Raceway (Band /Choral)	25,000	sf	\$ 1.00	25,000	0.16	
<i>Power Devices</i>						
Duplex Receptacles	830	ea	\$ 60.00	49,800	0.32	
Quads	400	ea	\$ 75.00	30,000	0.19	
Floor Boxes	26	ea	\$ 250.00	6,500	0.04	
GFI Receptacles	102	ea	\$ 70.00	7,140	0.05	
WP Receptacles	34	ea	\$ 85.00	2,890	0.02	
Branch Conduit	17,800	lf	\$ 8.50	151,300	0.97	
<i>Mech</i>						
Mechanical Equipment Connection	70,000	allow	\$ 1.00	70,000	0.45	
Mechanical Equipment Feeders	120,000	allow	\$ 1.00	120,000	0.77	



Sample Estimate

Schematic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
					155,215	
Kitchen Equipment Connection	15,000	allow	1.00	15,000	0.10	
Lightning Protection	47,000	allow	1.00	47,000	0.30	
Rough-in for All Building Systems						
Voice/Data Outlets	510	60	60.00	30,600	0.20	
Conduit Stub Up To Cable Tray	10,200	lf	7.50	76,500	0.49	
Cable Tray	1,450	lf	30.00	43,500	0.28	
CATV Outlet	66	ea	60.00	3,960	0.03	
CATV Stub up to Cable tray	1,400	lf	7.50	10,500	0.07	
CCTV Raceway System	37,000	allow	1.00	37,000	0.24	
Card Access Raceway System	23,000	allow	1.00	23,000	0.15	
AV Raceway	34	allow	1,600.00	54,400	0.35	
Site Electric (includes site lighting)	0	sf	-	0	0.00	
Low Voltage Systems						
Data/Network Cabling	0	sf	-	0	0.00	W / Soft Costs
Closed Circuit Television (CCTV) Video and Surveillance System	0	sf	-	0	0.00	W / Soft Costs
Access Control System	0	sf	-	0	0.00	W / Soft Costs
Door Control System	0	sf	-	0	0.00	W / Soft Costs
Fire Alarm Detection System	155,215	sf	1.50	232,823	1.50	
Master Clock System (Atomic Clock System)	155,215	sf	0.45	69,847	0.45	
Intercom & Paging - Allowance	155,215	sf	1.80	279,387	1.80	
Sound Reinforcement (Installation Allowance)	35,000	allow	1.00	35,000	0.23	
Sound Reinforcement (Equipment)	0	sf	-	0	0.00	
Theater Sound Reinforcement	0	sf	-	0	0.00	W / Special Requirements
Gymnasium Sound Reinforcement	0	sf	-	0	0.00	W / Special Requirements
Music Room Sound Reinforcement	0	sf	-	0	0.00	Not required
AV Systems - Projectors Typical in Classrooms 34 locations)	0	sf	-	0	0.00	W / FF&E
Scoreboards (see gym equipment)	0	sf	-	0	0.00	W / Special Requirements
Cable TV Distribution - cabling	0	sf	-	0	0.00	W / Soft Costs
Site Communications	0	sf	-	0	0.00	With Sitework
TOTAL ELECTRICAL				3,357,110	21.63	

SITWORK

Site Preparation

Site Clearing and Grading

Clearing & Grubbing - Brush Removal	40	ac	500.00	20,000	0.13	
Silt Fence	6,570	lf	2.50	16,425	0.11	
Erosion Control (Ditch Check, Inlet Protection, Maintenance)	1	ls	35,000.00	35,000	0.23	
Mass Grade Site / Pad Prep (Current Grades)						
Strip Topsoil & Stockpile On-Site	0	cy		0	0.00	Not Required
Excavate & Stockpile Unsuitable Soils from Bldg Pad & Bleacher Fndn	35,657	cy	4.25	151,542	0.98	Scrapper Work
Dig On-Site Borrow Pit to Harvest Clay for Bldg Pad Fill (22% Shrink)	43,502	cy	6.60	287,110	1.85	Backhoe Work
Fill Borrow Pit w/ h Dredge Material (15% Shrink)	36,976	cy	3.80	140,510	0.91	Scrapper Work
Cut Balance of Site to subgrade	51,000	cy	5.12	261,120	1.68	Scrapper Work (no stockpile)



Sample Estimate

Schematic Es imate

June 19, 2014

		155,215						
ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS		
Fill Balance of Site to subgrade Export (+) / Import (-)	51,000 10,000	cy cy	5.12 6.60	261,120 66,000	1.68 0.43	Scrapper Work (no stockpile) Berm On-Site		
Fine Grading / Subgrade Preparation								
Lime stabilize Roadways, Heavy Duty Asphalt	104,833	sf	0.42	43,680	0.28	Assume 12" Thick Lime Section		
Lime Stabilize Parking Lots, Standard Duty Asphalt	127,391	sf	0.42	53,080	0.34	Assume 12" Thick Lime Section		
Fine Grade Playing Fields	357,722	sf	0.10	35,772	0.23			
Fine Grade Running Track & Tennis Courts	58,164	sf	0.10	5,816	0.04			
Fine Grade Seeded Areas	1,434,248	sf	0.10	143,425	0.92			
Site Development								
Site concrete								
6" Granular fill under site concrete	1,307	cy	30.00	39,224	0.25			
Curb & Gutter - Parking Perimeter	5,959	lf	15.00	89,385	0.58			
Curb & Gutter - Parking Islands	2,950	lf	15.00	44,250	0.29			
Special Concrete Paver / Sidewalk (areas on N side of building)	43,633	sf	6.50	283,615	1.83			
Special Concrete Paver / Sidewalk (areas on S patio)	5,589	sf	6.50	36,329	0.23			
Concrete sidewalk (parking lot)	15,319	sf	5.00	76,595	0.49			
Concrete sidewalk (path to foo ball and track fields)	6,062	sf	5.00	30,310	0.20			
Outdoor classroom area, E side	78	cy	350.00	Alt #1	0.00			
Outdoor classroom area, W side	72	cy	350.00	Alt #1	0.00			
Recessed concrete area at S patio	89	cy	350.00	30,975	0.20			
Recessed concrete area at low point	330	cy	350.00	Alt #1	0.00			
Backfill at concrete area at S patio	775	cy	30.00	23,250	0.15			
Recessed concrete area at low point	190	cy	30.00	Alt #1	0.00			
Site Asphalt								
Asphalt paving, heavy duty	104,833	sf	3.50	366,916	2.36			
Asphalt paving, standard	127,391	sf	3.00	382,173	2.46			
Striping/Signage	232,224	sf	0.07	16,256	0.10			
Gravel road, 9" deep	54,840	sf	1.25	68,550	0.44			
Landscaping and Irrigation								
Landscaping / seeding	1,417,548	sf	0.10	141,755	0.91			
Landscaping / seeding - Parking Islands	16,700	sf	0.50	8,350	0.05			
Irrigation (football)	101,285	sf	1.25	126,606	0.82			
Irrigation (baseball)	113,659	sf	1.25	Not Required	0.00			
Irrigation (softball)	41,493	sf	1.25	Not Required	0.00			
Large trees at parking lot, outside kitchen, & outside gymnasium entrance	30	ea	500.00	15,000	0.10			
Small trees by choral room	4	ea	300.00	1,200	0.01			
Ornamental planting	1	alow	15,000.00	15,000	0.10			
Mulch path (S path to lake)	23,012	sf	2.00	46,024	0.30	4" thick		
Mulch path around site perimeter (excluding natural wooded area)	71,301	sf	2.00	Alt #2	0.00	4" thick		
Mulch path around site perimeter (natural wooded area)	13,723	sf	2.00	Alt #2	0.00	4" thick		
Athletic Fields								
Baseball field, field mix	113,659	sf	0.45	51,147	0.33			



Sample Estimate

Schema ic Estimate

June 19, 2014

		155,215					
ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS	
Softball field, field mix	41,493	sf	0.45	18,672	0.12		
Football field, sod, including underdrain system	101,285	sf	1.50	151,928	0.98		
Practice football field, seed	101,285	sf	0.35	35,450	0.23		
Tennis courts (22,884 SF total)	8	ea	25,000.00	200,000	1.29		
Running track surfaces	35,280	sf	4.22	148,960	0.96		
Flagpoles							
Flagpole by clock feature	1	ea	4,500.00	4,500	0.03		
Flagpole by S teaching area / low point	1	ea	4,500.00	4,500	0.03		
Site lighting							
Building Exterior Accent lights	1	allow	25,000	25,000	0.16		
Roadway lights		ea			0.00		
Parking lights Single Head MH / Base/Grounding 25'	37	ea	3,600	133,200	0.86		
Parking lights Twin Heads MH / Base / Grounding 25'	18	ea	4,200	75,600	0.49		
Bollards /base/ Grounding	12	allow	1,600	19,200	0.12		
Inground Up Light	10	allow	900	9,000	0.06		
Branch Conduit	7,200	lf	13	93,600	0.60		
Controller Relay Panel/Timer Clock	1	allow	8,600	8,600	0.06		
Hand Holes	6	ea	3,200	19,200	0.12		
Duct Bank 3-4" PVC 40 Empty No Concrete	600	lf	70	42,000	0.27		
Duct Bank 2-2" PVC 40 Empty No Concrete	400	lf	23	9,200	0.06		
Duct Bank 1-2" PVC 40 Empty No Concrete	280	lf	16	4,480	0.03		
Football field lights	1	allow	200,000	200,000	1.29		
Miscellaneous accessories							
Site Signage	1	allow	25,000.00	25,000	0.16		
Site Furnishings	1	allow	15,000.00	15,000	0.10		
Pro football field goal posts	2	ea	8,500.00	17,000	0.11		
Practice football field goal posts	2	ea	6,800.00	13,600	0.09		
Football bleacher seating, home team	900	seats	225.00	202,500	1.30		
Football bleacher seating, visitors	300	seats	225.00	67,500	0.43		
Outdoor Portable Bleachers (10 row x 21'-0)	1	ls	38,000.00	38,000	0.24	At baseball field	
Outdoor Portable Bleachers (5 row x 21'-0)	1	ls	31,000.00	31,000	0.20	At softball field	
Site Buildings / Walls							
Football Field Press box, 8' x 20'	1	ls	40,000.00	40,000	0.26		
Concession building	0	ls	0.00	0	0.00	Excluded	
Concrete retaining wall w/ brick veneer, 1-side, at building support	0	sf	0.00	0	0.00		
Building sign / clock at main entrance	1,120	sf	61.00	68,320	0.44		
Site Fencing							
Fencing around football / track stadium	1,760	lf	35.00	61,600	0.40		
Backstop @ baseball field	84	lf	70.00	5,880	0.04	12' Tall	
Backstop @ sof ball field	194	lf	70.00	13,580	0.09	12' Tall	
Fencing around baseball field	1,283	lf	35.00	44,905	0.29	6' Tall	
Fencing around softball field	600	lf	35.00	21,000	0.14	6' Tall	
Fencing around tennis field	1,098	lf	52.50	57,645	0.37	10' Tall	



Sample Estimate

Schema ic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
Site Utilities						
Sewer						
Piping, 8" PVC	2,800	lf	40.00	112,000	0.72	
Service sewers, 6" PVC, case 1	1,000	lf	35.00	35,000	0.23	
Manholes, type A, 4' dia.	8	ea	2,500	20,000	0.13	
Connect to existing service	1	ea	500	500	0.00	
Storm						
Piping	1,800	lf	40.00	72,000	0.46	
Manholes	7	ea	2,200	15,840	0.10	
Connect to existing service	1	ea	500	500	0.00	
Water						
8" PVC water main, C-900	4,400	lf	22.00	96,800	0.62	
Bore water main, 8"	30	lf	100.00	3,000	0.02	
6" PVC water main, C-900	1,100	lf	18.00	19,800	0.13	
4" PVC water main, C-900	1,000	lf	14.00	14,000	0.09	
8" gate valve & valve box	4	ea	1,000.00	4,000	0.03	
Fire hydrant	8	ea	3,200.00	25,600	0.16	
Connect to existing 6" line	1	ea	1,000	1,000	0.01	
Fire line		lf		0	0.00	Not required
Fire department connections and valves		ls		0	0.00	Not required
DDCV (Double detector check Vault)		ea		0	0.00	Included with building
Meter		ea		0	0.00	Included with building
Utility relocation, allowance	0	allow	0	0	0.00	Not required
Gas connection and meter	1	allow	50,000	50,000	0.32	
Storm Retention System						
Stormwater detention	19,859	sf	0.00	0	0.00	Included in cut & fill quantities
Electrical service						
Transition Pole 60'/Base/Grounding	1	ea	8,400.00	8,400	0.05	
Weather Head Entrance	1	ea	400.00	400	0.00	
Wood Poles 65' at 150'/Base/Trim	7	ea	7,200.00	50,400	0.32	
HW 2-5" Conduit Stub Up (Empty)	20	lf	270.00	5,400	0.03	
Bare Copper 2/0 (3- conductors)	1,100	lf	20.00	22,000	0.14	
Utility Company Tie / Switch Upstream	1	allow	100,000	100,000	0.64	
Termination/Stress Cones	6	allow	400	2,400	0.02	
Electrical Manhole	1	ea	9,800	9,800	0.06	
Electrical service Duct bank						
Incoming Duct bank to Transformer 2-5" PVC Concrete Encased	320	lf	81	25,920	0.17	

Sample Estimate

Schema ic Estimate

June 19, 2014

ITEM	QTY	UNIT	U/P	TOTAL	COST/SF	COMMENTS
					155,215	
Site Telecommunication Duct bank (empty)						
Duct bank 4-4" PVC Concrete Encased	1,300	If	95	123,500	0.80	
Manhole	3	ea	10,500	31,500	0.20	
CATV 4" PVC in same Duct Bank as Telecom	1,300	If	18	23,400	0.15	
Utility Connection Charges / Infrastructure Upgrade Charges	0	Is	0.00	0	0.00	By Owner
TOTAL SITEWORK				6,212,287	40.02	

FORM F

GENERAL CONDITIONS SCOPE OF WORK

Respondents are directed to indicate if the costs associated with the General Conditions are to be included with the Lump Sum proposal or included with subsequent competitive bid packages.

The following is a suggestion only, respondents should include their own selections.

	Description of Scope of Work	Costs included in General Conditions Lump Sum Amount	Costs to be included in bid packages and incorporated into GMP
1.	Supervisory and administrative personnel (project management, accounting and support staff) as required to professionally and expeditiously complete project work.	X	
2.	Field labor, materials and service charges for safety and final cleanup (trade specific safety and cleanup by subcontractors to be included as a subcontractor expense).	X \$476,000 Progress Cleaning	X Final Cleaning to be Competitively Bid
3.	Materials and supplies relative to General Contractor's work.	X with small tools	
4.	Machinery and equipment rentals relative to General Contractor's work.	X \$15,000	
5.	Small tools relative to General Contractor's work.	X \$10,000	
6.	Transportation expenses included trucking, freight and delivery charges relative to General Contractor's work.		X
7.	Travel expenses relative to General Contractor's work.	X \$19,600	
8.	Project management and job site office, storage sheds, and other temporary construction relative to General Contractor's work.	X \$493,000	X Trade specific storage
9.	Insurance.		X
10.	Protection of adjoining spaces and repair of consequential damages (including trade specific protection and repairs by subcontractors).		X
11.	Temporary heat, light, power, water and sanitation facilities, utilities, scaffolding, bracing, barricades (including trade specific work and charges by subcontractors).		X
12.	First aid facilities (including subcontractor required to provide trade specific facilities).	X \$28,000	
13.	Safety program, supervision, safety and protection (including trade specific safety and protection by subcontractors).	X	
14.	Losses or expense not compensated by insurance. Including deductibles for losses and expenses for which the General		X
15.	Field and project management office expenses including telephone services, postage, stationary, air courier, messenger,	X	

FORM F

16.	Construction progress photographs.	X	
17.	Costs for General Contractor's blueprints, photocopies and facsimile (including trade specific costs by subcontractors).	X \$8,000	
18.	General Contractor's incidental labor and materials required for cooperation with Owner's testing agency (including trade specific	X Superintendent Coordination	X Trade Specific Coordination
19.	Coordination of Guarantee or Warranty work (including trade specific costs by subcontractors).	X Coordination Only	X
20.	Temporary signs and warning devices (including trade specific costs by subcontractors).	X \$20,000	X
21.	Temporary enclosures, barricades and fencing (including trade specific costs by subcontractors).		X
22.	Pest control.	X \$19,600	
23.	Dumpsters.		X
24.	General clean up and trade specific cleanup.	X See Item #2 Progress Cleaning	X
25.	Temporary sanitation.	X Temp Toilets \$78,975	
26.	Weekly job meetings.	X	
27.	Payment and performance bonds cost for the GMP amount (including trade specific bonds by subcontractors).		X
28.	Building, and other permit costs and fees (including trade specific permits and fees by subcontractors).		X
29.	Surveys for (including trade specific surveys by subcontractors).		X
30.	O&M training and orientation.	X Coordination Only	X
31.	Preparation of as-built drawings.	X Coordination Only	X
32.	Final cleaning.		X

Notes:

See attached staff plans for staffing commitments dedicated to each school (Central + South)

1. We require bonds for subcontractors with contracts over \$200,000. We would like to discuss the use of Subcontractor Default Insurance in lieu of bonds which could result in a savings to the project.
2. Turner's proposal is based on utilizing a Contractor Controlled Insurance Program (CCIP) wrapping the general liability and workers' compensation coverage for Turner and the subcontractors at all tiers. Turner will be reimbursed at a fixed rate for the CCIP established during the development of the GMP.
3. The sample form of contract as noted in the RFP will be an AIA Document A133-2017 and AIA Document A201-2017. Turner Construction and its Owners have been successful on past projects utilizing these industry standard forms. It would be our goal to develop the Guaranteed Maximum Price (GMP) in accordance with these AIA documents and detail any mutually agreed project items within the body of the Assumptions and Clarifications included within the GMP. The GMP can then be incorporated into the contract as an Exhibit taking priority within the order of the precedence.