



June 10, 2015

Item No. 3

**CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS**

To the Honorable Board of Commissioners:

**RECOMMENDATION**

It is recommended that the Board of Commissioners approve \$2,984,979 of contract modifications for various Chicago Housing Authority projects with the following contractors:

Original Contract Value	Current Contract Value	Contract Modifications to be Approved (June 2015 Board)	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100K	Revised Contract Amount
<b>C-11273 All Chicago, Inc. Life Safety &amp; Mechanical Upgrades at Long Life Apartments – 344 W. 28<sup>th</sup> Place</b>							
\$ 6,898,444	\$ 7,301,213	\$ 154,368	2.24%	\$557,137	8.08%	Yes	\$ 7,455,581
<b>C-11438 Old Veteran Construction Modernization &amp; Life &amp; Safety at Minnie Riperton – 4250 S. Princeton Ave.</b>							
\$ 13,989,900	\$ 15,401,790	\$ 2,830,611	20.23%	\$4,242,501	30.33%	Yes	\$ 18,232,401
<b>Aggregate Total</b>				<b>\$2,984,979</b>			

The Deputy Chief of the Capital Construction Department, Chief Property Officer, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE MISSION**

Ensure that CHA’s housing portfolio is safe, decent and sustainable.

**FUNDING**

General Fund

**GENERAL BACKGROUND /EXPLANATION**

The Significant Actions Policy states, in part: “Board approval must be obtained prior to CHA incurring liabilities in excess of \$100,000. Modernization activities, change orders, or cumulative change orders in excess of 5% of the contract amount or \$100,000, whichever is greater, must receive Board approval.”

The contract modifications associated with the above contracts are required to address the following issues:

<b>C-11273 All Chicago, Inc. Change Order Summary</b>		
<b>MODIFICATION</b>	<b>AMOUNT</b>	<b>REASON FOR MODIFICATION</b>
The Contractor will provide 6 parkway trees at the NW corner of the property, provide ADA concrete walkway upgrade by the new accessible parking spaces and relocate the sink in the bathroom for Office 1-07.	\$34,485.55	PCO 006 - Code Compliance
The Contractor will replace existing light fixtures outside of the storage/laundry rooms and at the intermediate lands of stairwells per the request of Asset Management.	\$21,352.03	PCO 021 – Owner Directed
The Contractor will provide additional paved sidewalk due to the reconfiguration of the new shed and shelter shed due to the discovery of an existing underground power line and storage tanks.	\$2,177.68	PCO 027 – Discovered Conditions
The Contractor will provide additional material hoist operation rental cost for 11 months, and one additional portable toilet rental for 11 months due to time extension as a result of various project change orders.	\$54,449.76	PCO 028 – Discovered Conditions
The Contractor will relocate existing exit signs on floors 1-12 and will provide 24 new wall mounted lighted exit signs.	\$15,947.60	PCO 029 – Code Compliance
Contractor will replace 2 defective CCTV elevator traveling cables.	\$14,658.05	PCO 030 – Discovered Conditions
The Contractor will install new sprinkler system damper switch wiring connecting it to the Fire Alarm Control Panel. The Contractor will provide a 1-year Fire Alarm Monitoring service.	\$4,324.25	PCO 031 – Discovered Conditions

The Contractor will provide work to connect the existing Fire Pump Controller to the Fire Alarm Control Panel that will include 3 smart modules (run, fail, and reverse) connecting to the Fire Pump Controller.	\$3,786.62	PCO 032 – Discovered Conditions
The Contractor will provide a credit to delete the specified coiling door and will provide new double doors along with concrete repair around the opening for Door 1-11.	\$3,186.36	PCO 033 - Omission
<b>Total Modifications for Contract 11273</b>	<b>\$154,368</b>	

<b>C-11438 Old Veteran Construction Change Order Summary</b>		
<b>MODIFICATION</b>	<b>AMOUNT</b>	<b>REASON FOR MODIFICATION</b>
<p>The Contractor will treat all drywall walls and ceilings as asbestos containing materials (ACM) for any work that will cause displacement of drywall or drywall joint materials including, but not limited to demolition, wrecking, sawing, cutting, and drilling.</p> <p>The Contractor will provide abatement, removal, and replacement of drywall in work areas throughout the building which covers where work is being done and not the untouched parts of the building.</p> <p>The Contractor will provide mold remediation, limited shower basin replacement, electrical remodel box replacement, soffit revisions, and delete the corridor access doors from the scope.</p> <p>The Contract End Date will be extended 336 days to 6/27/2017. The Contractor will complete all life safety work by 11/30/2016.</p>	\$ 2,830,610.75	PCO 004 - Omission
<b>Total Modifications for Contract 11438</b>	<b>\$ 2,830,611</b>	

The Capital Construction Department has verified that the amount to perform the work by these contractors is within an acceptable range of the CHA's Independent Cost Estimates for both projects.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Chief Property Officer concurs with the recommendation to approve the attached Resolution to approve \$2,984,979 in contract modifications to the above-referenced contracts for work at Long Life Apartments and Minnie Riperton Apartments.

The CEO/President also recommends the approval of these contract modifications.

**RESOLUTION NO. 2015-CHA-47**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 “CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby approves contract modifications for the following Chicago Housing Authority projects and contracts in the amount of \$2,984,979:

Original Contract Value	Current Contract Value	Contract Modifications to be Approved (June 2015 Board)	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100K	Revised Contract Amount
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\$ 13,989,900	\$ 15,401,790	\$ 2,830,611	20.23%	\$4,242,501	30.33%	Yes	\$ 18,232,401
<b>Aggregate Total</b>				\$2,984,979			

This item is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 and insurance requirements.



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