

**Neal Math and Science Academy Redevelopment Project
Architect RFP**

Addendum 02

Date of Issuance: May 21, 2019

The following changes, modifications, or clarifications are hereby incorporated and made an integral part of the Contract Documents. Unless clearly expressed otherwise by this Addendum, all terms and conditions defined in the original Contract Documents shall continue in full force and effect and shall have the same meaning in this Addendum. Issued Addenda represent responses/clarifications to various inquiries. Responder to acknowledge receipt of all addendum in submitted proposal.

Added Documents

Evaluation Criteria for Architects

Requests for Information

1. What is the planned involvement of the principal and teachers?
 - a. Answer: Formal involvement would entail participation on the CAC and FAC; the principal sits on both committees, and teachers are part of the CAC. Additional ways to involve the principal and teachers will be developed over the course of the project. Design team proposals should consider involving these key stakeholders as part of their community engagement plan.
2. Can you advise on the size of each 'cohort' and their proposed function?
 - a. Answer: Cohorts are intended to build community units; further discussion on size, purpose, function, and utilization of the cohort model will be addressed during design discussions.
3. Can you elaborate a little on the current pedagogy of the school and anticipated changes?
 - a. Answer: Available information about the preliminary thinking on evolving programmatic pedagogy is included in the RFP. Additional

thinking on current pedagogy can be gleaned via the district's website.

4. What is the mix of instruction modes (direct instruction, peer to peer, or self / digitally directed)? How is this anticipated to change?
 - a. Answer: These are relevant and important questions that will be addressed upon design team selection.
5. Does the school implement a project-based learning curriculum currently?
 - a. Answer: This varies teacher by teacher and grade by grade.
6. Project is LEED silver, assumed LEED 4.1 for schools. Is sustainability planned to be part of the school curriculum? Any regional sustainable emphases (Great Lakes, regional bio habitats, etc.)?
 - a. Answer: These are pertinent questions that we anticipate will be addressed as part of the design and community engagement process throughout the project design and will be touched upon in proposals.
7. Are there any donor specific curricula planned? (chemistry, life sciences labs, etc.)?
 - a. Answer: To the best of our knowledge, not at present. This is always subject to change and at the discretion of the school and district.
8. Are there any plans for summer / year-round curriculum in the new school? Extended hours or after school programs?
 - a. Answer: There will likely going to be summer, before school, and after school programming offered.
9. Are there any unique community resources (spaces, programs, or events) intended to be housed in this building? Polling place, emergency shelters, resource centers?
 - a. Answer: The program description in the RFP is the best guide for the initial thinking. This can and may evolve over time with respect to use and specificity.

10. Can you elaborate on extent of intended signage? Code-required and basic building identification assumed – anything additional? Wayfinding, Donor recognition, etc.?
 - a. Answer: Wayfinding, donor recognition, school branding, interior and exterior, etc. are all under consideration and should be included.

11. Please advise on current security system and any special security concerns for the school?
 - a. Answer: These are questions that will be addressed during the design phase; respondents are welcome to proposal what has worked well based on previous project experience.

12. Is a traffic study required?
 - a. Answer: Yes

13. How is the greenhouse used now, and is the intent to use the new in the same way? Is the greenhouse a community resource or school only? Proposed greenhouse appears to be quite a bit smaller than current. Is it meant to incorporate hydroponics?
 - a. Answer: Greenhouse related programming will be part of the design process, and programming is intended to remain at least at a constant level. Proposals are welcome to address thinking regarding greenhouse usage based on past project experience.

14. What are the renovations planned here? Is stage to remain? How much A/V? Are locker rooms to be renovated?
 - a. Answer: This will be subject to design and budgeting discussions.

15. Assumed a multi-use assembly space accessible to the community? Any special security or AV requirements?
 - a. Answer: This will be subject to design and budgeting discussions.

16. Can the owner elaborate on how the green space is used now and what functions are intended for the future outdoor space? Does this school share sport fields with the high school?
 - a. Answer: This will be subject to design and budgeting discussions.

17. What is the relationship between the middle school and the high school? Is a more direct path / connection between the 2 desirable?
 - a. Answer: is will be subject to design and budgeting discussions.

18. Please confirm that survey is being provided by the Owner?
 - a. Answer: Survey is being provided by owner.

19. Please confirm that if there are there any environmental issues with the existing school that the owner will provide services for remediation?
 - a. Answer: Owner will provide.

20. Please elaborate on item 5b., Project Approach and Methodology, 'provide innovative concepts. This is narrative only, correct? No design options based on your initial program elements on page 22 of the RFP document?
 - a. Answer: Narrative only will suffice but if a firm wants to include a conceptual rendering in addition to the narrative it would be welcomed.

21. Will you consider extending the due date? Gathering fee proposals from all subconsultants takes time.
 - a. Answer: Not at this time.

22. Please elaborate on the participants you expect to participate in the community engagement process? What support services will IFF/PMA provide during the community engagement process?
 - a. Answer: A Community Advisory Committee has been established for the project and process; this committee is comprised of parents, administrators, teachers, students, IFF, and another consultant. The Facilities Advisory Committee is comprised of district and school employees, board members, FOP members, IFF, PMA, the Naval Base, and other critical city and district advisors. Additional engagement of other community members, organizations, and bodies will be established throughout the project, and is subject to proposals by the design team. The preference is to build upon and enhance existing district, city, and community groups and meetings.

23. Please reiterate those that will participate on the selection committee?
 - a. Answer: Refer to question 18.

24. You mentioned a more detailed schedule would be shared with the group at the pre-bid meeting?
 - a. Answer: The schedule is available in the RFP.

25. Can you please elaborate on the programming of the building? is there a complete program that will be provided to the selected Architect? Or are you looking for a detailed programming phase at the start of the design process?
 - a. Answer: Conceptual programing has been provided. Design team should expect to lead more detailed programing with stakeholders.

26. How will the information requested for each project presented as to the design services under item b. ii on page 11 be evaluated? -foundation systems analysis and selection, building systems analysis and selection, value engineering, etc.?
 - a. Answer: The use of specialty foundation or wall systems could impact budget allocations. The intent of this question is to provide insight to the owner regarding design team's design intent.

27. Are you looking for teams to include a third-party cost consultant?
 - a. Answer: That is up to firms to propose. Current consideration is for the FAC to release an RFP for either a CM or a pre-con estimator in July.

28. Can we review a copy of your draft, edited B101?
 - a. Answer: Not at present. Terms will be negotiated at time of award.

29. Who completed the primary programming and planning included in the RFP?
 - a. Answer: IFF and the district.

30. For the Professional Liability Insurance, the \$5M for 5 years after construction will need to be a rider to our standard PL Policy which we can get and can include a letter from our carrier. There is a significant premium cost for this policy rider to carry it for the 2 years of design & construction + 5 additional years after substantial completion. Will it be OK to show the

premium cost for this higher limit PL policy on the Fee Form as a separate line item? Most AE's doing public schools have \$2M PL limits.

a. Answer: Yes

31. How will FF&E be purchased and by whom?

a. Answer: FF&E will be specified during the design process; it will be carried in the owner's budget, but selection will involve the design team.

32. Please elaborate on what you anticipate in terms of the format of our response to this?

a. Answer: A narrative description, visual organizer, or other device to convey project methodology

33. Are accountant compiled Financial Statements acceptable?

a. Answer: These will be acceptable.

34. What time on 24 May are the proposals due to IFF?

a. Answer: Prior to 5pm as IFF offices close at 5pm.

35. Is IFF expecting BOTH Digital and Hard Copies or may the submission be delivered Digitally only?

a. Answer: Both digital and hard copies.

36. What is IFF expecting related to Exhibit B - what format are the recommendations to be submitted?

a. Answer: These recommendations are meant to inform the development of the program for the design team and ownership.

37. Per project schedule the Phase 2 Design Development is from June 2019 to June 2020, but the project is to start construction March 2020, please provide additional information.

a. Answer: Since demolition is included the design period was extended to June 2020. Design period for the new construction of the school should end keeping in mind the March 2020 construction start date.



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38. Based upon information provided in the RFP, it states that that IFF is preparing to go to RFP for construction services in July 2019, since the project is to be a guaranteed maximum price is the intention to hire a Construction Manager “at risk”? vs typical CM or GC delivery?
 - a. Answer: The construction delivery system will be CM at Risk.

Neal Math and Science Academy Redevelopment
Architect RFP Evaluation Criteria

Evaluation Criteria	Possible Points
<p>A Experience, Quality</p> <p>Successful experience with projects of similar size.</p> <p>Successful experience with projects of similar type.</p> <p>Lead designer's or lead design entity's ability and past performance of exceptional architectural design.</p> <p>Quality of proposer's consultants.</p> <p>History of completing similar projects in northern Illinois</p>	34
<p>B Past Performance, Project Approach</p> <p>Past performance in design project delivery.</p> <p>Past performance with timeliness and completion of projects.</p> <p>Quality of proposer's project approach and methodology.</p>	28
<p>C Project Goals</p> <p>Demonstrated past performance and/or capacity to meet MBE, WBE, and EEO goals.</p>	14
<p>D Key Staff Members</p> <p>Quality of experience of proposer's key staff members.</p> <p>Proposer's commitment to assign key staff members for the duration of the project.</p>	12
<p>E Financial Capability, References, Completeness</p> <p>Proposer's financial capability.</p> <p>Quality and content for references provided on representative projects.</p> <p>Completeness and comprehensiveness of proposer's response to the RFP.</p>	12
Total Qualification Points	100