Exhibit A: Detailed Scope Summary

As detailed in the RFP, the Chicago Infrastructure Trust ("CIT"), on behalf of and in collaboration with the City of Chicago ("City" "2FM"), will oversee the procurement of a Design-Build-Finance contract for the relocation of the existing 2FM facilities at 1685 N. Throop St in Chicago.

The City is seeking to build one main heavy-duty shop in the Englewood neighborhood, one light-duty satellite shop on the North side of the City and one fuel station to replace the operations at 1685 N. Throop.

This description of work is intended to be general in nature and is neither a complete description nor a limitation on the work to be performed.

Projects and Scope of Work

The scope of work for the proposed projects for the Department of Fleet and Facility Management entails relocation of operations from 1685 N. Throop to the following three sites:

- **Project 1 – Main Heavy Duty Shop**: Construction of an approximately 180,000 to 200,000 square feet, single story, heavy-duty shop located at 6800 S. Wentworth Ave. in the Englewood neighborhood (former Kennedy King College site);

- **Project 2 – North Side Satellite Shop**: Construction of an approximately 30,000 square feet, satellite shop at 4243 N. Neenah Ave. for light duty repairs;

- **Project 3 – Fuel Station**: Relocation of the existing fuel station function to 1150 N. North Branch; requires demolition of the existing Department of Street and Sanitation (DSS) building and new construction of a fuel station.

The Developer shall perform all work described in the RFP documents and to the satisfaction of the Commissioner of 2FM and the City of Chicago.

As noted in the RFP, the City estimates a budget of a not-to-exceed $37 million for all three projects, including Owner provided and managed costs for FFE and moves. The Owner estimates a budget of $25 million for main shop, $10 million for north side satellite shop and $2 million for fuel projects. Although, the Developer will be responsible for the design, construct and finance of all three projects mentioned, the City (2FM) will manage the physical moves and furniture, fixture and equipment (FF&E). 2FM assumes the overall project budget of $37 million will pay for the cost of the physical moves and any FF&E. 2FM estimates this cost at $500,000. The City intends to utilize proceeds from the sale of 1685 N. Throop to pay for the projects in the long run. Please refer to the RFP for more details.

2FM has already met with the Departments of Buildings and Zoning to preliminarily review the proposed designs for each site. Please refer to notes under each project for related information. Under the current ordinance, under Chapter 13-32 of Building Permit, under Article II Permit Fees, subsection 13-32-350, fees imposed by this Article II shall not apply to permits issued to 2FM or its contractors for work undertaken for public or governmental use. Therefore, Respondents may assume no general building permit, permit review, nor inspections fees on all three projects. Respondents shall assume any additional permit fees, including but not limited to street closures and sidewalk closures to be part of the overall project budget, bid, and scope of Work.
Although the work covered in this document is intendant to be general in nature, the Developer shall assume that all work shall adhere to all applicable local, state and federal laws and requirements.

**Background on 2FM and 1685 N. Throop**

The Department of Fleet and Facility Management (2FM) supports the operations of other City departments by providing high-quality and cost-effective fleet and facility services. Assets managed by the department include more than 10,000 pieces of equipment and vehicles and more than 425 leased and owned facilities. Other operational support provided by the department includes document retention, central mail, graphics and reproduction services, and environmental support. The department has an annual operating budget of approximately $340 million, which includes 1100 staff positions.

The former Illinois Steel Co’s North Works factory site which is located in a commercial and industrial setting was purchased by the City in 1991. The approximately 18 acre City owned site serves as the main office location for 2FM including a 400,000 square feet steel structure facility that is comprised of North, South and Center buildings: North building contains storage for 2FM, central mail operations and NAPA warehouse. Center building houses administrative offices for 2FM, dispatch center, paint booths, sand blast room, critical heavy duty fleet operations and maintenance shops. South building houses three (3) training rooms, administrative offices for foreman, heavy duty repairs and maintenance shops.

The existing site also contains a fuel station which is located on the western part of the site, outdoor vehicle storage, employee parking, and a former fire house that is currently utilized by the Department of Streets and Sanitation (DSS).

The DSS operation which includes the staff in former fire house and the outdoor parking for refuse trucks will be relocated at a City owned sit. The relocation of DSS operations will be managed directly by 2FM and neither relocation project nor project cost will be part of this project.

**Project 1 - Main Heavy Duty Shop at 6800 S. Wentworth Ave., Chicago IL**

The main shop will be built at the 12.2 acre (approx. 530,000 square feet) vacant site of the former Kennedy King College which is located within the 6th Ward. The site is bounded by Marquette Road on the north, 69th Street on the south, S. Wentworth Avenue on the east and the N.I.R.C. train tracks on the west. Subject property PIN numbers are as follows: 20-21-400-044, 20-21-401-032, 20-21-405-049, 20-21-406-033, and 20-21-405-052.

The former Kennedy King College (KKC) building was demolished in 2010. The former KKC building was located o approximately the same location where the new shop will be constructed. Therefore, please refer to environmental reports and demolition drawings listed in the attachments below.
Former Kennedy King College prior to demolition

View of 6800 S. Wentworth Site as of 2017
**Program Narrative**

The main shop will serve as the key replacement for the North and Throop garage and will be the main location for the repair and maintenance of heavy duty city vehicles.

The site will need to be enclosed with a perimeter security fence and gates. There will be a manned guard house at the driveway entry along Marquette Road and a security access gate off 69th Street. The building and site will be well lit with light poles and building mounted lights.

There will be exterior parking for employees and visitors along with exterior storage of city vehicles included but not limited to fire trucks, garbage trucks, street sweepers, vans, cars, etc.

The building will be an approximately 180,000 to 200,000 square foot single-story structure. It will be occupied by a total of 225 city employees on three shifts. The breakdown of shifts by employees is as follows: 1st shift with 21 employees, 2nd shift with 174 employees, and 3rd shift with 27 employees.

The building will encompass a main garage along with an administration wing. The garage will be a large open area for the service of heavy trucks. Included will be a paint shop, blacksmith shop, wash bays, sand blast room and storage. An area of the garage will be dedicated to a NAPA parts shop. The administration area will house offices, a dispatch center, training and conference rooms, locker rooms, lunch room, restrooms, and other support areas.

The south property line along 69th street will be landscaped to help serve as a buffer between the garage on the north and the residences along the south side of 69th.
Please refer to Attachments listed below for further details on the conceptual design and components of this building.

**General Design Considerations**

Construction of the main shop includes, but is not limited to, work related to site grading, excavation, haul off of unsuitable soil, new compacted engineered fill and paving areas shown in the enclosed site plan for positive drainage and utilities. Further site grading and storm water management on the site is to be included in the scope of work. Renovations to the public way to create access in/out of the site, paved access to the new structure, and the relocation / removal of all fill is to be included in the site work. The design and construction is to follow the City of Chicago Sustainable Operations Plan.

Prior to design and construction, the developer will need to survey existing conditions, heights, elevations, obtain proper surveys with underground utilities and if necessary, obtain additional soil borings for geotechnical and environmental data to help determine the new building location on site, the proposed foundation system, and how to handle any soil that needs to be hauled off site.

Based on the preliminary review meeting with the City of Chicago, Department of Buildings, it is assumed the new structure would be classified as a Class H-3, Garage (Division 3, 13-56-200), with Type 1-A, Fire Resistive (Division 6, Section 13-60-020) structure with one-story (no basement), at max. 45 feet height (actual to be at 35 feet) and fully sprinklered. Any separation between garage and the administrative wing is to be rated with minimum of two-hour fire rated materials and enclosures (CNG protection and Division 3, Table 13-56-280). Also, assumes column protection of 4-hours up to 14 feet above the floor, 1-hour from 14 feet to 20 feet above the floor, and no rating required for above 20 feet (Division 6, 13-60-100, note-k). The developer shall assume at least one meeting with appropriate City of Chicago, Department of Buildings reviewers to confirm preliminary review assumptions and coordinate appropriate changes in design in order to secure proper permits and approvals.

The subject property is currently zoned Residential (Institutional) Planned Development #68. The City seeks commercial uses to be developed on this site, and would consider appropriate zoning changes as necessary. Any proposed land uses for the site other than academic or academic-related uses will require an amendment to the existing Planned Development #68. Refer to the ‘Chicago Zoning Ordinance and Land Use Ordinance’ Code, Title 17, Chapter 17-8 for details on the specific requirements for Planned Development Zones. The Developer shall assume at least one meeting with appropriate City of Chicago, Department of Planning, Zoning reviewers to confirm the preliminary review assumptions and coordinate appropriate changes in design in order to secure proper permits and approvals.
Enclosed documents for **Project 1, Main Heavy Duty Shop:**

- Attachment 1.1 to Exhibit A – Environmental Reports
  - Phase I Environmental Site Assessment dated for 06-30-2007 completed by Carnow, Conibear & Associates, Ltd.
  - Phase II Environmental Site Assessment Sampling Plan dated for 07-11-2007 completed by Carnow, Conibear & Associates, Ltd.
  - Asbestos Containing Material and Lead-Based Paint Survey Summary Report dated for 08-31-2007 completed by Carnow, Conibear & Associates, Ltd.
  - Phase II Environmental Site Assessment dated for 09-10-2007 completed by Carnow, Conibear & Associates, Ltd.
  - IEPA Review of Remedial Action Completion Report, dated 2011-07-19 and completed by the Illinois Environmental Protection Agency (IEPA)
- Attachment 1.2 to Exhibit A - KKC Demo Drawings 20090930, dated September 30, 2009
- Attachment 1.3 to Exhibit A - 1685 N Throop Existing Program Study, dated August 08, 2016
- Attachment 1.4 to Exhibit A - Main Heavy Duty Shop Program, dated May 24, 2017
- Attachment 1.5 to Exhibit A - Main Heavy Duty Shop – Site Plan ASK1, dated May 24, 2017
- Attachment 1.51 to Exhibit A - Main Heavy Duty Shop – Rendering R1, dated May 24, 2017
- Attachment 1.6 to Exhibit A - Performance Spec, dated May 24, 2017
- Attachment 1.7 to Exhibit A - 67th & Wentworth Survey, dated May 22, 2017
- Attachment 1.8 to Exhibit A - 67th & Wentworth Geotech, dated May 22, 2017
- Attachment 1.9 to Exhibit A - 67th & Wentworth Topo Survey, dated May 22, 2017 and signed May 30th
**Project 2 – North Side Satellite Shop at 4243 N. Neenah Ave., Chicago IL**

The north side satellite shop will be built on a portion of the existing 38th Ward Yard property. The site is city owned and is 9.8 acres (approx. 426,000 square feet). There is an existing one-story Department of Streets and Sanitation (DSS) building that is to remain. The proposed garage will be constructed on a vacant portion of the property and there will be minimal to no site work.

The site is bounded by Neenah Avenue on the northeast, vacant State of Illinois property to the north, Normandy Avenue and Industrial buildings on the west, residential & Wright College on the east and a park, residential and an industrial building to the south. The property PIN number is: 13-18-409-079.

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**4243 N. Neenah Ave. Location**

**Program Narrative**

The satellite shop will serve as the north side location for the repair and maintenance of light duty city vehicles. The building will be an approximately 30,000 square foot single-story steel structure.

The building will encompass a main garage along with an administration area within. The garage will be a large open area for the service of light duty vehicles. Included will be storage, a support bay, locker rooms, and a small NAPA parts shop. The administration area will house offices, conference room, locker rooms, lunch room, restrooms and other support areas. A portion of the property line that is next to a residential or park area may be landscaped.

Please refer to attachments listed below for further details on the conceptual design and components of this building.
General Design Considerations

Construction of the north side satellite shop includes, but is not limited to, work related to site grading, excavation, haul off of unsuitable soil, new compacted engineered fill as it relates to the structure as shown in the enclosed site plan for foundation and necessary utilities. The design and construction is to follow the City of Chicago Sustainable Operations Plan.

Prior to design and construction, the Developer will need to survey existing conditions, heights, elevations, obtain proper surveys with underground utilities and if necessary, obtain soil borings for geotechnical and environmental data to help determine the new building location on site, the proposed foundation system, and how to handle any soil that needs to be hauled off site.

There are no historical or recent environmental assessment reports of this site available. The Developer is expected to procure any necessary services to accurately assess the current environmental conditions at the site and scope of Work.

Based on the preliminary review meeting with the City of Chicago, Department of Buildings, it is assumed the new structure would be classified as a Class H-3, Garage (Division 3, 13-56-200), with Type 1-A, Fire Resistive (Division 6, Section 13-60-020) structure with one-story (no basement), at 30 to 35 feet height. Any separation between garage and the administrative wing is to be rated at least two-hours (CNG protection and Division 3, Table 13-56-280) and column protection of 4-hours up to 14 feet above the floor, 1-hour from 14 feet to 20 feet above the floor, and no rating required above 20 feet (Division 6, 13-60-100, note-k). The Developer shall assume at least one meeting with appropriate City of Chicago, Department of Buildings reviewers to confirm the preliminary review assumptions and coordinate appropriate changes in design in order to secure proper permits and approvals.

The subject property is currently zoned Residential Manufacturing Institutional Planned Development #561. The proposed parcel sits within Sub-Area A of that planned development. The proposal seeks to establish a motor-vehicle repair facility with exterior storage of vehicles on the subject parcel of land. The proposed use is allowed pursuant to statement #5 of the planned development. The proposal is subject to any requirements contained within the planned development ordinance and would require site plan approval from the Department of Planning and Development. The Developer shall assume at least one meeting with appropriate City of Chicago, Department of Planning, Zoning reviewers to confirm the preliminary review assumptions and coordinate appropriate changes in design in order to secure proper permits and approvals.

Enclosed documents for Project 2, North Side Satellite Duty Shop:

- Attachment 1.6 to Exhibit A - Performance Spec, dated May 24, 2017
- Attachment 2.1 to Exhibit A - North Side Satellite Shop Program, dated May 24, 2017
- Attachment 2.2 to Exhibit A - North Side Satellite Shop – Site Plan ASK1, dated May 22, 2017
Project 3 - Fuel Station at 1150 N. North Branch St. in Chicago

The fuel station will be built on a portion of the 2.2 acre (approx. 96,000 square feet) site that has two existing one-story structures, one of which is currently occupied by the City of Chicago Department of Streets and Sanitation and the other housing the City’s Household Chemicals & Computer Recycling Center. The Recycling Center building will remain on the site while the Streets and Sanitation building will be demolished to make way for the new Fuel Station. The site is bounded by low-rise commercial buildings on the north and south, N. North Branch Street on the east, and the North Branch Chicago River on the west. The Subject property PIN number is: 17-05-400-002.

1150 N. North Branch St. Location

Program Narrative and General Design Considerations

This project will consist of the demolition of the existing Streets and Sanitation building, preparation of the site, obtaining soil samples and survey for utilities, confirming existing elevations/heights and dimensions, site work, electrical work for the new canopy, installation of ‘C’ and ‘G’ natural gas equipment, utilities, underground storage tanks, plumbing for a new toilet, and a structure for the attendant area’s office and toilet (ADA), concrete pavement, and bollards.
The attendant building will be single-story structure and will have storefront glass to allow views in all directions of the fuel station exterior areas. The attendant building will have a small waiting area and office with an attached ADA-unisex toilet room. An oil storage room will be housed in the back for 55 gallon drums of oil and anti-freeze. There will be underground storage tanks: One unleaded 20K gallon and two 12K diesel tanks. The fuel island configuration and hose setup is shown in the proposed conceptual site plan. The CNG Capacity will be 80-100 Gasoline gallon equivalents (GGE). The CNG cylinders will be stored in an approximately 200sf “shack”.

There will also be an Emergency Natural Gas Generator capable of powering the entire fuel station.

**General Design Considerations**

Construction of the fuel station includes, but is not limited to, work related to demolition of the existing building, site grading, excavation, haul off of unsuitable soil, new compacted engineered fill and paving areas shown in the enclosed site plan for new fuel station and utilities. Further site grading, concrete work and storm water management on the site is to be included in the scope of work. Renovations to the public way to create access in and out of the site, paved access to the new structure, and the relocation and removal of all fill is to be included in the site work. The design and construction is to follow the City of Chicago Sustainable Operations Plan.

Prior to design and construction, the Developer will need to survey existing conditions, heights, elevations, obtain proper surveys with underground utilities and if necessary, obtain soil borings for geotechnical and environmental data to help determine the new building location on site, the proposed foundation system, and how to handle any soil that needs to be hauled off site.

There are no historical or recent environmental assessment reports of this site available. The Developer is expected to procure any necessary services to accurately assess the current environmental conditions at the site and the scope of Work.

It is assumed the new structure would be classified as a Class J, Miscellaneous Buildings and Structures, Gasoline Filling Station (Division 3, 13-56-220), with Type 1-A, Fire Resistive (Division 6, Section 13-60-020) structure with one-story (no basement), at 35 feet height and non-sprinklered. It is important to note that per the Chicago Building Code this type of structure will need to be constructed and equipped to meet the requirements of the code commensurate with the fire and life hazard incidental to its use; and was not specifically herein provided with specific requirements per the code. The Department of Building’s commissioner shall adopt the rules and regulations to fix the character of construction in relation to the fire limits and proximity to adjacent structures. It will be the full responsibility of the Developer to fully comply and coordinate for the proper approvals.

Current zoning for 1150 N. North Branch St. is Planned Manufacturing District #3 (Goose Island) in which a filling station is not permitted by right, therefore a special use approval must be obtained prior to permitting and construction start. The Developer shall assume at least one meeting with appropriate City of Chicago, Department of Planning, Zoning reviewers to confirm the preliminary review assumptions and coordinate appropriate changes in design in order to secure proper permits and approvals.

Please refer to attachments listed below for further details on the conceptual design and components of this building.
Enclosed documents for **Project 3, Fuel Station:**

- Attachment 1.6 to Exhibit A - Performance Spec, dated May 24, 2017
- Attachment 3.1 to Exhibit A - Fuel Station #1 – Site Plan ASK1, dated May 22, 2017
- Attachment 3.2 to Exhibit A - 1150 N North Branch As-Builts, dated March 6, 2006